

**THE HIDE  
CARNABY  
LONDON**

a development by



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



Indicative image of reception area

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





10,343 sq ft

of boutique  
office space

FLOOR	OFFICE (SQ FT)	OFFICE (SQ M)	TERRACE (SQ FT)
Fifth	-	-	434
Fourth	2,147	199	173 & 137
Third	2,829	263	109 & 227
Second	2,575	239	102
First	2,792	259	-
TOTAL	10,343	960	1,182

\*Subject to planning permission

# Floor plan

## First floor

Office: 2,792 sq ft

KINGLY COURT



KINGLY STREET



- Office
- Terrace
- Core

# Space plan



Desks (1400mm)	40
Meeting rooms	1
Call rooms	2
Collaboration areas	2
Coffee station	1
Print area	1

# Floor plan

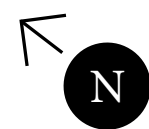
## Second floor

Office: 2,575 sq ft  
Terrace: 102 sq ft

KINGLY COURT



KINGLY STREET



- Office
- Terrace
- Core

# Space plan

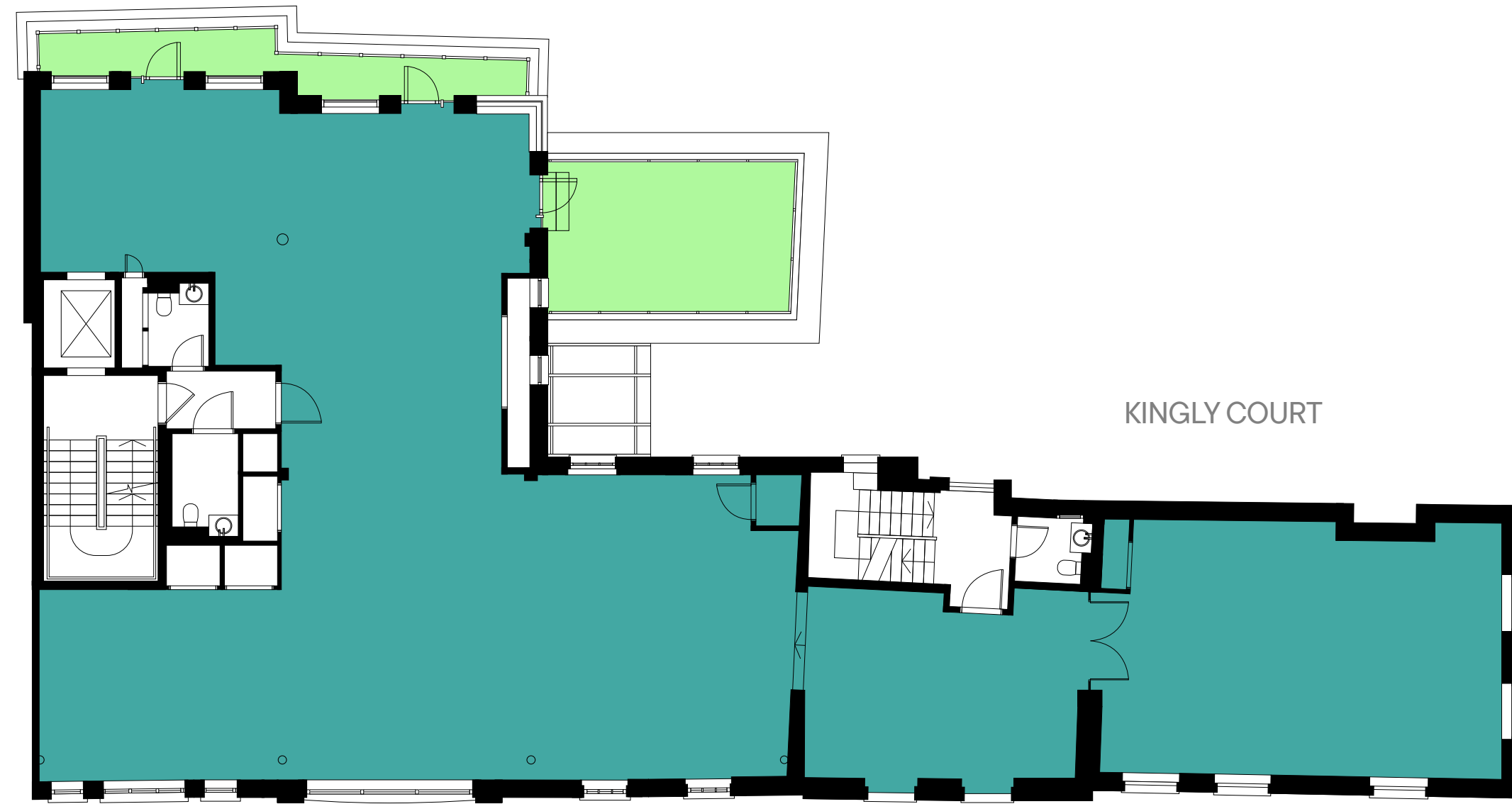


Desks (1400mm)	36
Meeting rooms	2
Call rooms	1
Collaboration areas	1
Coffee station	1
Print area	1

