

46A  
CARNABY  
STREET



First Floor



# YOUR PART OF SOMETHING SPACE



## Choose your ideal office space

With over 380 offices, across the most recognised and vibrant areas of London's West End, you can choose the space that's ideal for your business.

From whole buildings to house your entire business, to small, boutique spaces for start-ups or solopreneurs, be it a blank canvas or hassle-free, fully fitted space, we offer a wide range of versatile and bespoke spaces in unbeatable central London locations.

Whether it's in Soho, Chinatown, or Covent Garden, you'll always have access to all the services and support you need. And, as your business grows, our flexible portfolio means you'll always have another ideal workspace to grow into.

## YOUR.SPACE

# YOUR MAKE AN IMPACT SPACE

Two beautifully refurbished floors are now available in this characterful Carnaby building.

The space combines standout features such as white wooden beams in the loft-style areas, elegant period windows, and stunning herringbone wood flooring.

The first floor spans 1,160 sq ft, while the third floor offers 1,117 sq ft. Both benefit from a soft, neutral colour palette and modern Crittall-style room dividers, creating a perfect blend of contemporary and classic design.

Each floor accommodates 16 desks, includes two meeting rooms, a private call pod, and a generous welcome area designed to make a lasting impression.



First Floor



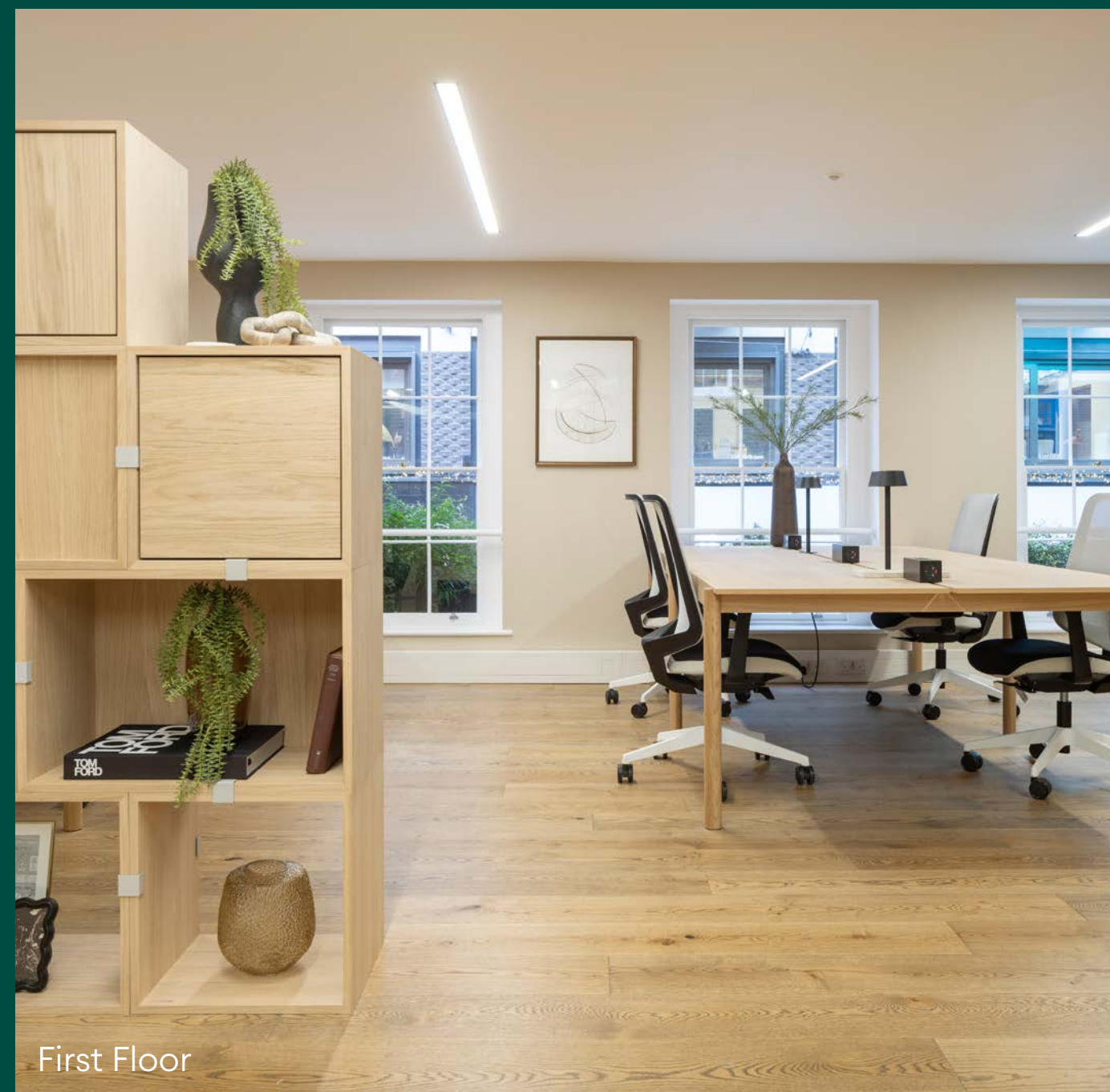
Third Floor



First Floor



First Floor



First Floor

# YOUR SPECIFICATION

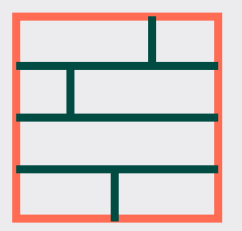
## FIRST FLOOR



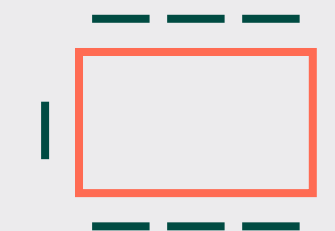
