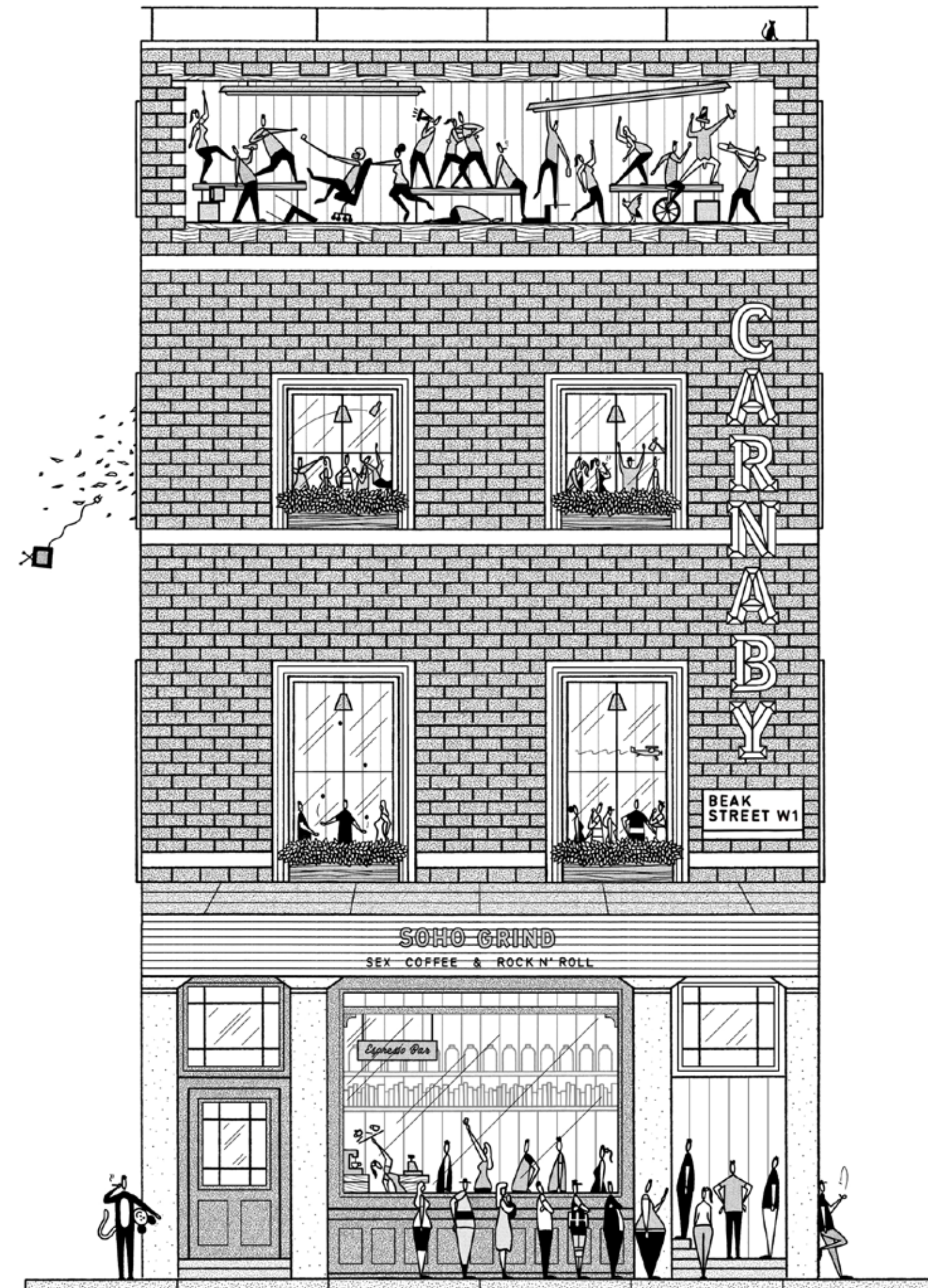


A beautifully boutique fitted office available to let from February 2023

## 25 BEAK STREET



@CarnabyLondon | carnaby.co.uk

# LOOK UP CARNABY

**CARNABY**

OFFICE

