

YOUR.SPACE

16 - 18 BEAK STREET



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 AROUND THE CORNER SPACE

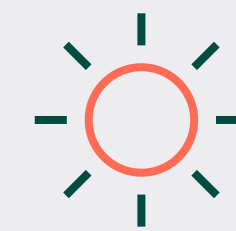
Bright and airy, this expansive, second floor Beak Street corner office boasts a sleek and flexible working atmosphere. Fully fitted and refurbished to the highest standard, it blends a neutral palette with modern interior flourishes, such as Crittall-style room dividers and pendant lights to oak floors, chic wood panelling and tonal soft furnishings.

With space for 20 desks and two bright meeting rooms, as well as a kitchen, generous welcome area, phone booths and breakout zone, this 1805 sq ft Soho office ticks every box.





YOUR SPECIFICATION



Excellent
Natural Light



Passenger
Lift



EPC
Min - B



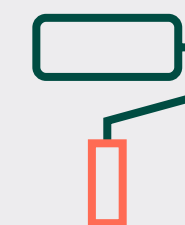
Fully Air
Conditioned



Fully Fitted
Space



Underfloor &
Perimeter Trunking



Recently
Refurbished



1,805 SQ FT
AVAILABLE

FLOOR		OFFICE (SQ FT)	OFFICE (SQ M)
Mezzanine*		LET	
Fourth*			
Third		LET	
Second	(CAT A+)	1,805	167.69
First		LET	
TOTAL		1,805	167.69