16 Desks



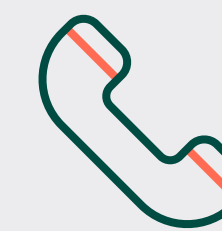
Welcome Area



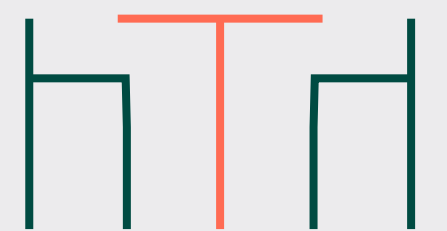
Wood Flooring



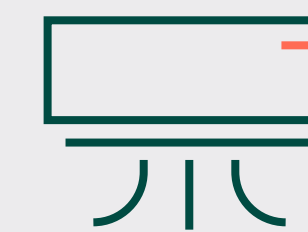
2 Meeting Rooms



Call Pod



High Table



Aircon



New LED Lighting

# YOUR SPECIFICATION

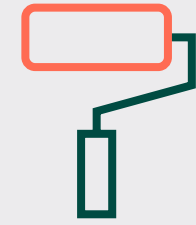
## THIRD FLOOR



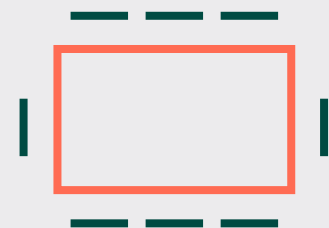
14 Desks



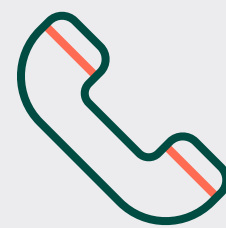
Welcome Area



Newly Refurbished



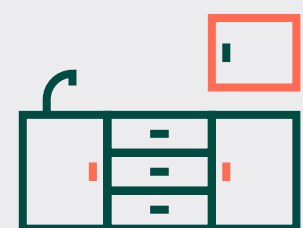
2 Meeting Rooms



Call Pod



Aircon



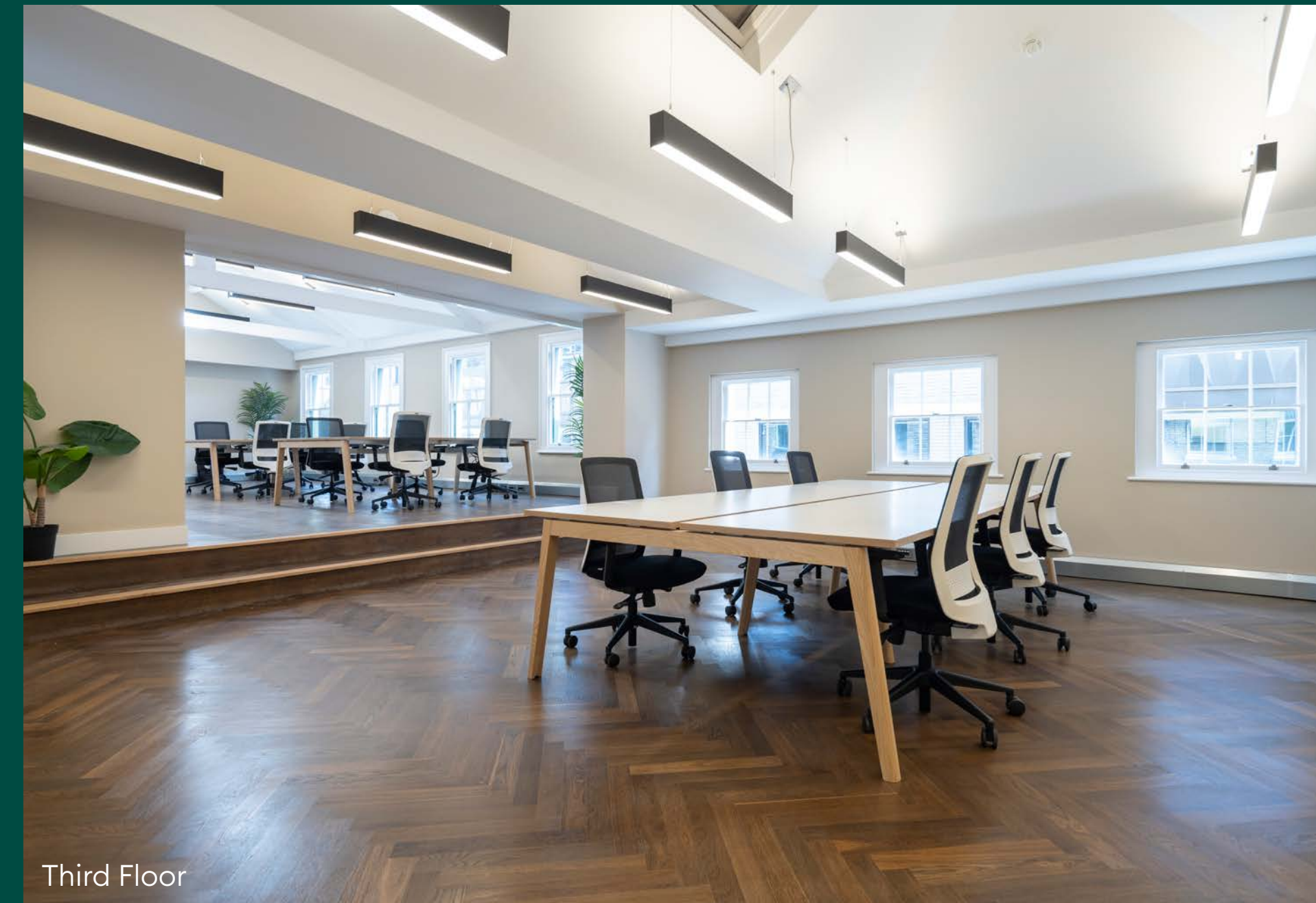
New Kitchenette



Loft Features



Third Floor



Third Floor



Third Floor

# YOUR SPACE

## SCHEDULE OF AREAS

FLOOR	OFFICE (SQ FT)	OFFICE (SQ M)
Third	1,117	103.8
First	1,160	107.8
<b>TOTAL</b>	<b>2,277</b>	<b>211.6</b>