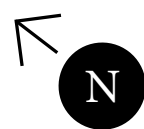
# Floor plan

## Third floor

Office: 2,829 sq ft  
 Terrace: 109 & 227 sq ft



KINGLY STREET



- Office
- Terrace
- Core

# Space plan



Reception area	1
Meeting rooms	4
Call rooms	4
Collaboration areas	3
Tea point	1
Breakout spaces	1
Soft seating	3

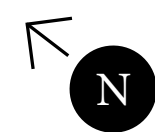
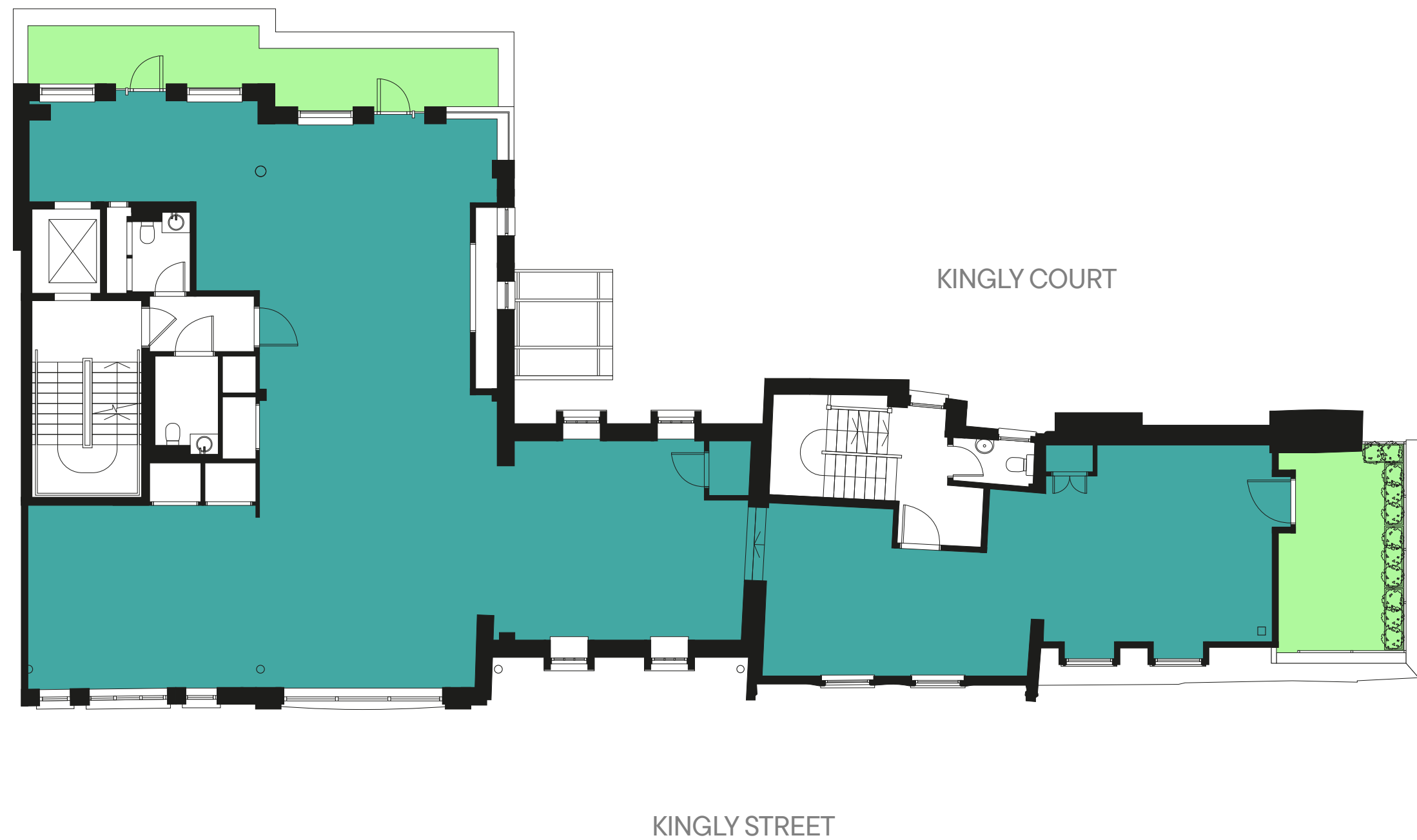


