

CARNABY

YOUR.SPACE



5
CARNABY
STREET

YOUR PART OF SOMETHING SPACE



Choose your ideal office space

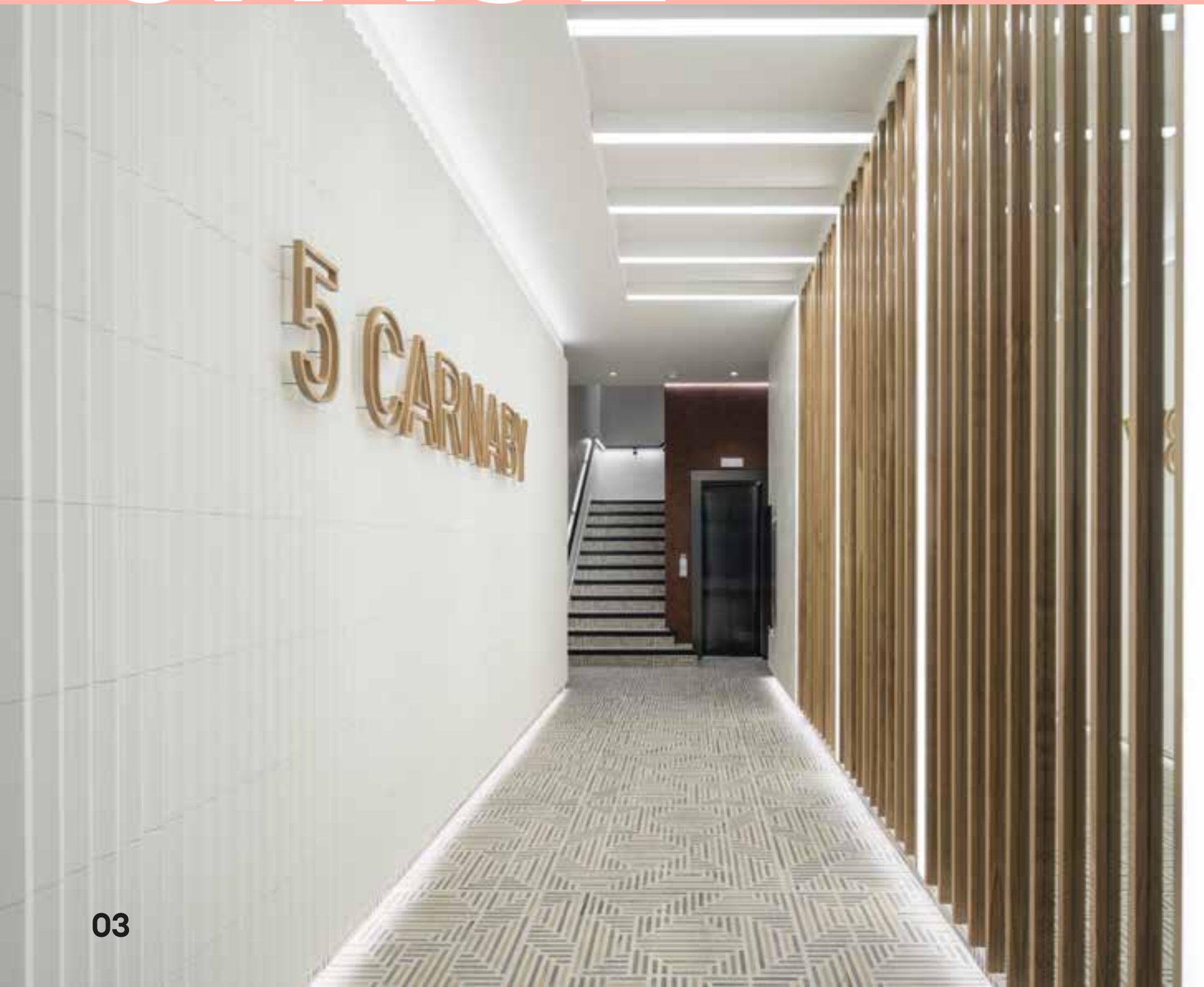
With over 380 offices, across the most recognised and vibrant areas of London's West End, you can choose the space that's ideal for your business.

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, 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 WORK LIFE BALANCE SPACE



This meticulously designed building is as practical on the inside as it is beautiful on the outside: a unique addition to bustling Carnaby Street, one of the capital's coolest and most creative shopping and eating hubs.

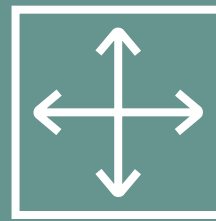
The living foliage wall breathes a whole new sense of life into the local area, while the impeccably finished office floors will provide the perfect environment for the next generation of creative minds to flourish.



YOUR IMPOSSIBLE NOT TO NOTICE SPACE

Brought to fruition by the award-winning architects Brimelow McSweeney, and completed with a new living wall by Scotscape, who specialise in bringing biodiversity to urban areas. This exciting new space, with its striking, contrasting monochrome styling, spans a total of 8,343 sq ft. Modern in its design, and in its thinking, it prioritises wellbeing and sustainability, along with boasting a prime central London location. A site to be seen indeed, the space promotes productivity, fosters creativity, and enables both people and business to thrive.

YOUR SPECIFICATION



8,343 sq ft of creative space from the first to third floors



Assemble fitout available



Private terraces on all floors



Communal roof terrace



Office floors illuminated by natural light



Perimeter comfort cooling



Full access raised flooring throughout



BREEAM 'very good'



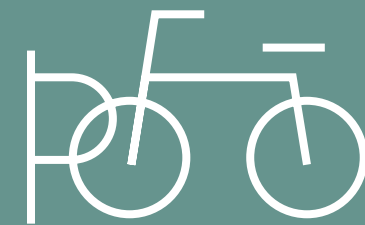
EPC 'B'