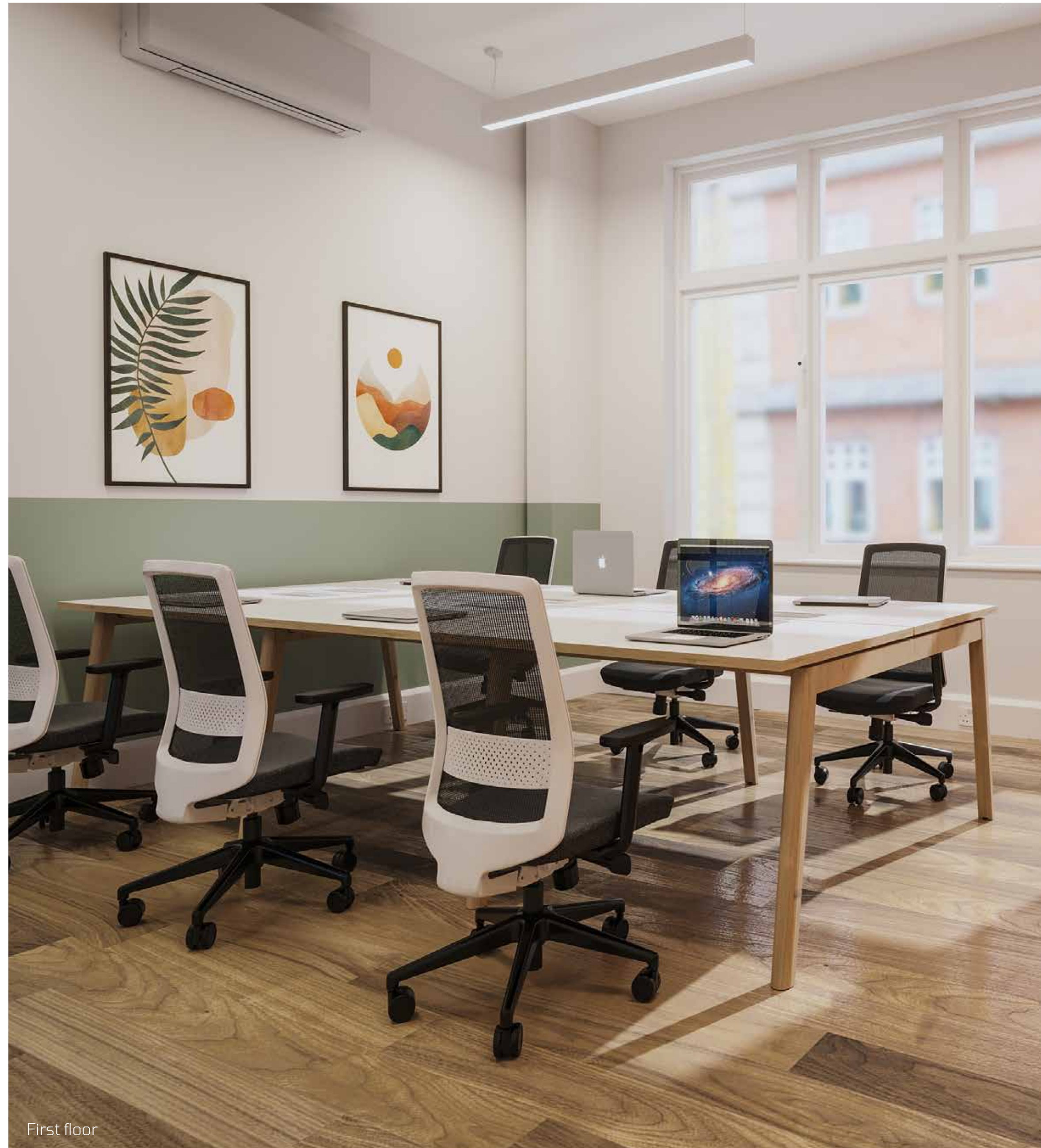


## THE SPACE

Welcome to your own front door in the heart of Carnaby. Our Assemble fit out solution offers move-in ready office space on all the floors of this property.

