

THE HIDE

3 KINGLY

COURT

LONDON

a development by

 **SHAFTESBURY
CAPITAL**

A townhouse for the twenty-first century

Cool, quirky, and boldly contemporary, the expanded and comprehensively refurbished The Hide brings three heritage London townhouses into the twenty-first century. Full of personality. Finished in style.



A building with buckets of character

Specification

- Comprehensive refurbishment and extension designed by renowned architects Rolfe Judd
- Dedicated terraces (floors 2 to 4) and communal 5th floor roof terrace
- New perimeter comfort cooling with under floor fresh air system
- 12 l/s fresh air per person
- Raised floor
- Targeting BREEAM 'Very Good'
- Targeting EPC 'B'
- 8 person lift
- Communal showers
- Access to bicycle storage at Carnaby Cycle Hub



Featuring multiple private terraces, this high-quality space will entertain and inspire as much as the boutique streets and shops around it.





2,144sq ft of

boutique office

space available

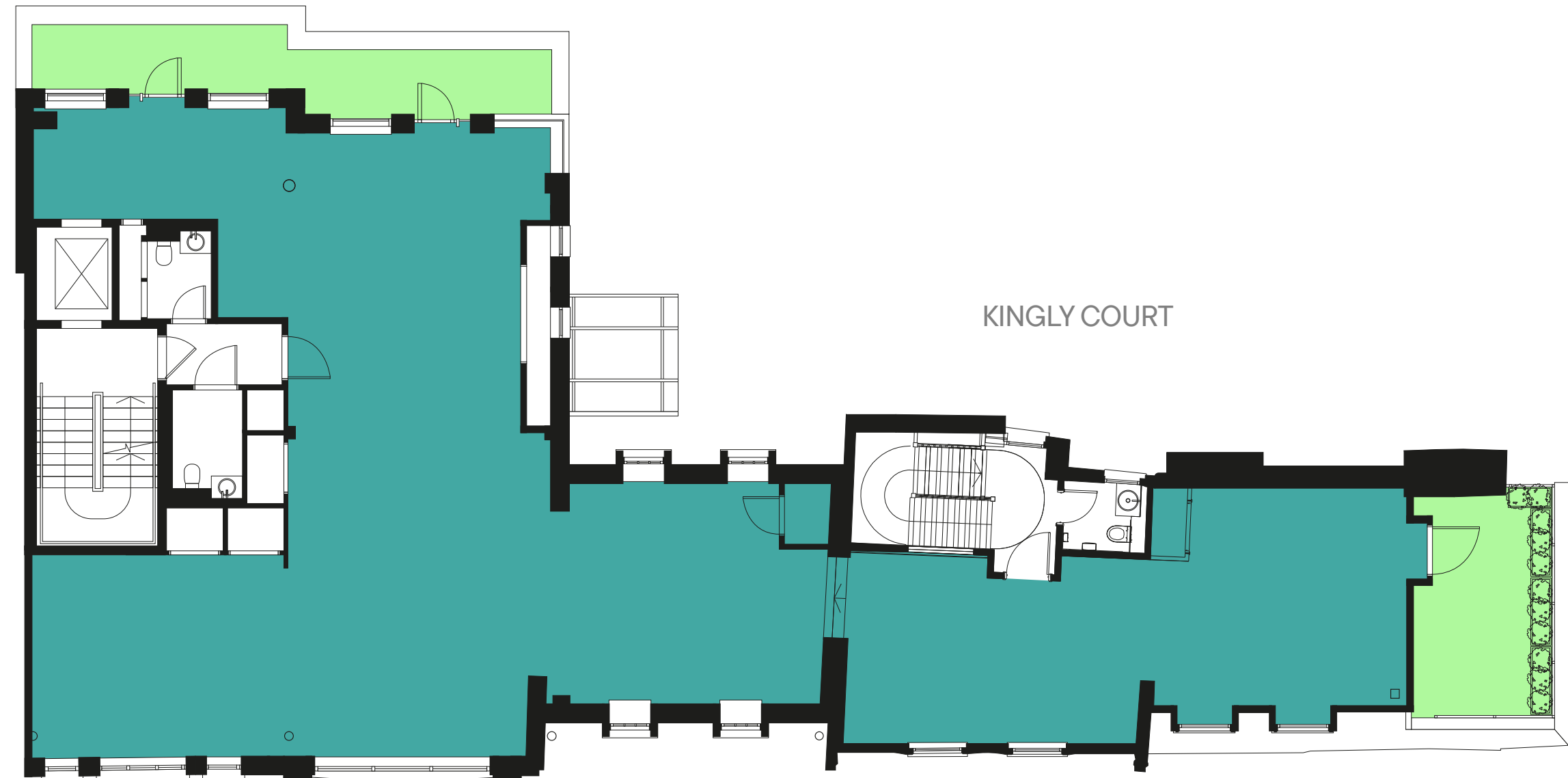
FLOOR	OFFICE (SQ FT)	OFFICE (SQ M)	TERRACE (SQ FT)
Fifth (Communal Terrace)	-	-	300
Fourth	2,144	199	309
Third	LET	LET	LET
Second	LET	LET	LET
First	LET	LET	-
Ground (Reception)	194	18	-
TOTAL AVAILABLE	2,144	199	609