1x5 person passenger lift



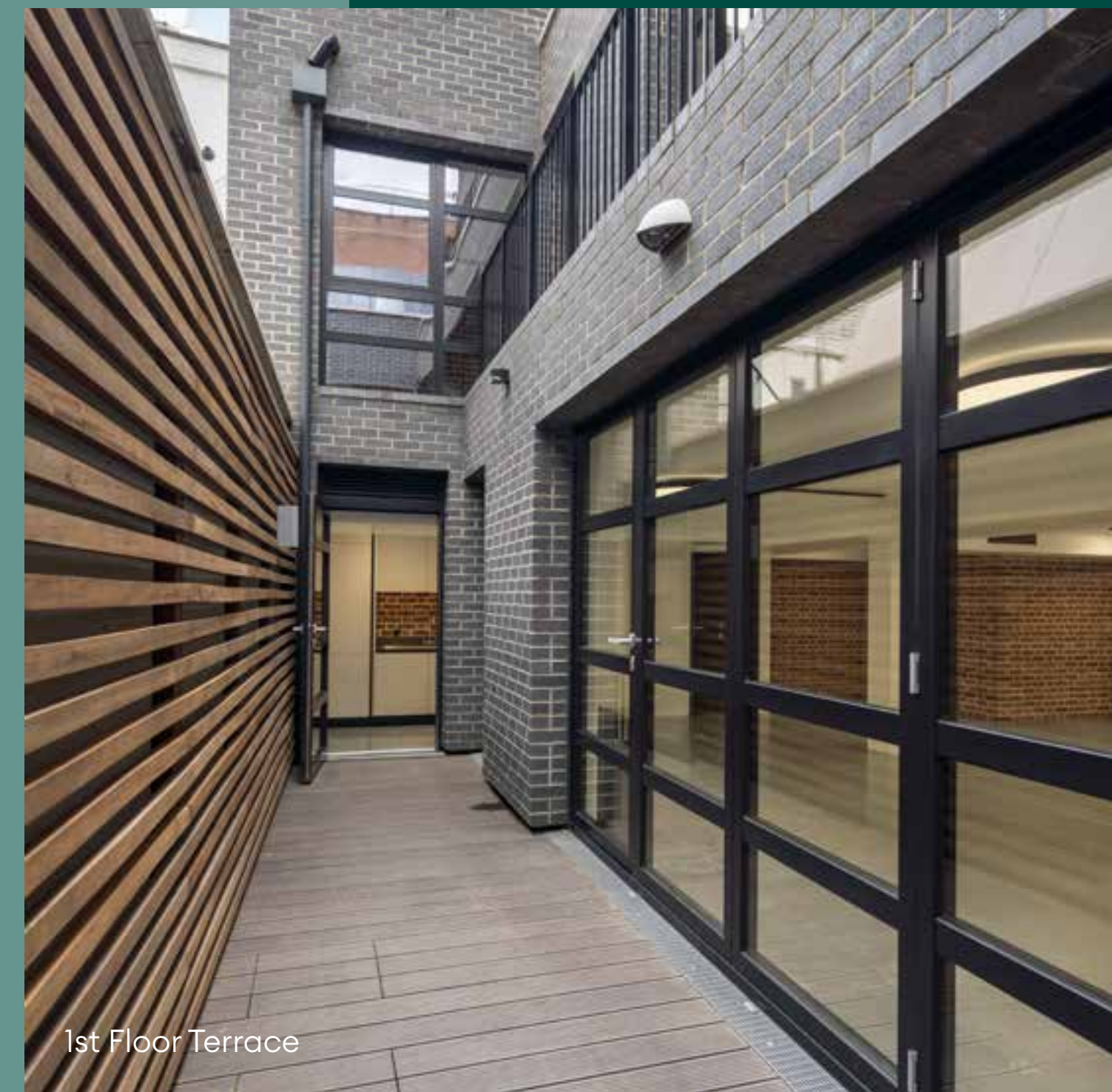
Shower facilities



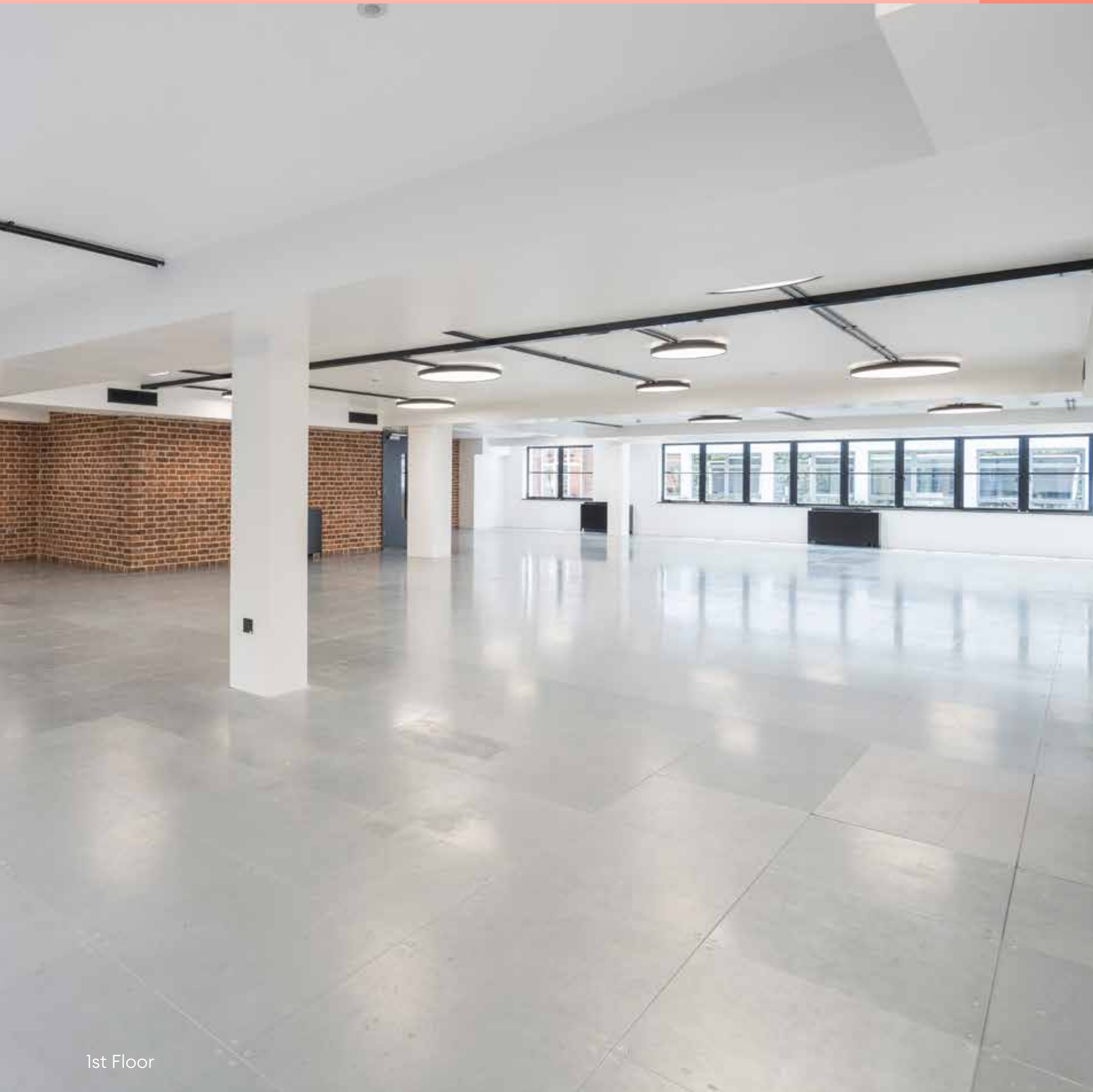
Bicycle storage



3rd Floor Terrace



1st Floor Terrace



1st Floor

8,343 SQ. FT. OF OUTSTANDING OFFICE SPACE

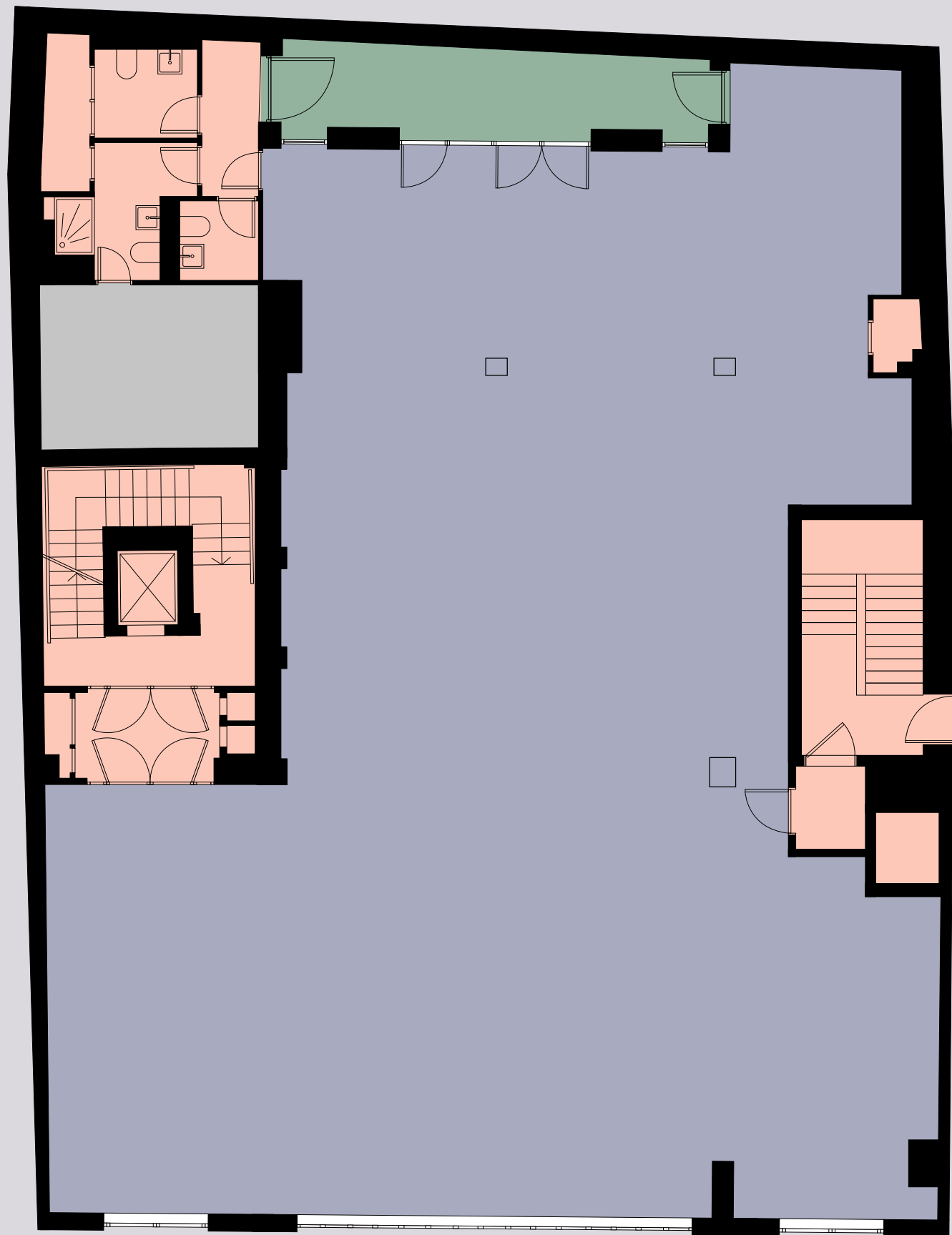
FLOOR	OFFICE (SQ FT)	OFFICE (SQ M)	TERRACE (SQ FT)
Sixth	COMMUNAL ROOF TERRACE		
Fifth	LET		
Fourth	LET		
Third	2,663	247	161
Second	2,866	266	43
First	2,814	261	129
TOTAL	8,343	774	333

FLOOR PLAN

FIRST FLOOR

Office: 2,814 sq ft

Terrace: 129 sq ft



CARNABY STREET



N

- Terrace
- Plant area
- Office
- Core

SPACE PLAN

Accomodation

- 20 Fixed working positions
- 16 Hot Benches
- 2 x 8 Person Meeting Rooms
- Coffee Station