## FIRST FLOOR

Office: 1,160 sq ft

### Accommodation Specification

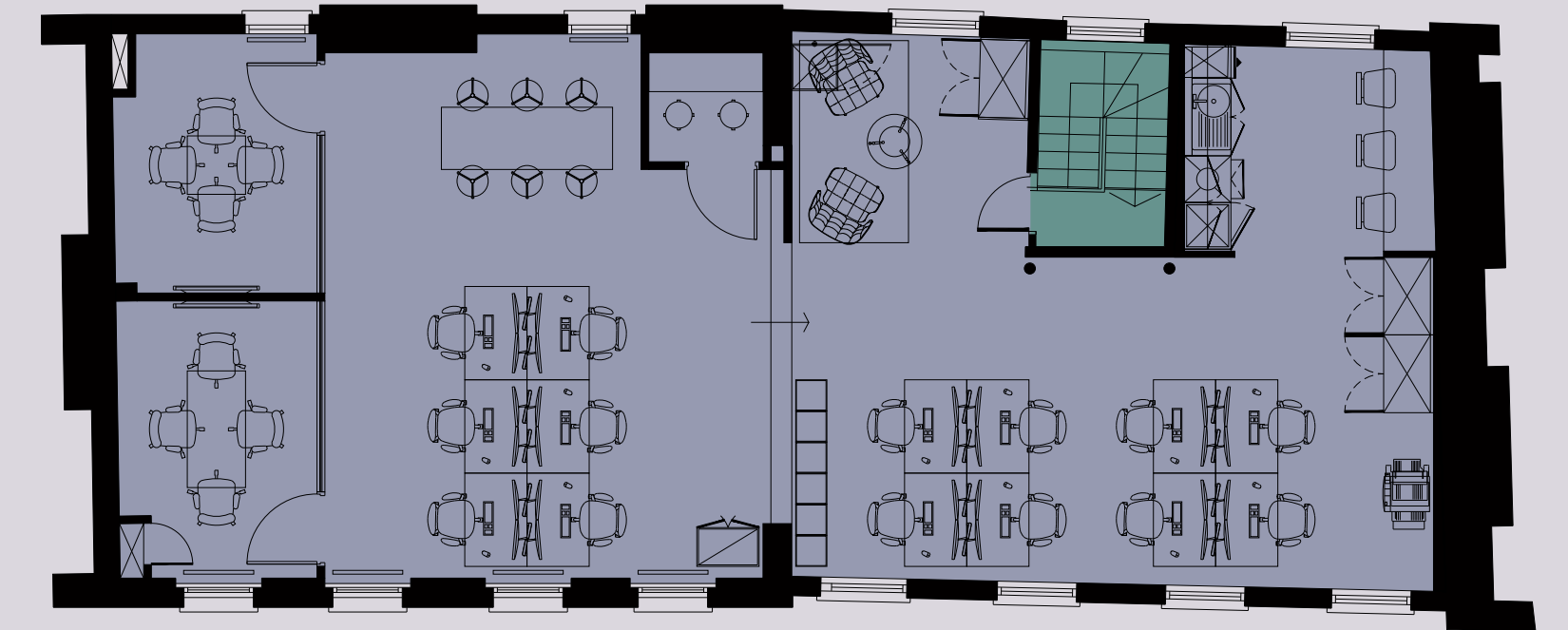
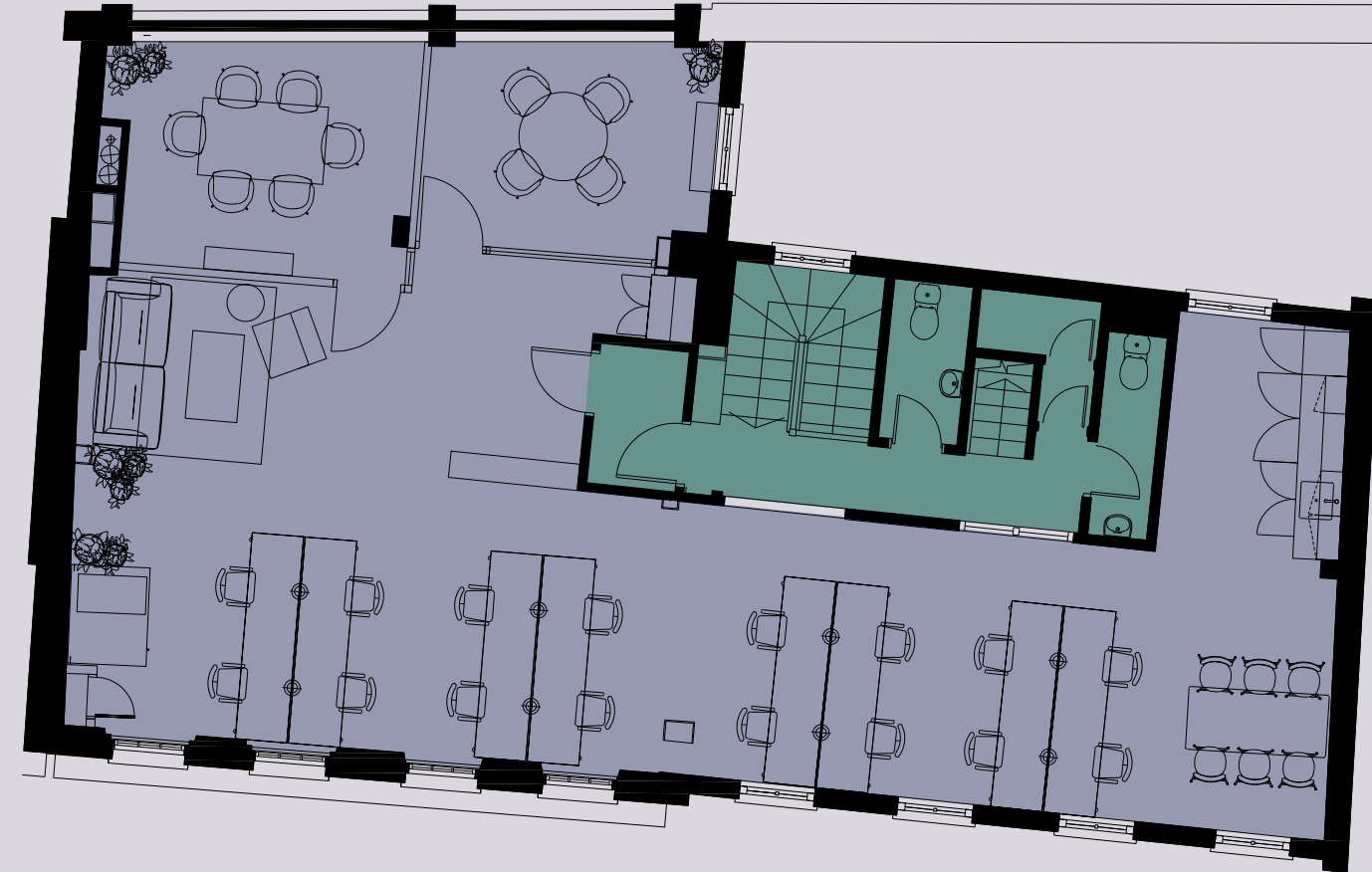
- 16 Fixed Working Positions
- 6 Hotdesk
- 6 Person Meeting Room
- 4 Person Meeting Room
- Phone booth
- Kitchenette

