

COVENT  
GARDEN

YOUR.SPACE



1  
EARLHAM  
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.

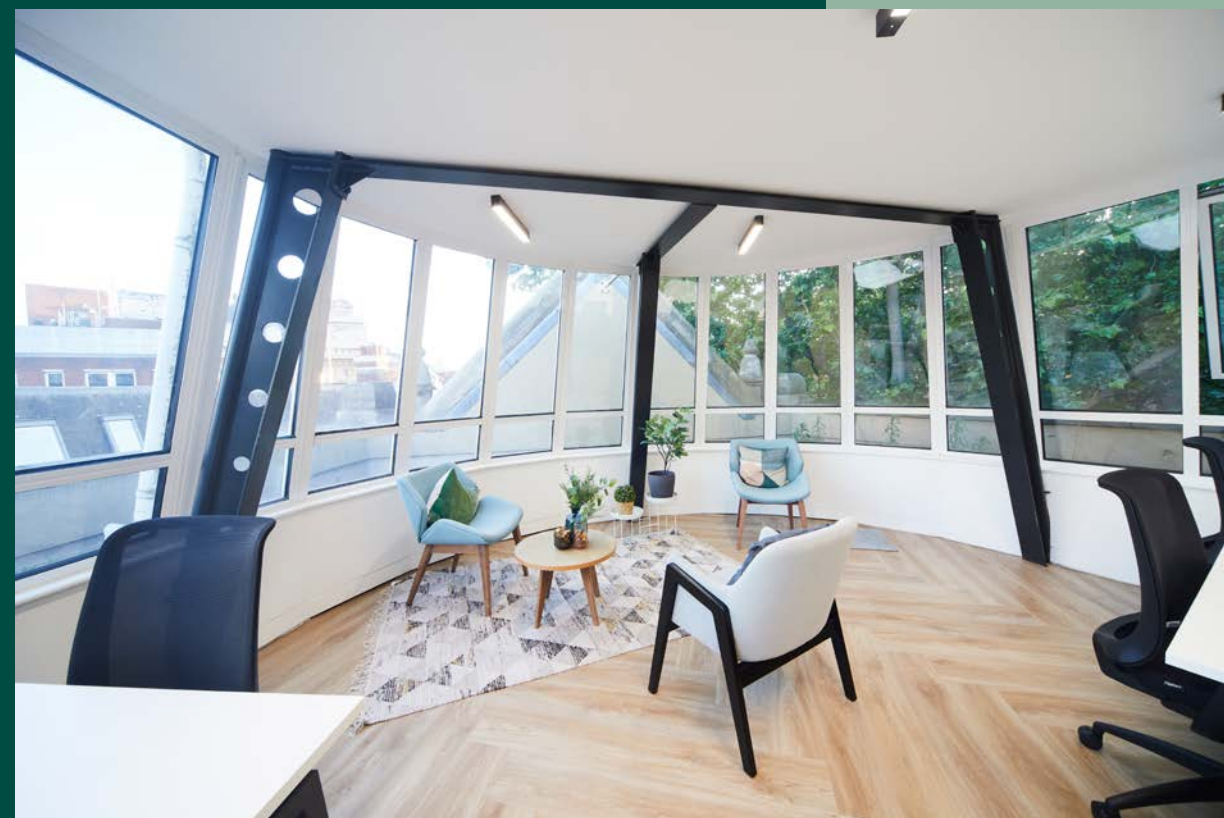
## YOUR.SPACE

# YOUR PLACE-TO-BE SPACE

An impressive fourth floor office space set in the heart of Covent Garden, 1 Earlam Street reflects the area's rich and colourful heritage while looking ahead to its exciting urban future.

Spanning 1,126 sq ft, the fully fitted and expertly refurbished open plan office boasts oodles of character, from its exposed steel columns to the glamorous, monochrome colour palette used throughout the soft furnishings and compact kitchenette. Add to that new LED lighting, smart wood flooring and all-round comfort cooling, and this bright and airy plug and play space, complete with a breakout meeting hub, will be sure to create that all-important sense of place.