YOUR SPACE

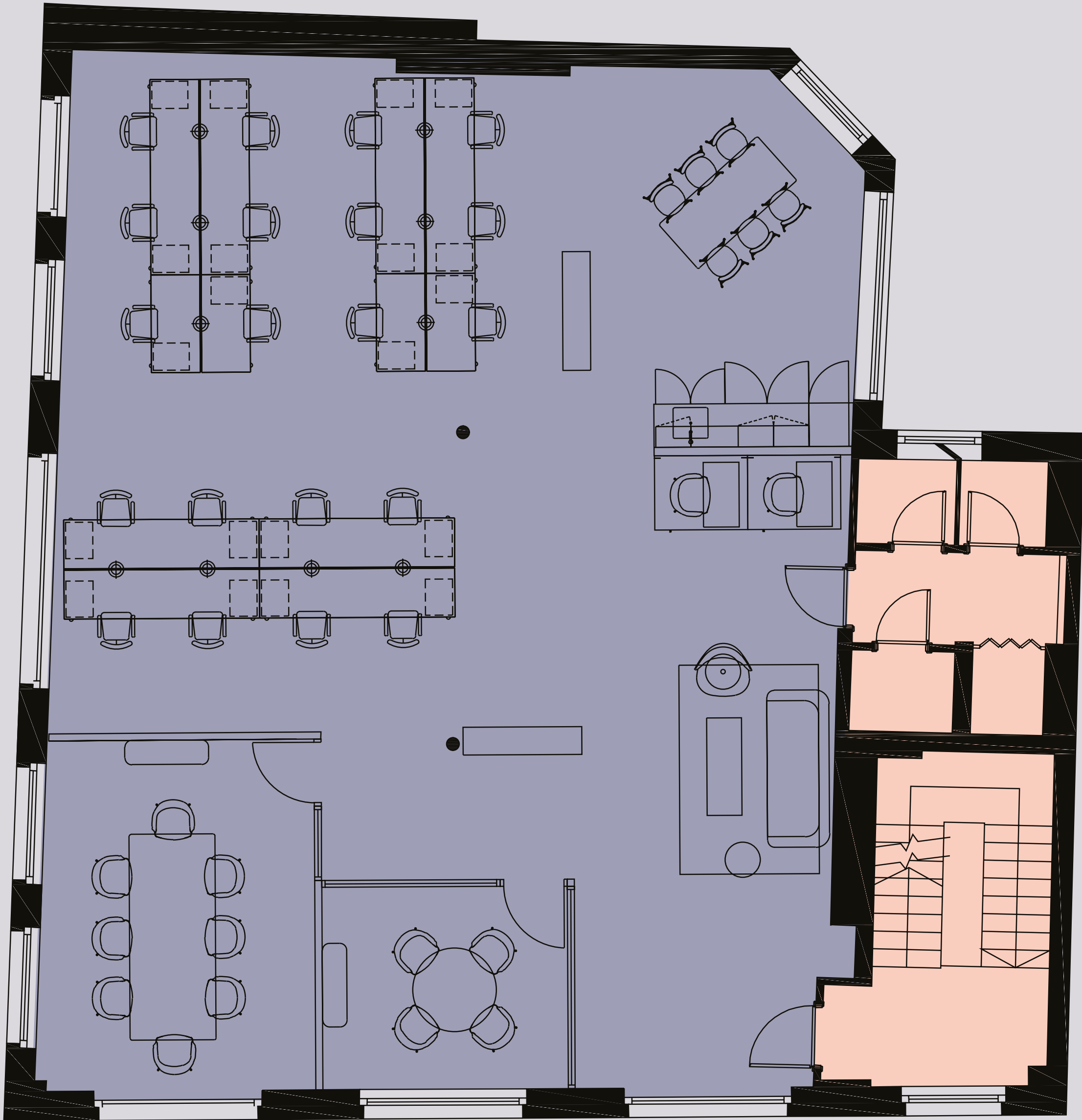
SECOND FLOOR

Office: 1,805 sq ft

- 20 Fixed Working Positions
- 10 Person Meeting Room
- 4 Person Meeting Room
- Welcome Area
- Kitchen
- Breakout Area
- 2 Phone Booths