## THIRD FLOOR

Office: 1,117 sq ft

### Accommodation Specification

- 14 Fixed Working Positions
- 6 Hotdesk
- 6 Person Meeting Room
- 4 Person Meeting Room
- Phone booth
- Kitchenette



- Office
- Communal area



Ganni



Polpo



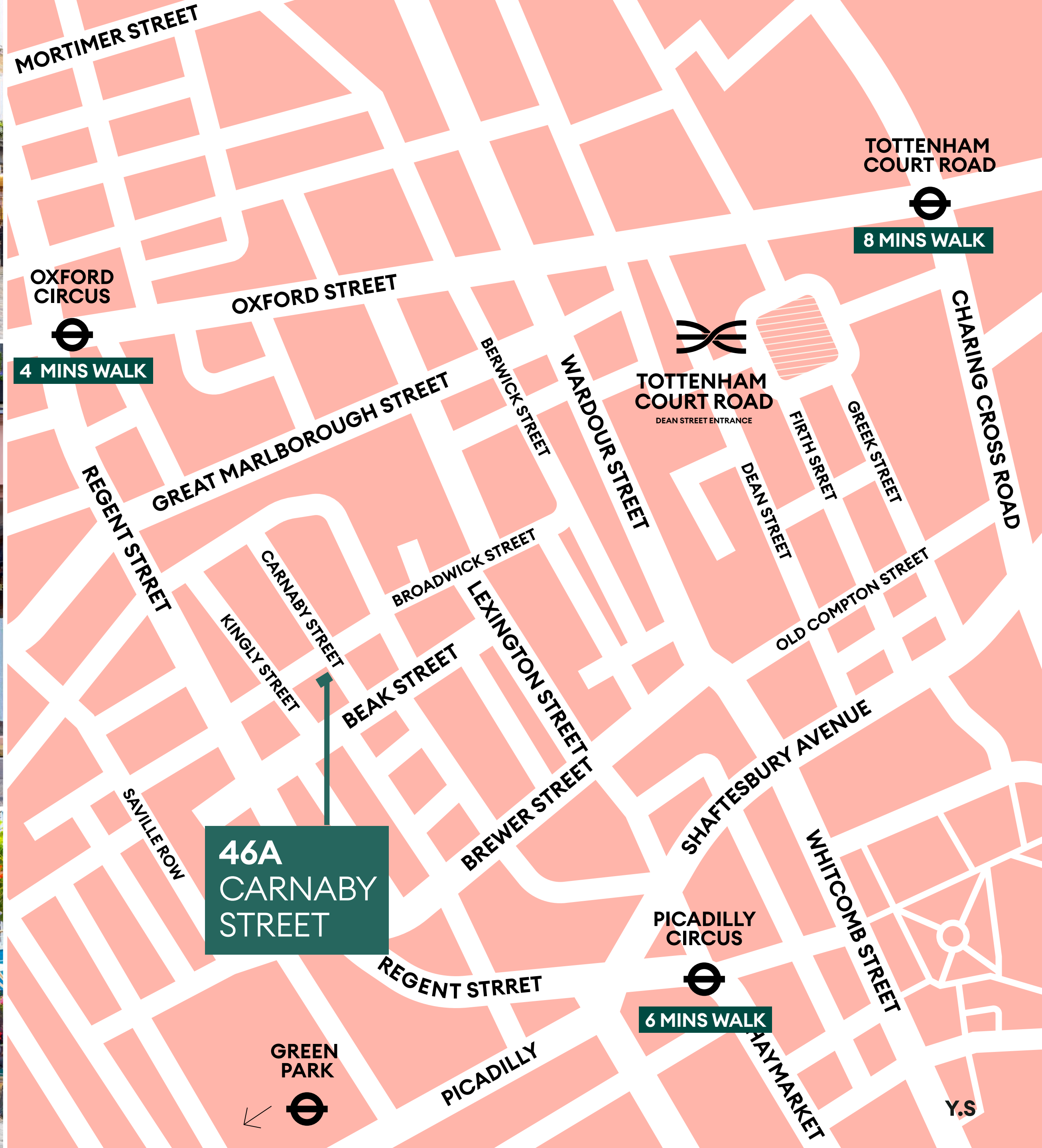
Carnaby Street



07  
Zahter



Kingly Court



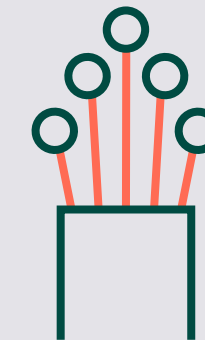
# YOUR ALL THE PERKS SPACE



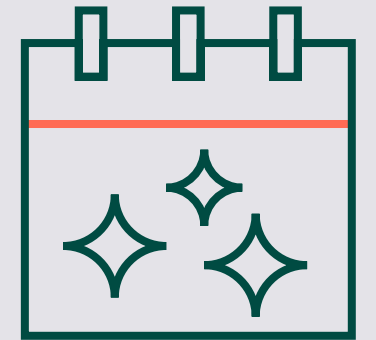
High standard of Estate Management from an on-site property management team