# Floor plan

## Fourth floor

Office: 2,147 sq ft

Terrace: 173 & 137 sq ft



- Office
- Terrace
- Core

# Space plan

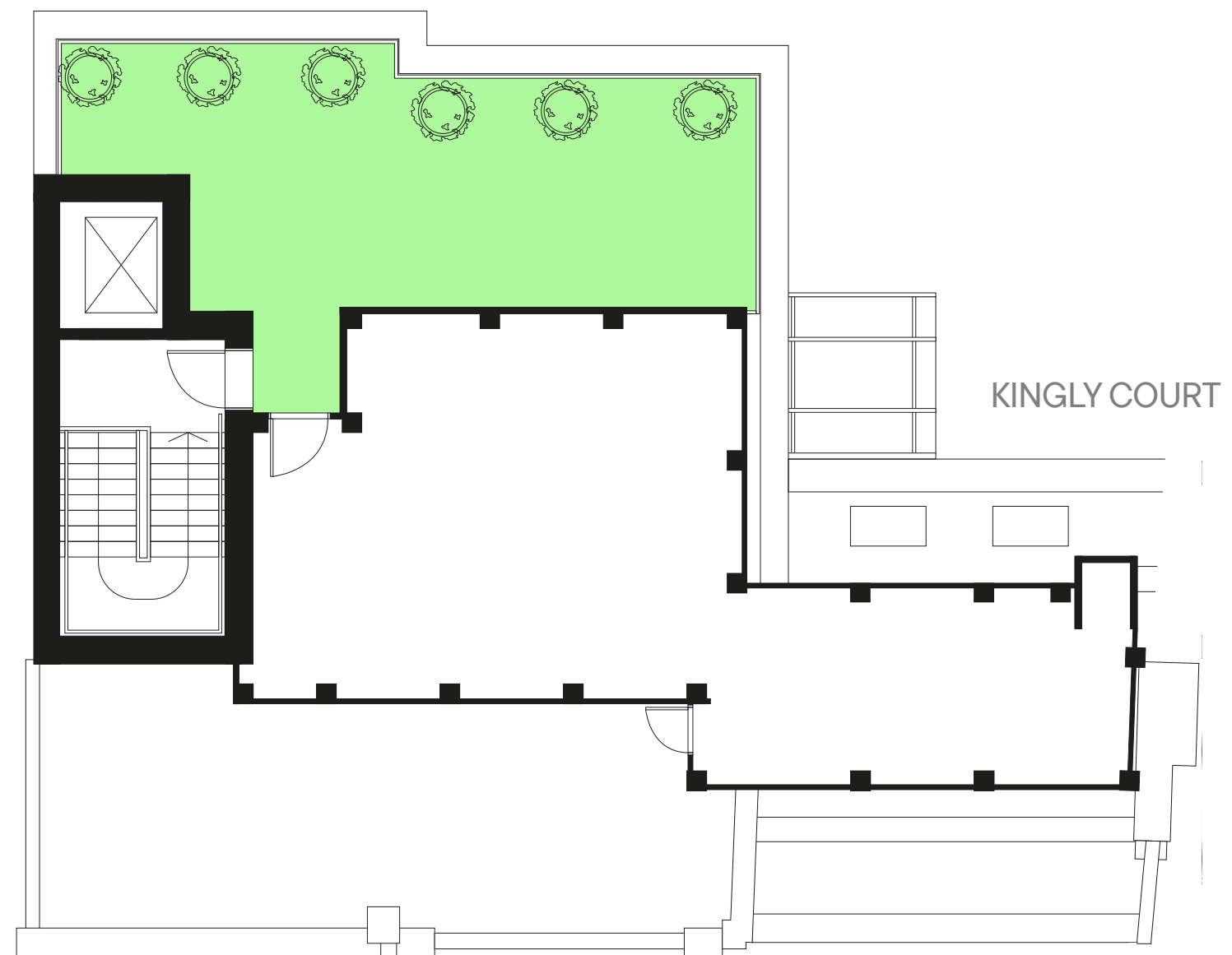


Collaboration areas	5
Tea point	1
Breakout spaces	2
Open booth	1
Soft seating	3
Presentation space	1
Comms room	1