- Office
- Communal area

UPPER JOHN STREET



BEAK STREET



Ganni



Carnaby Street



07

Zaher



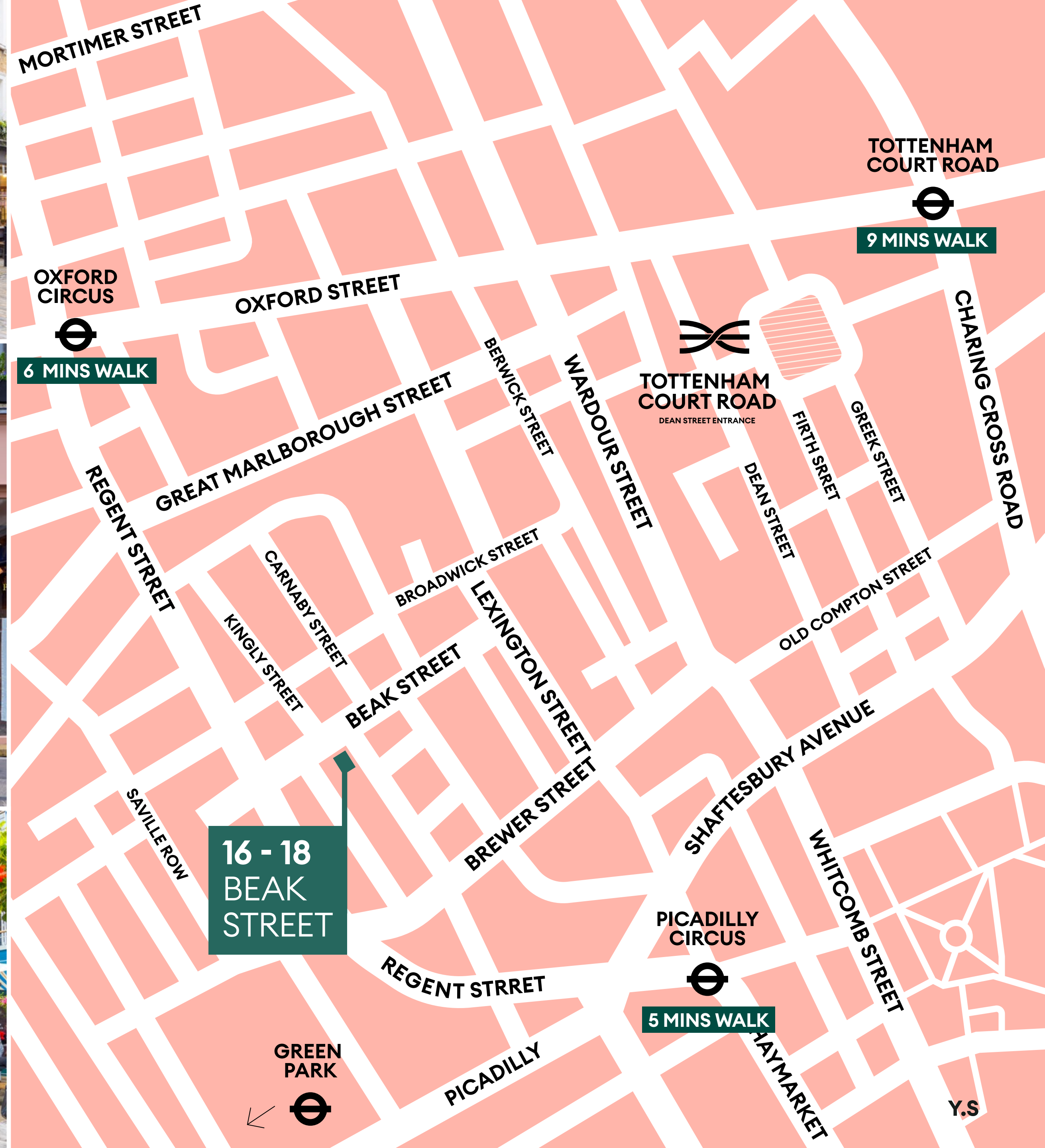
Antidote Wine Bar



Polpo



Kingly Court



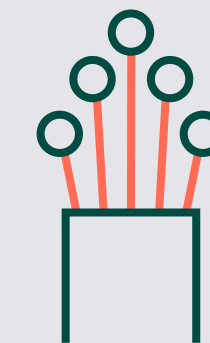
YOUR ALL THE PERKS SPACE



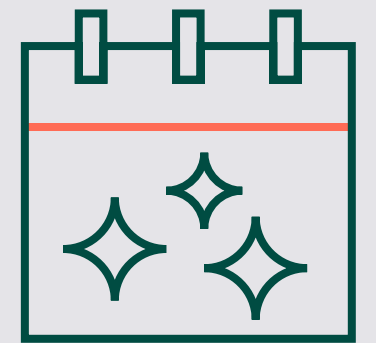
High standard of Estate Management from an on-site property management team



24-hour estate-wide security and cleaning services



Fast, simple connectivity via pre-agreed wayleaves



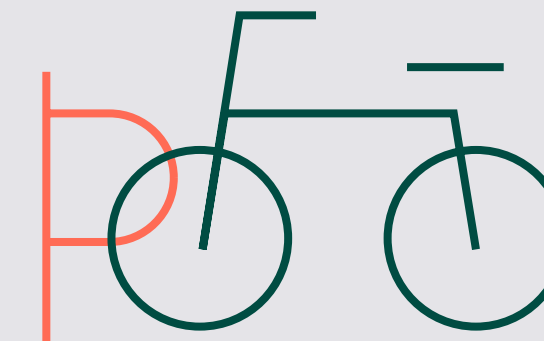
Access to year-round events, exciting pop-ups, art exhibitions, product launches and seasonal activations



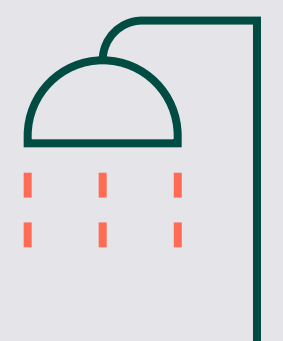
Access to our Tenant Portal



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.**



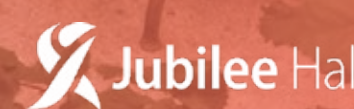
YOUR 1,2,3, BREATHE SPACE



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

16 - 18 BEAK STREET

RENT

£110 per sq ft

RATES

£26.06 per sq ft

SERVICE CHARGE

£10.41 per sq ft

TOTAL OUTGOINGS

£146.47 per sq ft

EPC

B

FIBRE

Backbone



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YOUR SOHO
YOUR COVENT GARDEN
YOUR CHINATOWN

YOUR.SPACE



SHAFTESBURY
CAPITAL

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