The building is fully fitted with desks, chairs, a meeting room, breakout space and new kitchenette.

Move in, plug in and go!




First floor



## SPECIFICATION

- Newly refurbished
- Fully fitted plug and play offices
- Pendant LED lighting
- Perimeter trunking
- Townhouse with plenty of character
- Large windows with lots of natural light
- Air conditioning



A modern office interior featuring a conference table with several ergonomic chairs. The room has large windows, framed artwork on the wall, and a lounge area with orange armchairs and a coffee table. The floor is made of light-colored wood. A pink banner with the text 'ASSEMBLE FIT OUT' is overlaid in the center.

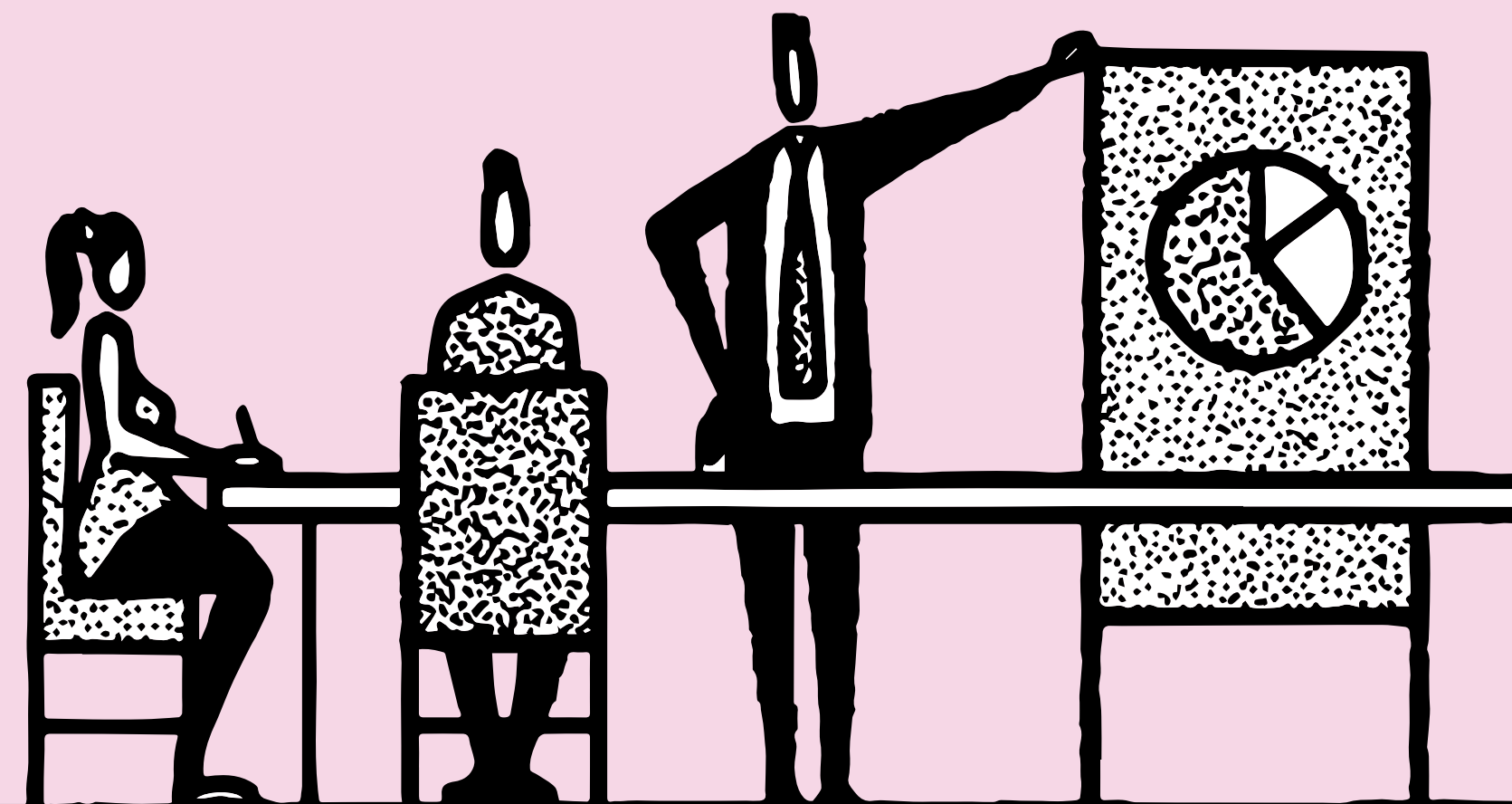
# ASSEMBLE FIT OUT

# BENEFITS OF ASSEMBLE FIT OUT

We've made moving office easy.

Our Assemble fit out solution means you worry less about the move and concentrate on your business. Let us do the hard work.

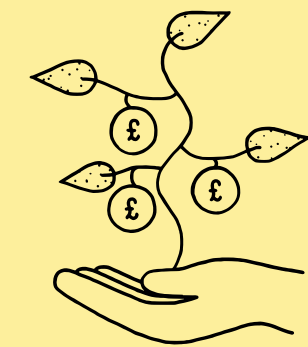
Move in, plug in and go!



No upfront capital expenditure



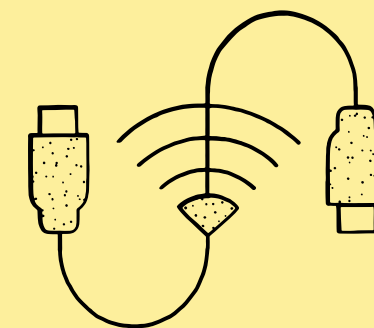
Quick delivery & hassle free



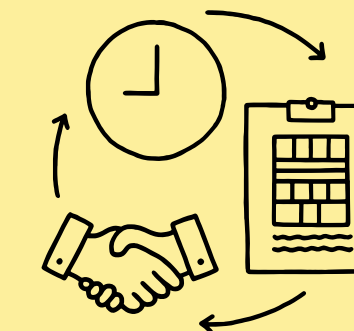
Scale up within the Estate  
as your business grows