Floor plan

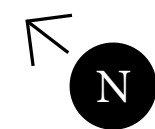
Fourth floor

Office: 2,144 sq ft

Terrace: 309 sq ft



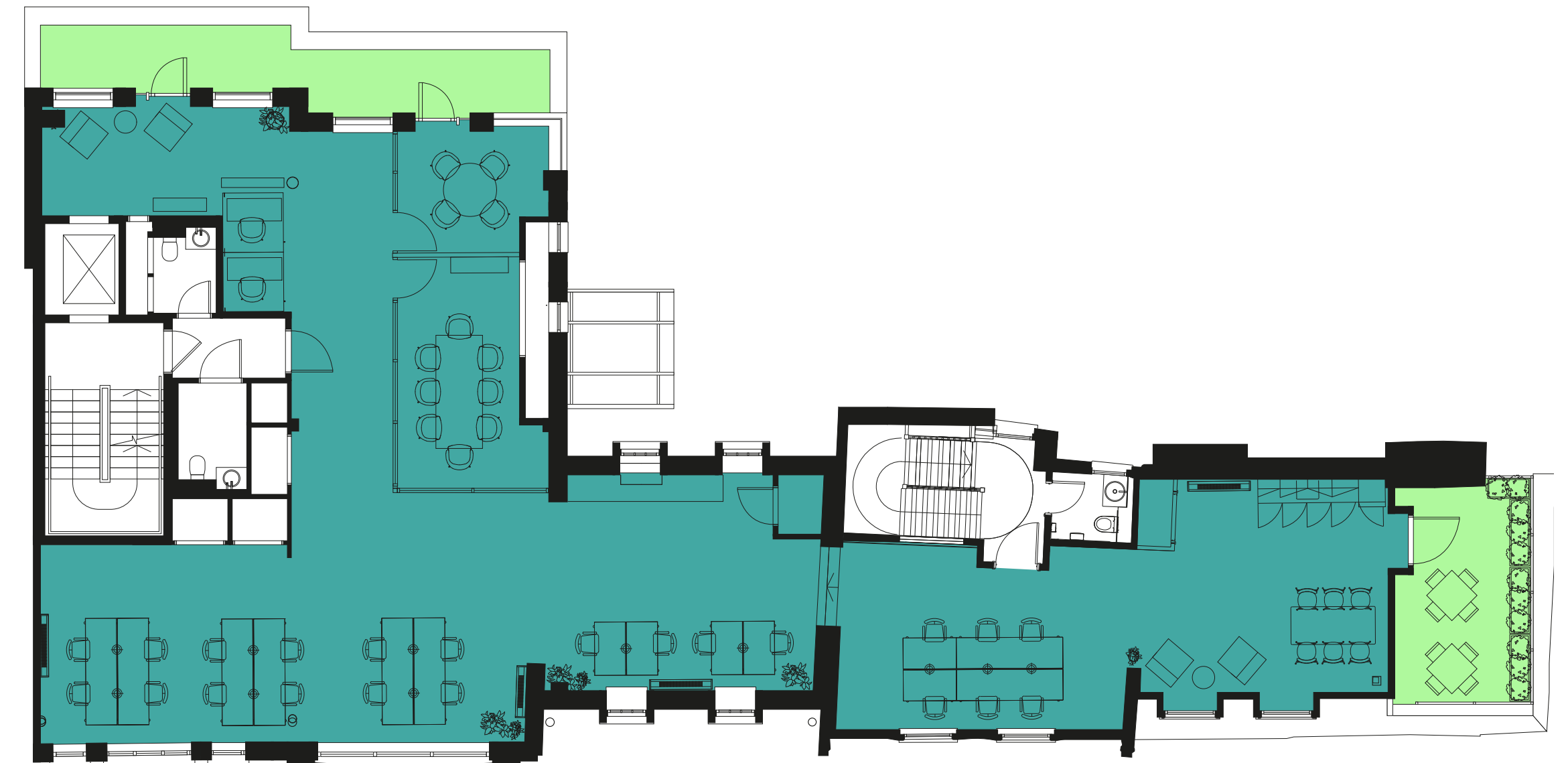
KINGLY STREET



N

- Office
- Terrace
- Core

Space plan

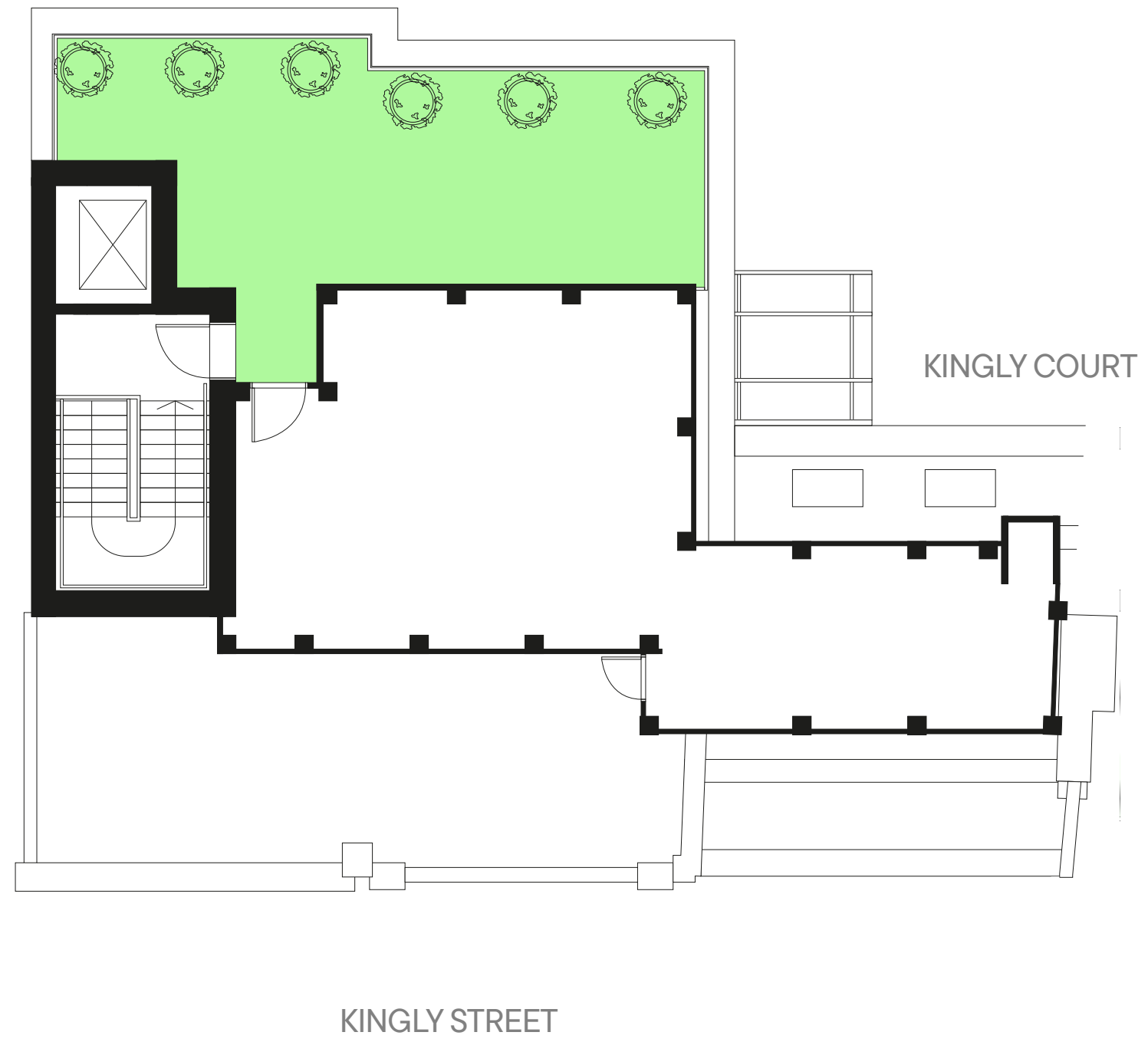


Desks (1400mm)	22
Meeting rooms	2
Breakout spaces	2
Phone booth	2
Soft seating	1

Floor plan

Fifth floor

Terrace: 300 sq ft



- Office
- Terrace
- Core



Communal terrace

Work and play

Step outside and take your pick from alfresco eateries, theatres and galleries, and arguably the best shopping in London.

Just two minutes' walk away, the delightful courtyard setting of Kingly Court offers three stories of innovative up-market cuisine and outdoor dining. For a cultural lunch-hour or after-work entertainment, galleries