24-hour estate-wide security and cleaning services



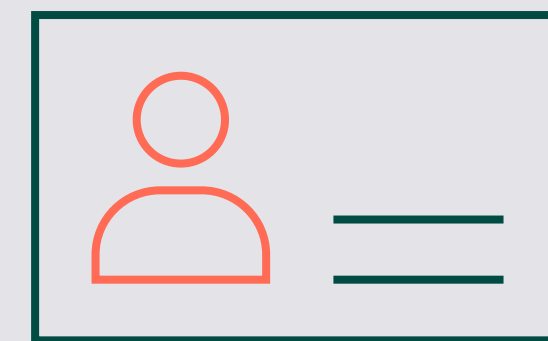
Fast, simple connectivity via pre-agreed wayleaves



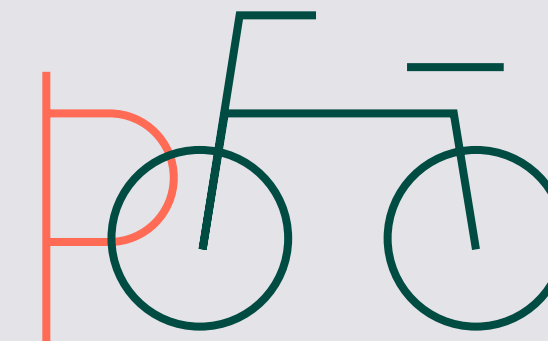
Access to year-round events, exciting pop-ups, art exhibitions, product launches and seasonal activations



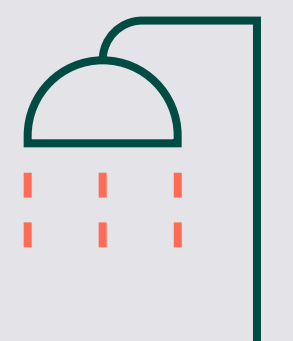
Access to our Tenant Portal



Neighbourhood Card for discounts and perks at participating retailers and restaurants



Access to bicycle storage



Access to shower facilities

# YOUR MAKE A DIFFERENCE SPACE



We care  
about our  
community.

We continue to **partner with community organisations** to tackle the issues that are most important to our local communities in particular supporting local employment.

We **provide funding to our local partners** in The Arts such as The Donmar Warehouse.

We boost **biodiversity and provide habitats across the portfolio** - our dedicated team of gardeners keep our green spaces thriving all year round.

We take a **retrofit first approach minimising environmental impact.**

Shaftesbury Capital are **committed to Net Zero Carbon by 2040.**

# YOUR 1,2,3, BREATHE SPACE



Take a breather from your desk and benefit from the improved air quality in the Estate's safe, clean pedestrianised streets.

Enjoy a moment of quiet in one of the neighbourhoods many green spaces.

Fit in a lunchtime workout at one of the gyms in our neighbourhoods; Peloton, Topnotch, SoulCycle, Barry's Bootcamp, Third Space, Marshall Street Leisure Centre, Jubilee Hall, Nuffield Health, Fitness First.



## Focus on Wellness

# 46A CARNABY STREET

## RENT

3rd Floor: £80.00 per sq ft  
1st Floor: £85.00 per sq ft

## RATES

3rd Floor - £28.07 psf  
1st Floor - £31.93 psf

## SERVICE CHARGE

3rd Floor: £14.65 per sq ft  
1st Floor: £17.38 per sq ft

## TOTAL OUTGOINGS

3rd Floor: £122.65 per sq ft  
1st Floor: £130.38 per sq ft

## EPC

B

## FIBRE

Available



**SOPHIE CROSBIE**  
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**SUZI BRAITHWAITE**  
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## RX

LONDON

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**IMOGEN PURVIS**  
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+44(0) 737 797 8348

YOUR SOHO  
YOUR COVENT GARDEN  
YOUR CHINATOWN

YOUR.SPACE



SHAFTESBURY  
CAPITAL

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