- Breakout
- Soft Seating
- Call Room



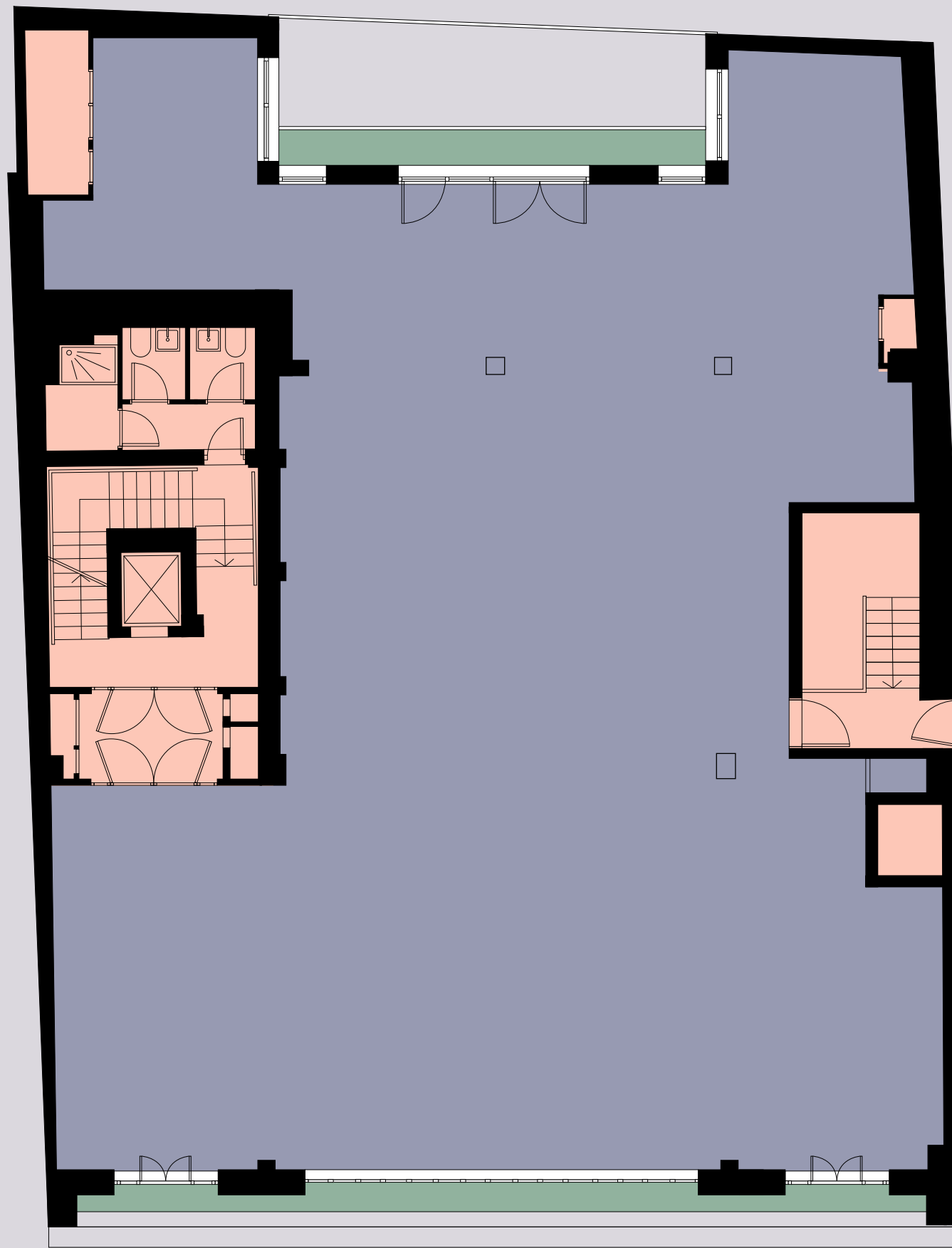
CARNABY STREET

FLOOR PLAN

SECOND FLOOR

Office: 2,866 sq ft

Terrace: 43 sq ft



CARNABY STREET

SPACE PLAN

Accommodation

32 Fixed working positions

9 Hot Desks

8 Person Meeting Room

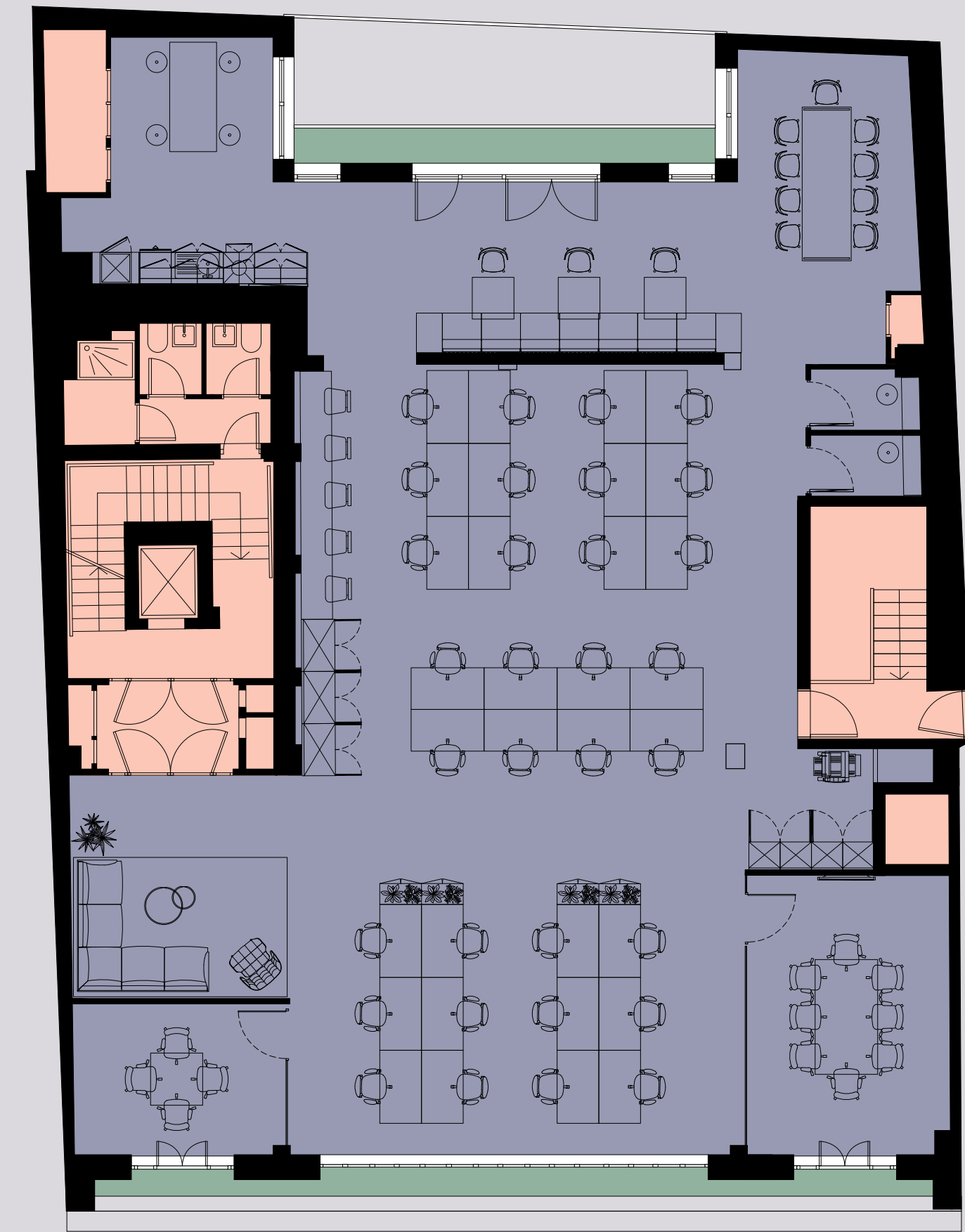
4 Person Meeting Room

Collaboration Area

Coffee Station

Breakout

Call Room



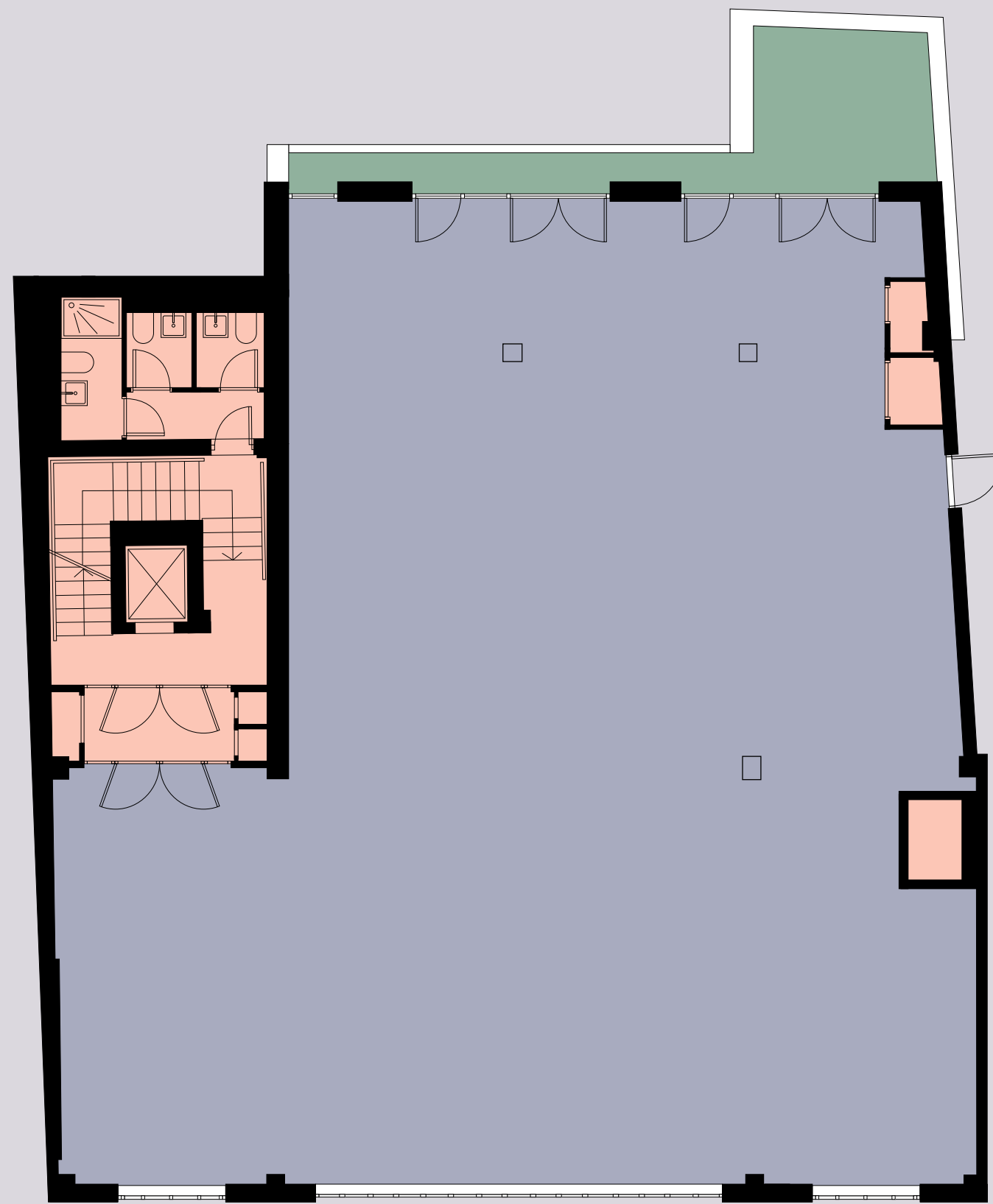
CARNABY STREET

FLOOR PLAN

THIRD FLOOR