such as Riflemaker, HENI and The Photographers' Gallery sit alongside the London Palladium, Soho Theatre, and The Apollo Theatre.



ANTIDOTE WINE BAR



CARNABY STREET



KINGLY COURT



UGLY DUMPLING



GOLDEN SQUARE

A stone's

throw

away



04 mins

to Oxford Circus



08 mins

to Hyde Park



04 mins

to Liverpool Street

04 mins

Piccadilly Circus

12 mins

to Regent's Park

06 mins

to Paddington

08 mins

to Tottenham Court Road

12 mins

to South Bank

10 mins

to Victoria

The heart of Carnaby. The centre of London. The food. The fashion. The fresh thinking. The place where everyone wants to be and where everyone can be who they want. Carnaby is as exciting, as popular, and as recognizable as it's ever been.

Still setting the trends, still leading the way, linking Mayfair to Covent Garden, Regent Street to the River Thames, not to mention easy transport connections to the whole of London on your doorstep, Carnaby puts you exactly where you need to be.

On your doorstep

SHOPPING

- 01 A Day's March
- 02 A.P.C.
- 03 Adidas
- 04 AMI
- 05 Axel Arigato
- 06 Birkenstock
- 07 END.
- 08 Farah
- 09 GANNI
- 10 Golf Wang
- 11 JW Anderson
- 12 Liberty London
- 13 Malin & Goetz
- 14 Nudie Jeans
- 15 Oliver Spencer
- 16 PANGAIA
- 17 Ray Ban
- 18 Reckless Records
- 19 Represent (2025)
- 20 RIXO
- 21 Sandqvist
- 22 Size?
- 23 Supreme
- 24 Universal Works
- 25 Wolf & Badger
- 26 YMC

CULTURE

- 01 HENI
- 02 London Palladium
- 03 Riflemaker
- 04 Soho Theatre
- 05 The Apollo Theatre
- 06 The Photographers' Gallery