# Floor plan

Fifth floor

Terrace: 434 sq ft



KINGLY STREET

KINGLY COURT



- Office
- Terrace
- Core

Indicative image of terrace





SOHO HOME



KINGLY COURT



UGLY DUMPLING



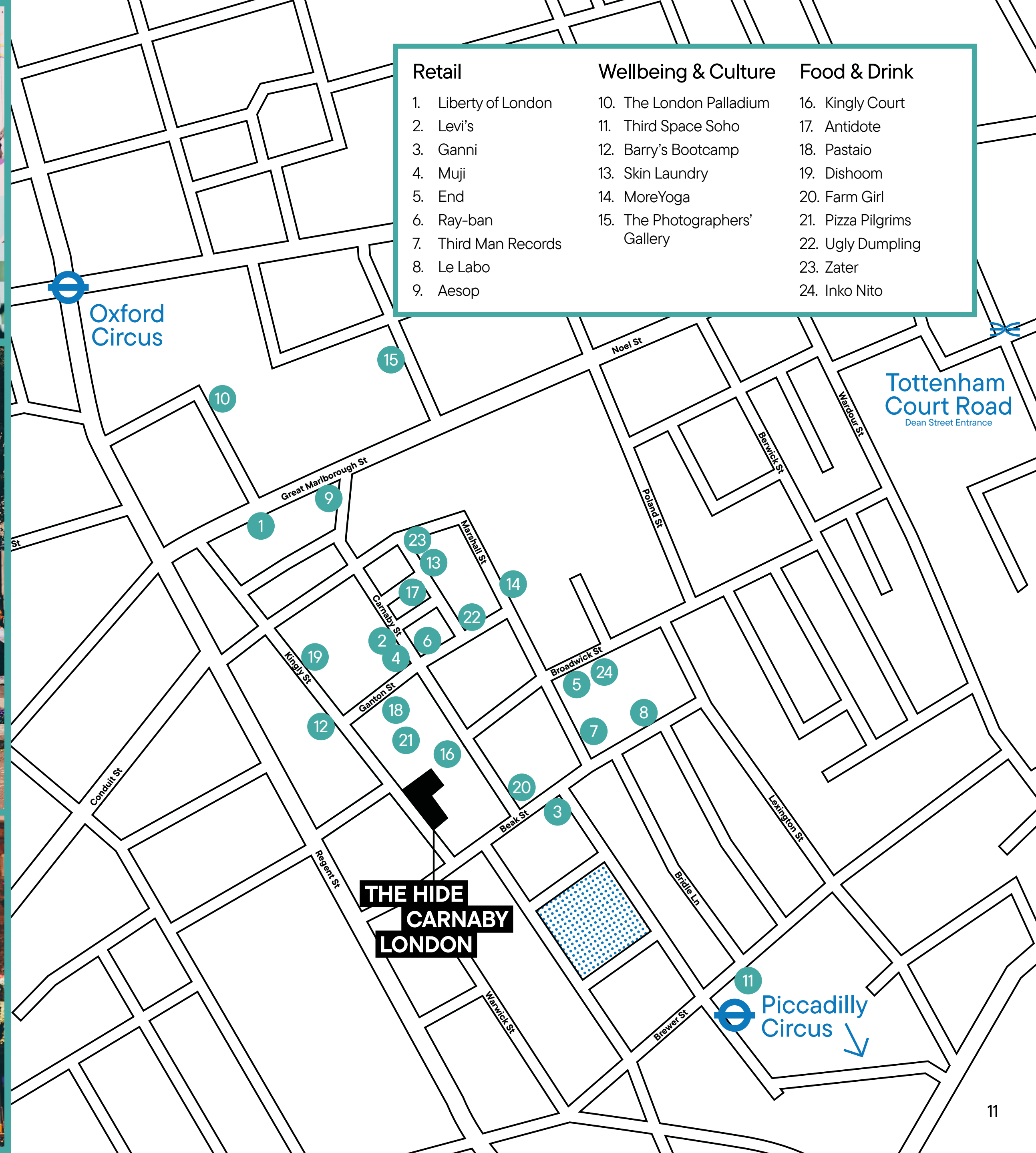
GOLDEN SQUARE



CUBITTS



CARNABY STREET



# A stone's

# throw

# away



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## 04 mins

to Oxford Circus



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## 08 mins

to Hyde Park



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## 04 mins

to Liverpool Street

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## 04 mins

Piccadilly Circus

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## 12 mins

to Regent's Park

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## 06 mins

to Paddington

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## 08 mins

to Tottenham Court Road

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## 12 mins

to South Bank

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## 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.

# THE HIDE CARNABY LONDON

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**CARNABY**

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