Office: 2,663 sq ft

Terrace: 161 sq ft



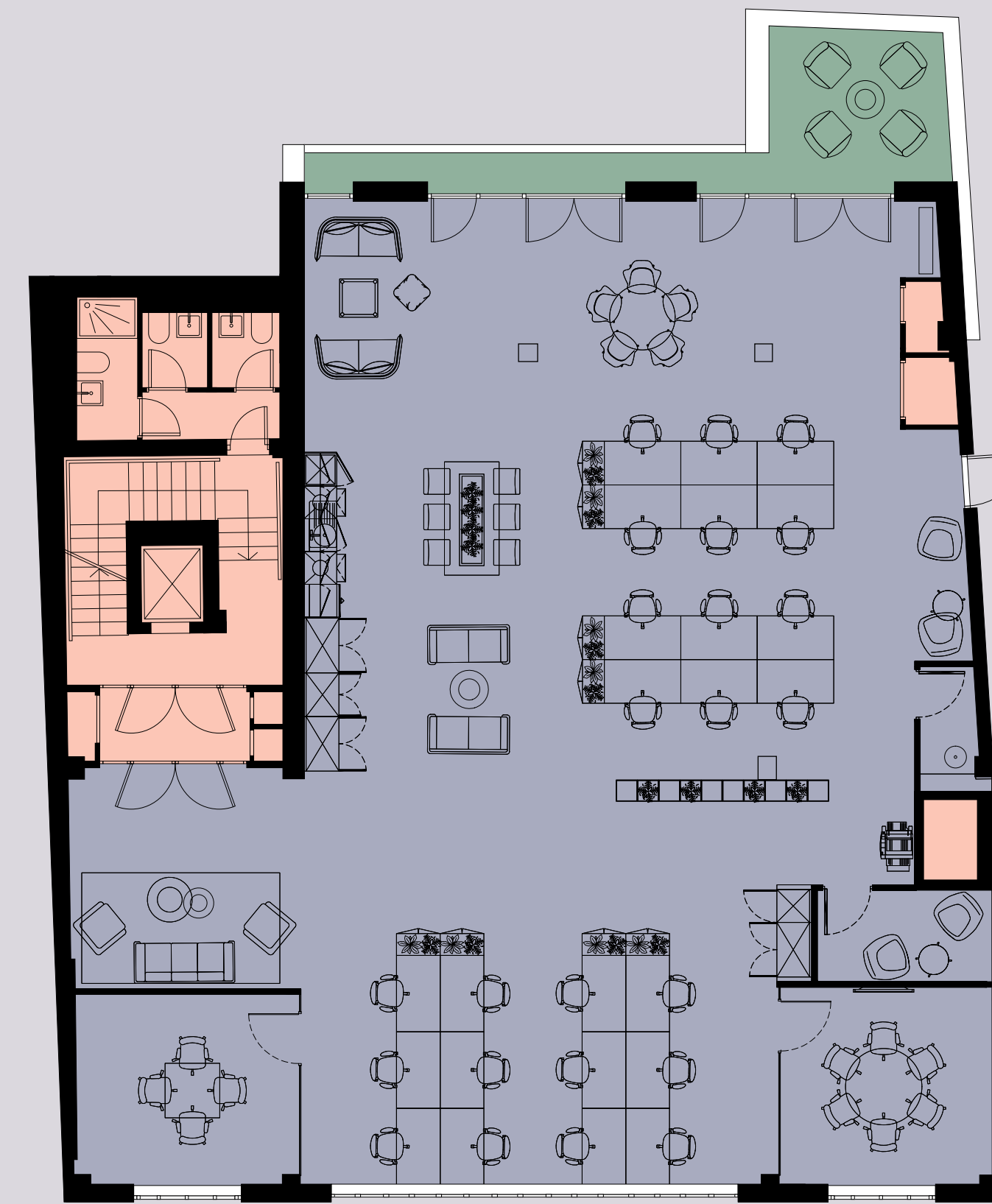
CARNABY STREET

SPACE PLAN

Accommodation

24 Fixed working positions
6 Person Meeting Room
4 Person Meeting Room
Collaboration Area

2 x Soft Seating
Coffee Station
Breakout
Call Rooms

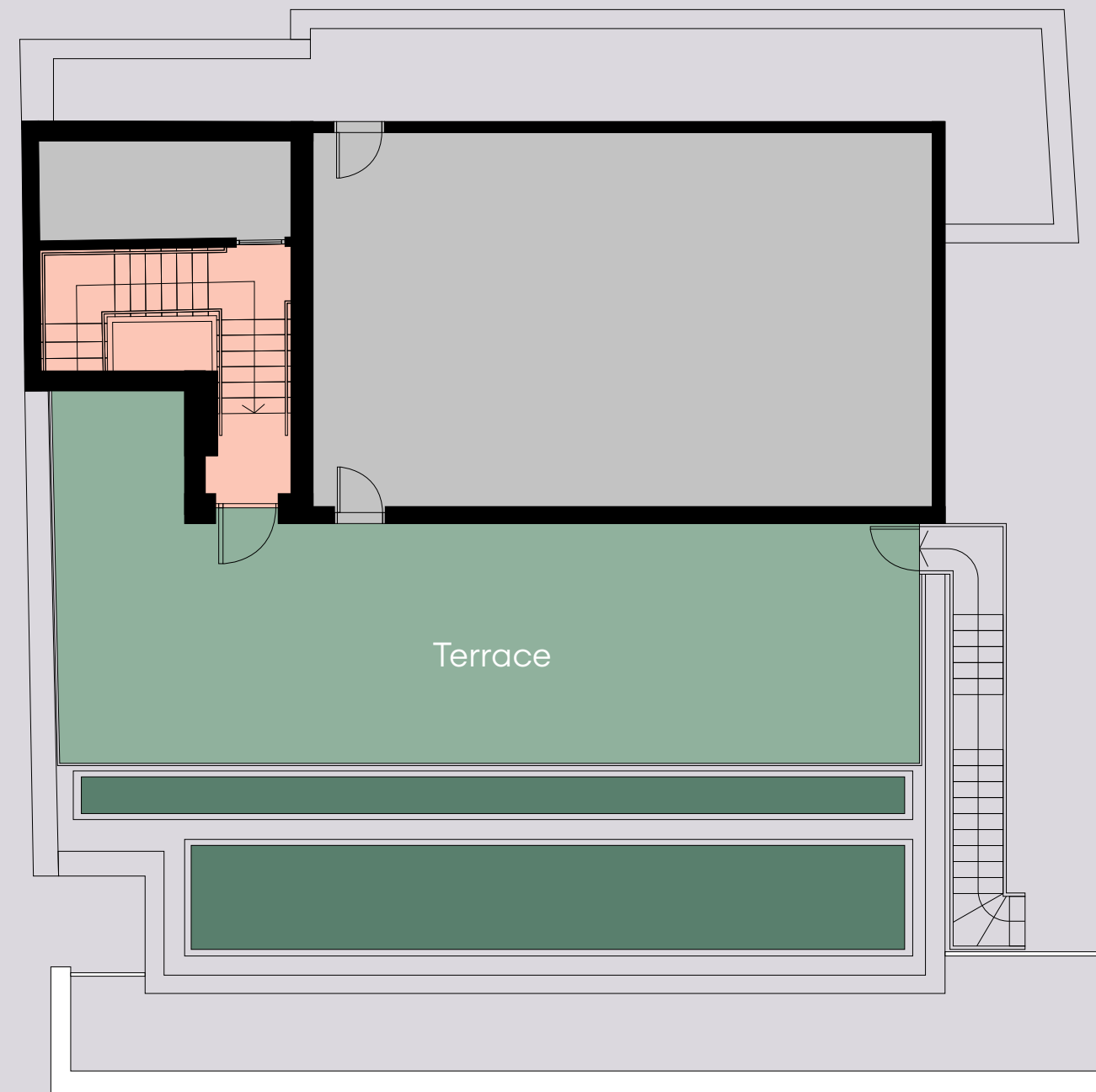


CARNABY STREET

FLOOR PLAN

COMMUNAL ROOF TERRACE

Terrace: 592 sq ft



-  Terrace
-  Core
-  Green Roof
-  Plant area

CARNABY STREET





Ganni



Antidote Wine Bar



Carnaby Street