DINING

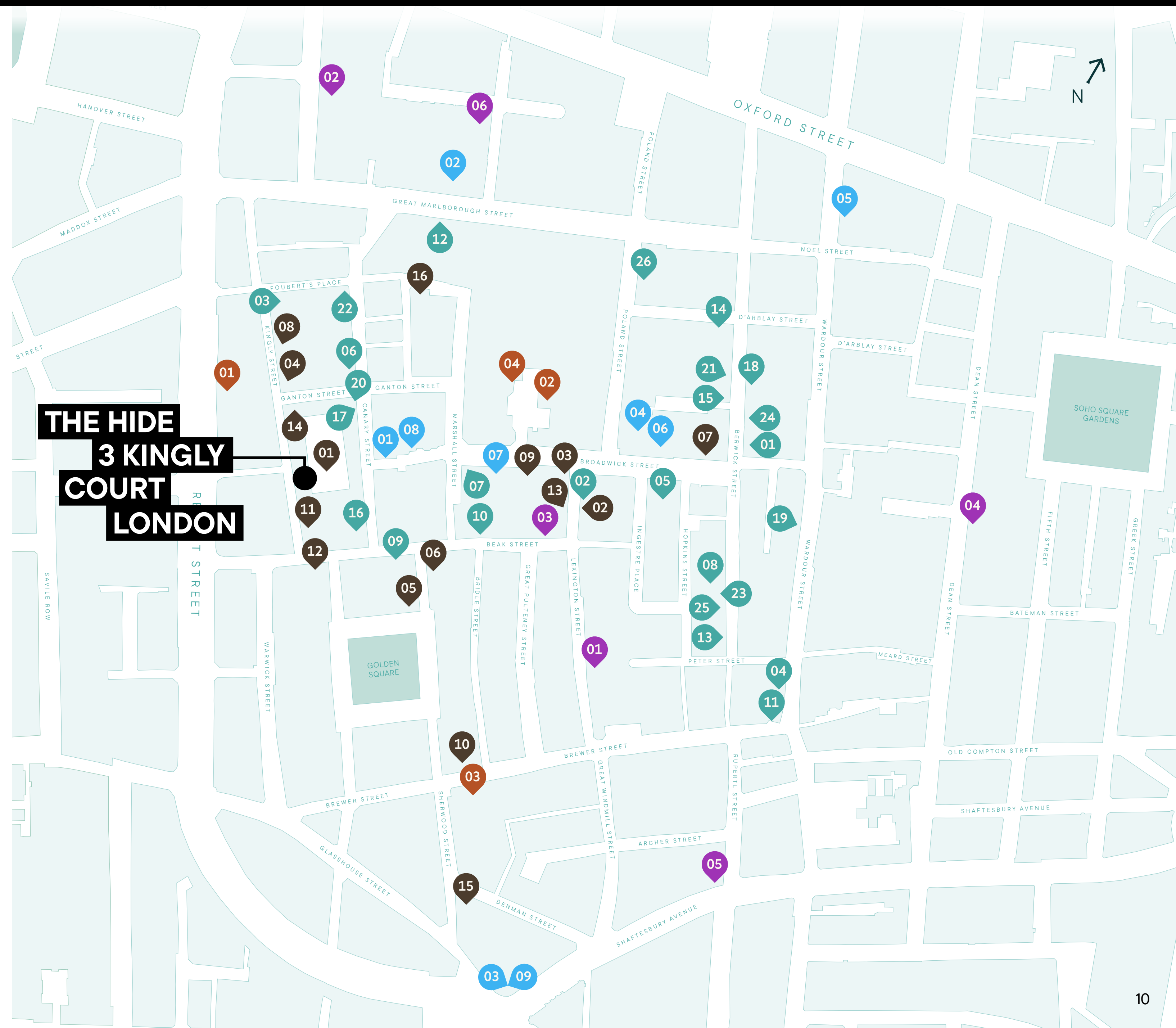
- 01 Kingly Court
- Bar Kroketa
- Darjeeling Express
- Disrepute
- Donia
- Goldies
- Imad's Syrian Kitchen
- 02 Andrew Edmunds
- 03 Bao
- 04 Bar Crispin
- 05 B  b   Bob
- 06 Bob Bob
- 07 Dear Jackie
- 08 Dishoom
- 09 Inko Nito
- 10 Kiln
- 11 Little Violet Door
- 12 Mountain
- 13 Rita's
- 14 The Counter
- 15 The Devonshire
- 16 Zahter