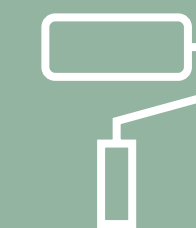




# YOUR SPECIFICATION



CAT A+



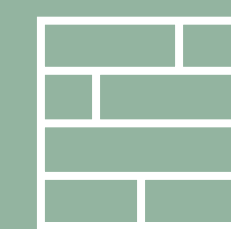
Refurbished



New LED Lighting



New comfort cooling



Wood flooring



Exposed steel columns



Kitchenette in situ



Video entry system



Raised access flooring



# YOUR SPACE

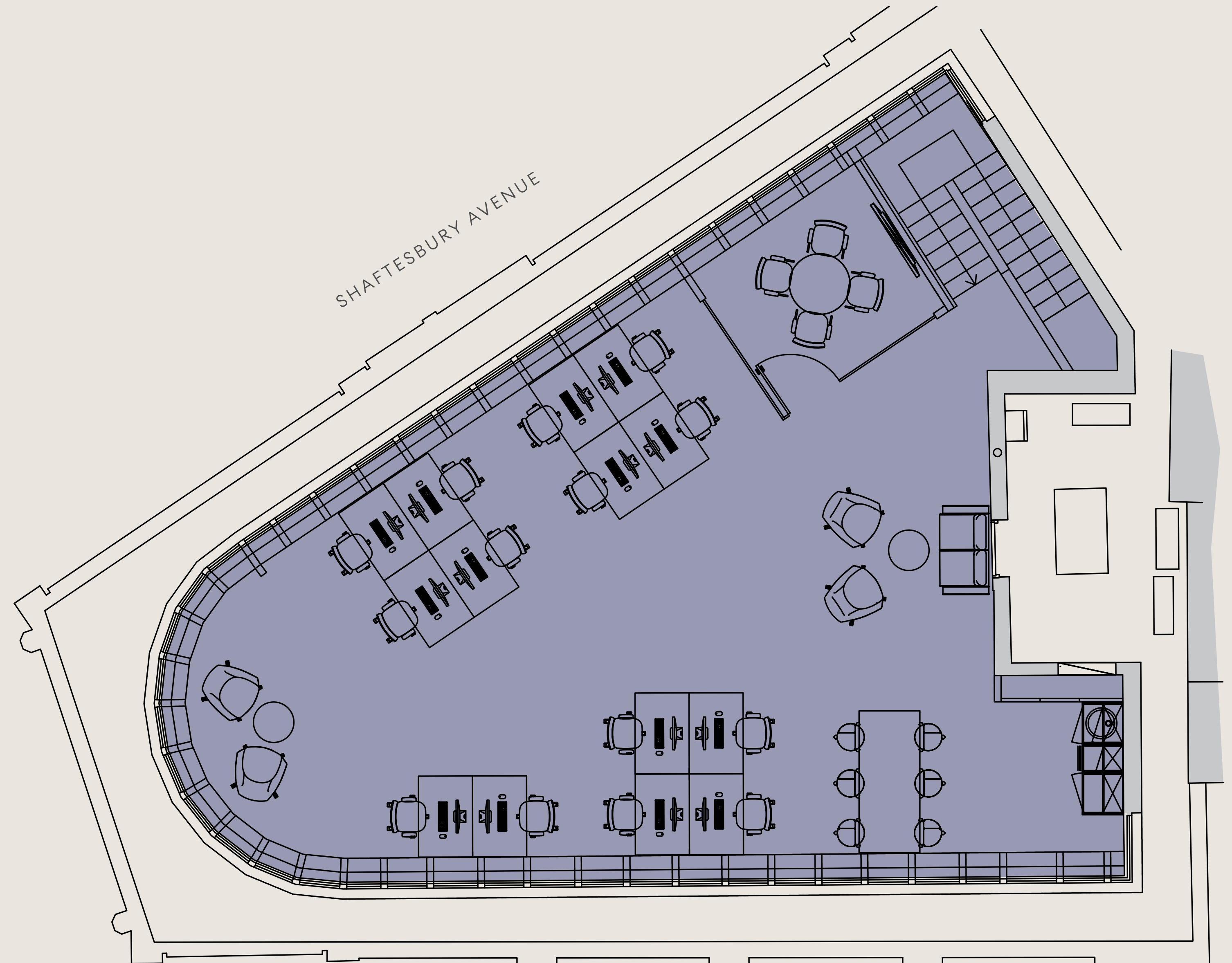
## FOURTH FLOOR

Office: 1,126 sq ft

### Accommodation Specification

14 x desks  
4 Person Meeting Room  
Hotdesk / Breakout Area

Soft Seating Areas  
Kitchenette



● Office



Monmouth Street



Floral Street



