

OVERLOOK
CORRIDOR

YOUR.SPACE



39
EARLHAM
STREET

YOUR PART OF SOMETHING SPACE

FITZROVIA

COVENT
GARDEN

CARNABY | SOHO

CHINATOWN

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, Covent Garden, or Fitzrovia, 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 PERFECT MATCH SPACE



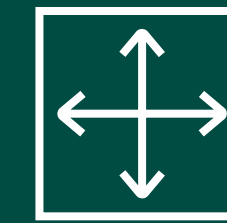
Nestled in the hub of world renowned Seven Dials, surrounded by London's coolest retail brands and just moments from the area's famous bars, restaurants and shops, 39 Earlham Street has been refurbished and fitted to the highest standard.

Spanning an impressive 2,633 sq ft, this second-floor office space is bursting with character. Crisp contemporary finishes and beautiful interior design flourishes blend seamlessly with original warehouse features such as exposed steel beams and original brick walls.

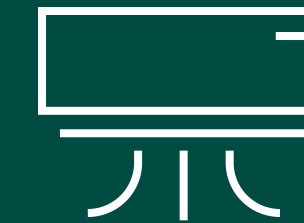
The unique warehouse building also boasts a newly refurbished entrance and WC, as well as large windows, new wooden flooring and multiple breakout areas and meeting rooms. It is yours for the taking.



YOUR SPECIFICATION



2,633 floor office space



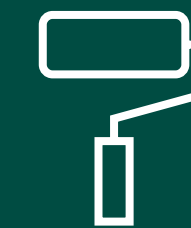
New air conditioning



CAT A+



Passenger lift



Beautifully refurbished common areas



Raised access flooring



Spacious kitchen



Shower



YOUR SPACE

SECOND FLOOR

Office: 2,633 sq ft

Accommodation Specification

28 x desks (1400mm)