FITNESS

- 01 Barry's
- 02 F45
- 03 Third Space
- 04 Topnotch Soho

OFFICE

- 01 CDPQ/Ivanhoe Cambridge
- 02 Diageo
- 03 Eisler
- 04 EQT
- 05 King.com
- 06 Logicor
- 07 Oaknorth
- 08 Tritax
- 09 Verition



Shopping highlights



RIXO

With hand-painted prints, premium materials and vintage-inspired silhouettes, a piece from RIXO is a must-have for any wardrobe.



LIBERTY LONDON

Discover the luxury fabrics, designer clothing, stylish homewares and sumptuous beauty products at London's favourite heritage department store.



A.P.C.

French brand A.P.C. offers chic, easy-to-wear clothing and accessories for women and men in search of a distinctive yet understated style.



AXEL ARIGATO

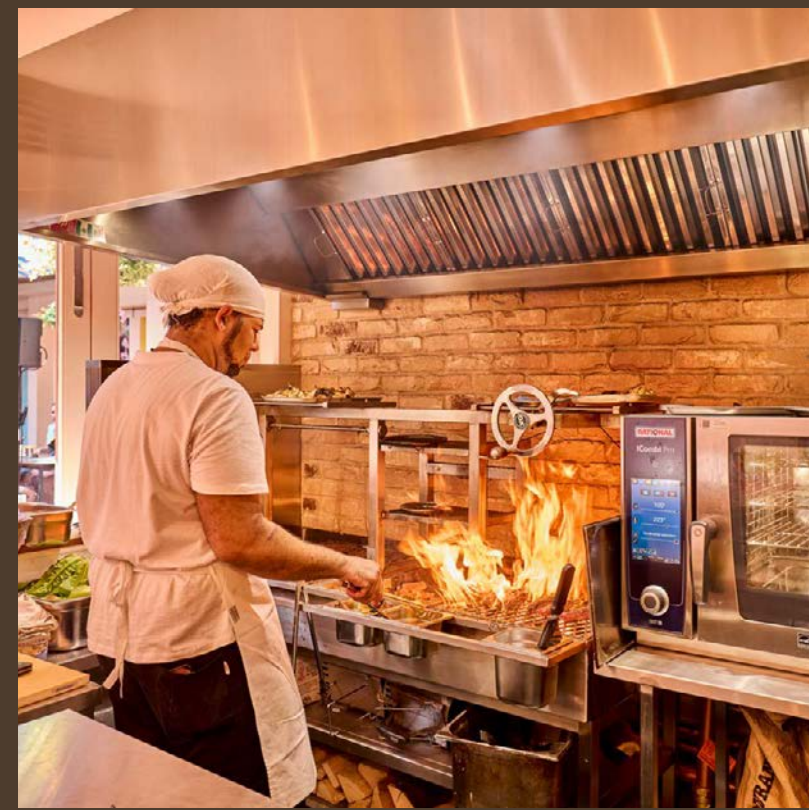
Renowned for its minimalist streetwear with a luxe finish, this Swedish fashion brand is the place to go for clothing, accessories and vintage-style trainers.

Dining highlights



DONIA

Authentic Filipino flavours combine with culinary artistry and locally sourced British ingredients in an homage to tradition with a dash of the unexpected.



GOLDIES

Delicious sharing plates with dramatic and smoky flavours created through wood fire cooking, all complemented by Goldies' signature twice-fried frites.



MOUNTAIN

An impressive experimental menu sourced from ingredients such as ex-dairy beef and sobrassada. Enjoy a long lunch in buzzy surroundings set over two floors.



KILN

This tiny restaurant on Brewer Street serves up a regularly changing menu of Thai barbecue and noodle dishes. Perfect for a delicious and quick lunch stop.

THE HIDE 3 KINGLY COURT LONDON

RX LONDON

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