Gaucho



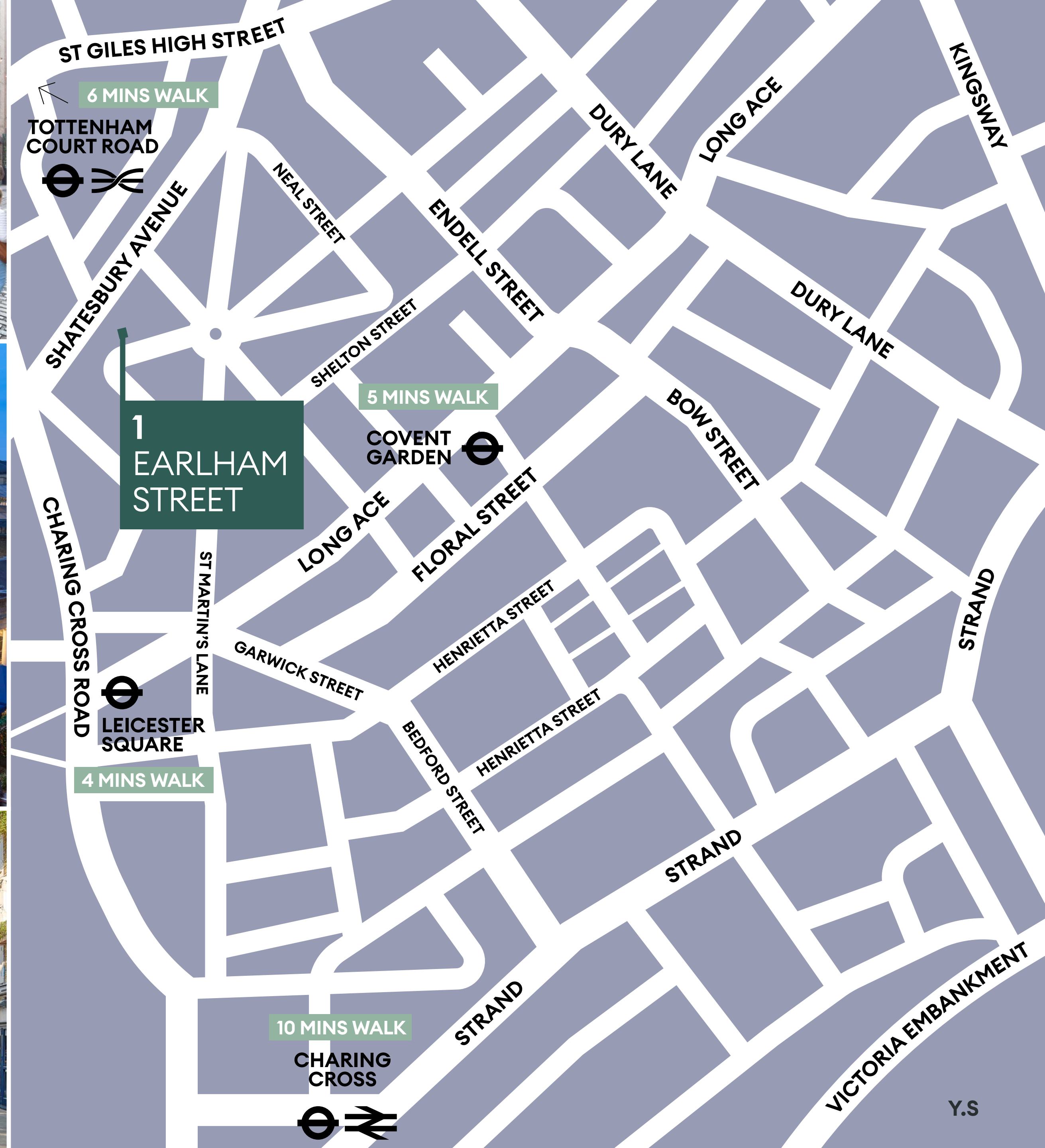
Covent Garden Piazza



King Street



Neal's Yard

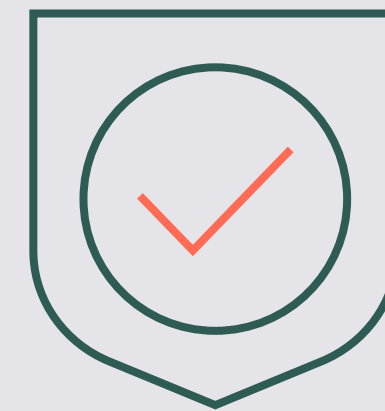


1 EARLHAM STREET

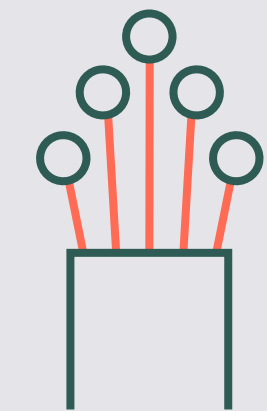
# YOUR ALL THE PERKS SPACE



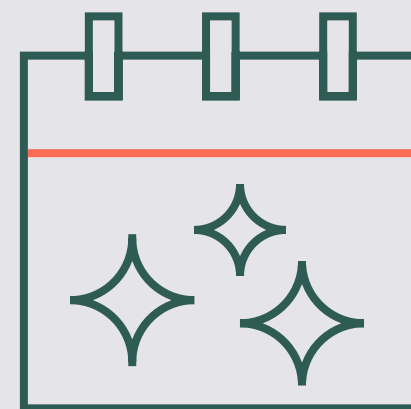
High standard of Estate Management from an on-site property management team



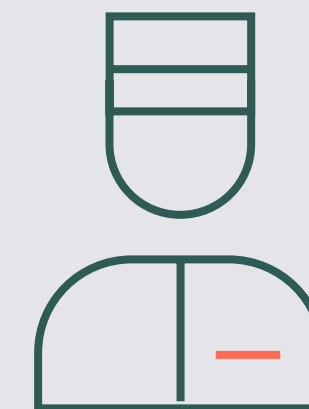
24-hour estate-wide security and cleaning services



Fast, simple connectivity via pre-agreed wayleaves

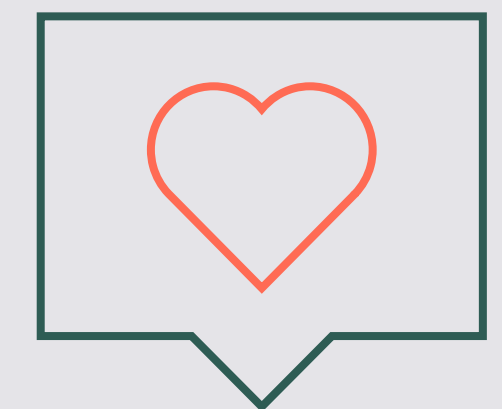


Access to year-round events, exciting pop-ups, art exhibitions, product launches and seasonal activations



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 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<sup>WI</sup>

## Focus on Wellness

# 1 EARLHAM STREET

**RENT**  
£75.00 per sq ft

**RATES**  
£19.52 per sq ft

**SERVICE CHARGE**  
£12.93 per sq ft

**TOTAL OUTGOINGS**  
£107.45 per sq ft

**FIBRE**  
TBC

**EPC**  
B



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

**YOUR.SPACE**



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