12 Person Meeting Room

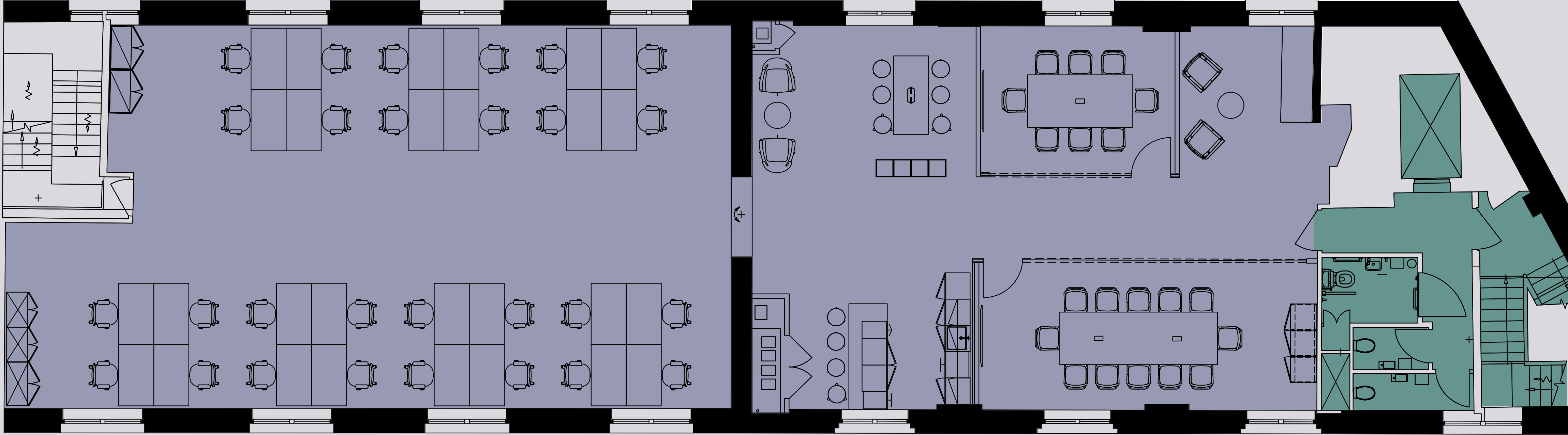
8 Person Meeting Room

Breakout Areas

Kitchenette

Client Welcome Area

- Office
- Communal area





Monmouth Street



Gaucha



King Street



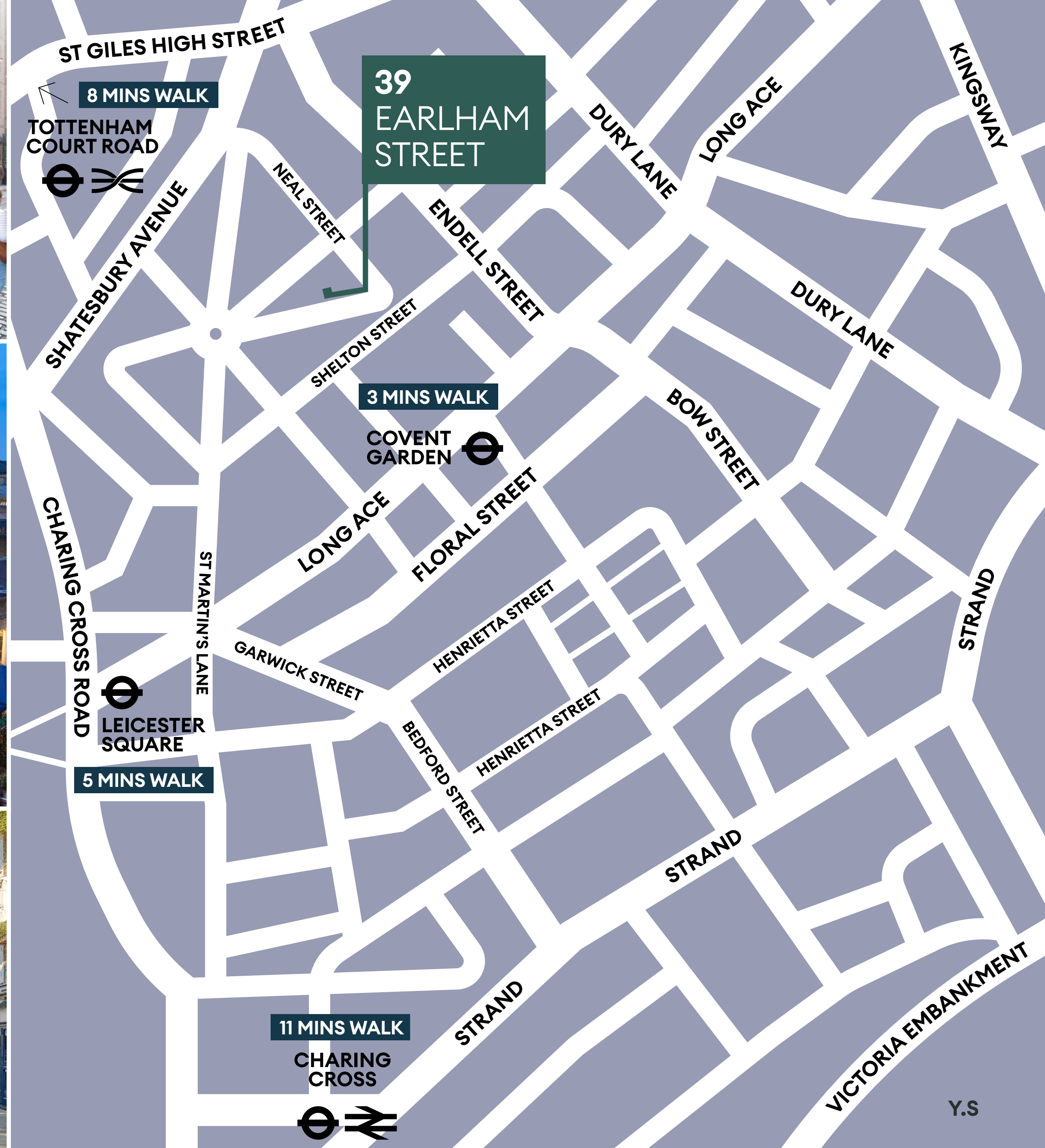
Floral Street



Covent Garden Piazza



Neal's Yard



39
EARLHAM
STREET

8 MINS WALK

TOTTENHAM
COURT ROAD

3 MINS WALK

COVENT
GARDEN

5 MINS WALK

LEICESTER
SQUARE

11 MINS WALK

CHARING
CROSS

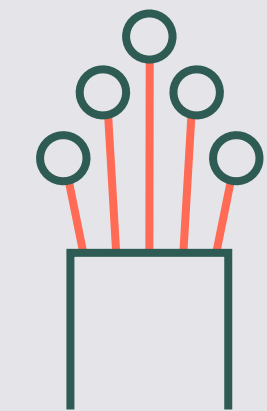
YOUR ALL THE PERKS SPACE



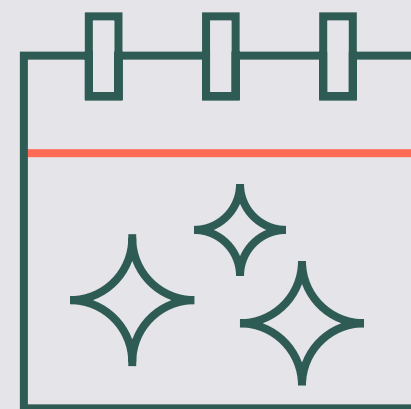
High standard of Estate Management from an on-site property management team



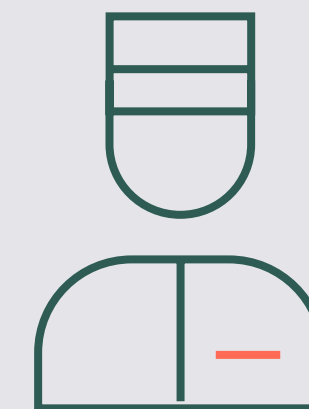
24-hour estate-wide security and cleaning services



Fast, simple connectivity via pre-agreed wayleaves

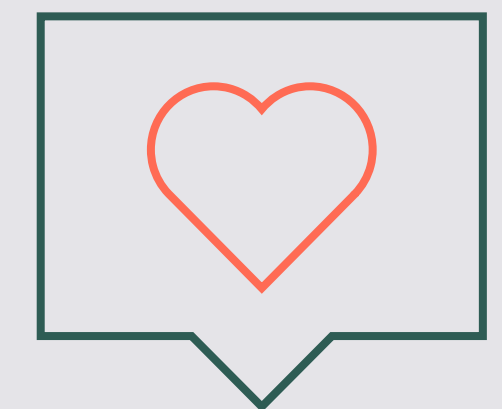


Access to year-round events, exciting pop-ups, art exhibitions, product launches and seasonal activations



24/7 concierge service, Covent Garden Lifestyle*

*Terms and Conditions apply



I Love Covent Garden scheme for discounts and perks at participating retailers and restaurants

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 the challenges faced by young and disadvantaged people.

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 2030.**

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, DigMe, SoulCycle, Barry's Bootcamp, Third Space, Marshall Street Leisure Centre, Jubilee Hall, Nuffield Health, Chalk.



D I G M E

SOULCYCLE

BARRY'S

THIRD
SPACE

EVERYONE
URBAN SPA & WELLNESS
MARSHALL ST



CHALK^{WI}

Focus on Wellness

39 EARLHAM STREET

YOUR COVENT GARDEN
YOUR CARNABY
YOUR CHINATOWN
YOUR SOHO

YOUR.SPACE

RENT

£92.50 per sq ft

RATES

£28.78 per sq ft

SERVICE CHARGE

£14.76 per sq ft

TOTAL OUTGOINGS

£136.04 per sq ft

FIBRE

Virgin Fibre

EPC

B



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