Polpo

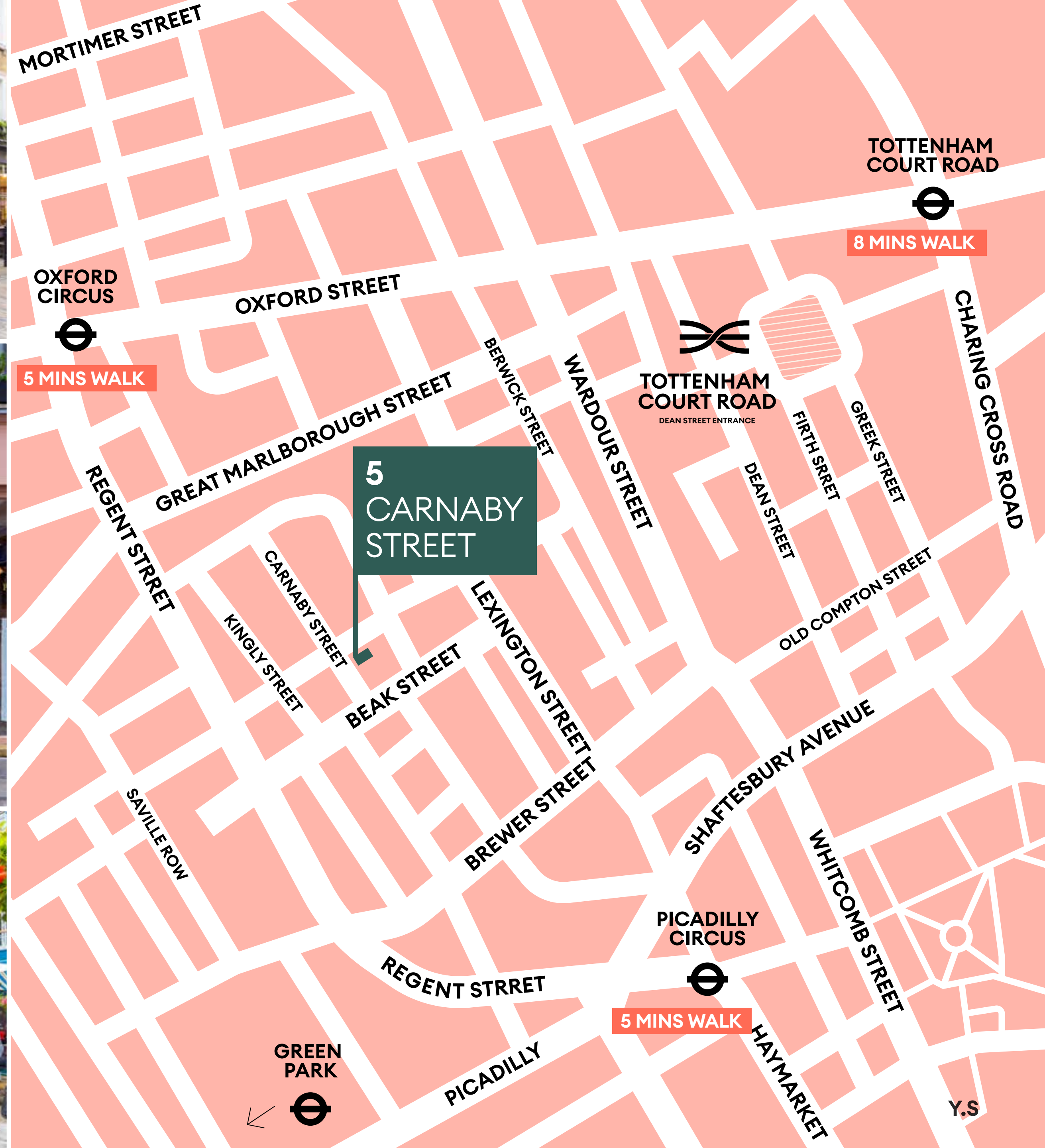


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Zahter



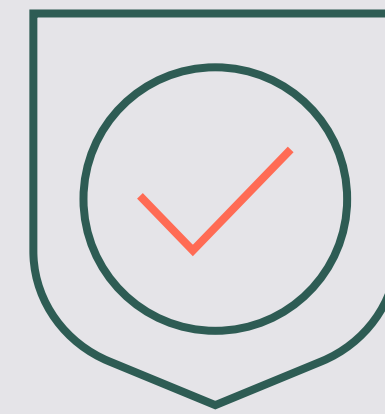
Kingly Court



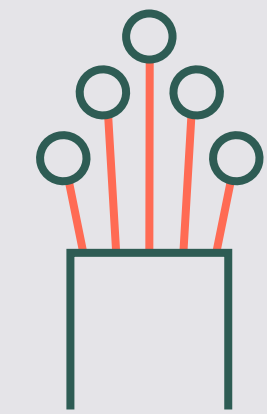
YOUR ALL THE PERKS SPACE



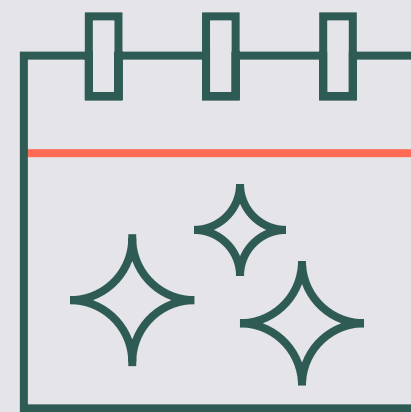
High standard of Estate Management from an on-site property management team



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

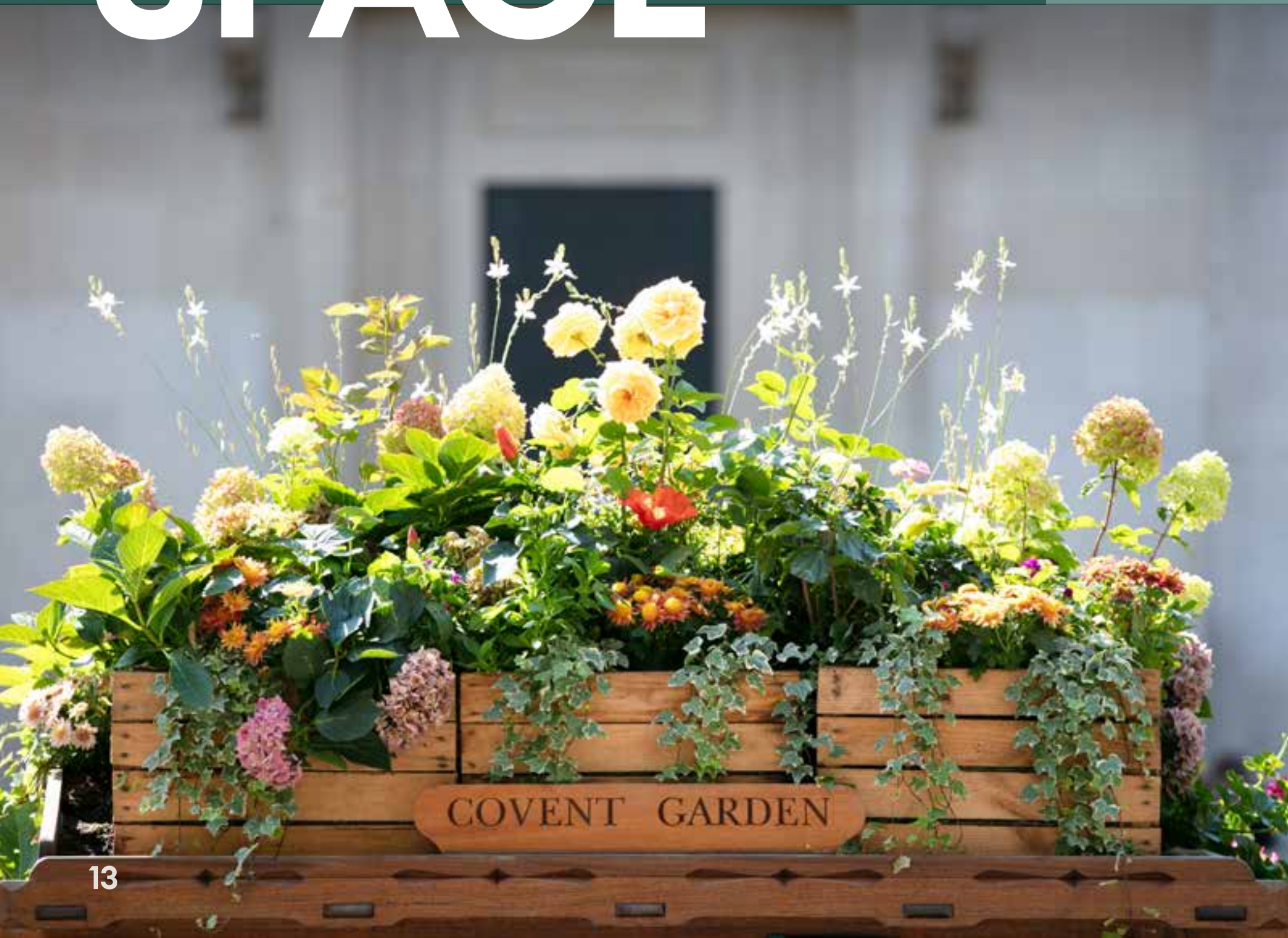


Access to our Tenant Portal



Neighbourhood Card for discounts and perks at participating retailers and restaurants

YOUR MAKE A DIFFERENCE SPACE



We care
about our
community.

We support local homeless outreach programmes such as St Mungo's and The Connection at St. Martin's.

We provide funding to the arts, such as the IRIS Theatre Company and Royal Opera House.

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.



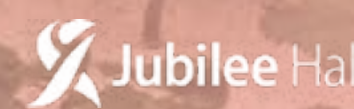
D I G M E

SOULCYCLE

BARRY'S

THIRD
SPACE

EVERYONE
URBAN SPA & WELLNESS
MARSHALL ST



CHALK^{WI}

Focus on Wellness

5 CARNABY STREET

RENT - CAT A
£80.00-£90.00 per sq ft

RATES
c. £37.00psf

SERVICE CHARGE
c. £9.00psf

TOTAL OUTGOINGS
£126.00-£136.00psf

FIBRE
Backbone Connect

EPC
B



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**YOUR CARNABY
YOUR CHINATOWN
YOUR COVENT GARDEN
YOUR FITZROVIA
YOUR SOHO**

YOUR.SPACE



**SHAFTESBURY
CAPITAL**

CARNABY

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