Private space with  
your own front door



Fully cabled with fast internet



Short form & flexible leases

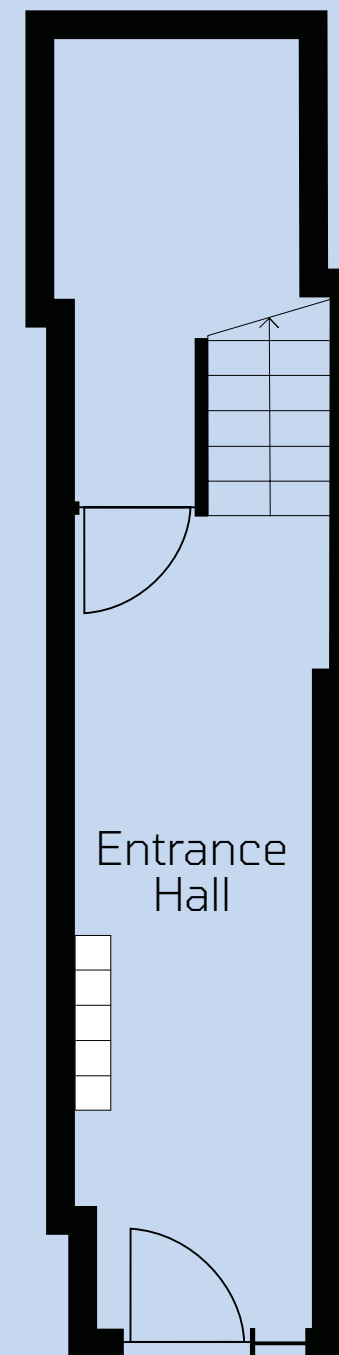
# READY-TO-GO

THREE FLOORS - 1,248 SQ. FT | ASSEMBLE FIT OUT LAYOUTS

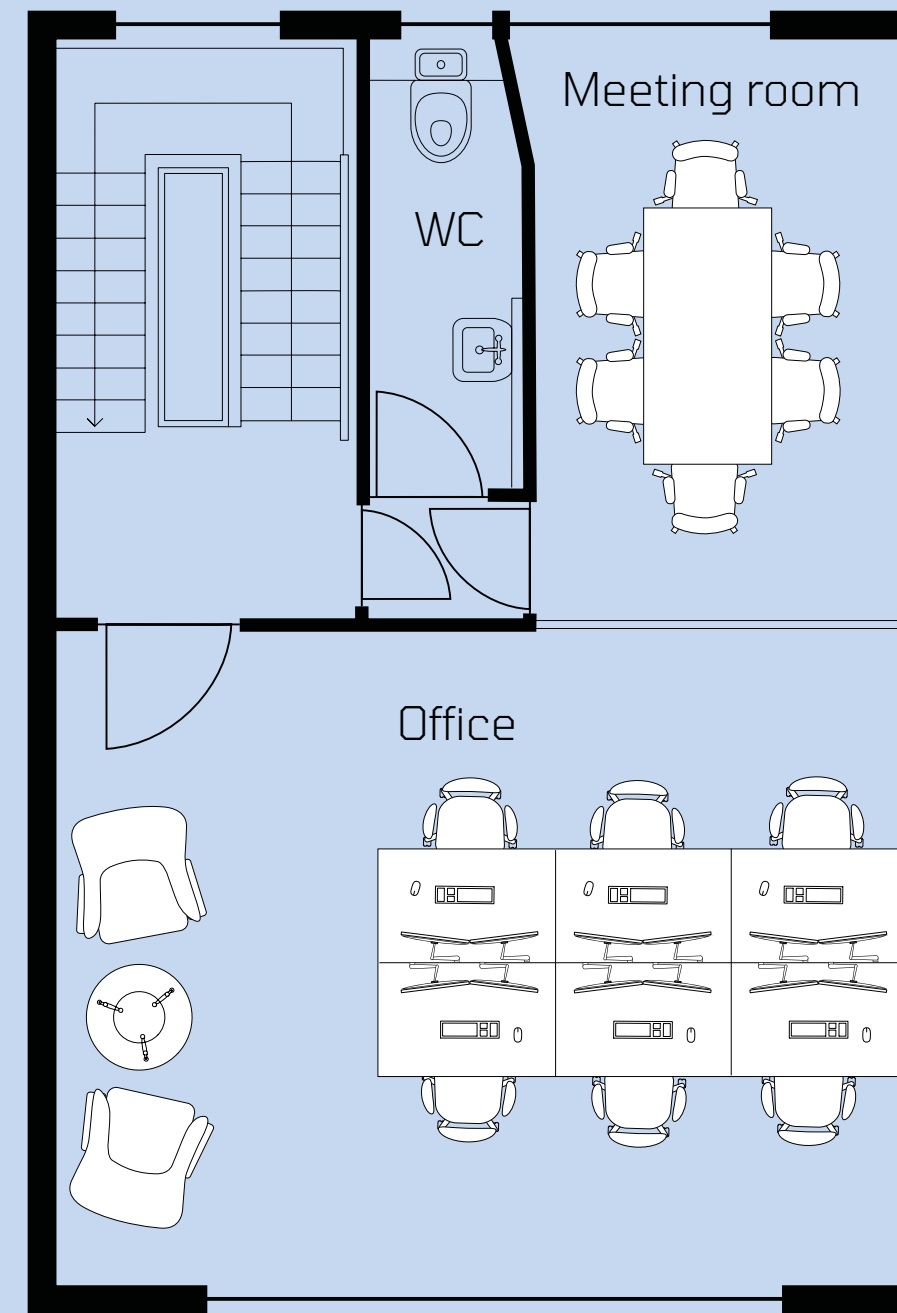
## SCHEDULE OF AREAS

FLOOR	SQ. FT	SQ. M
Third	382	36
Second	466	43
First	399	37
<b>TOTAL</b>	<b>1,248</b>	<b>116</b>

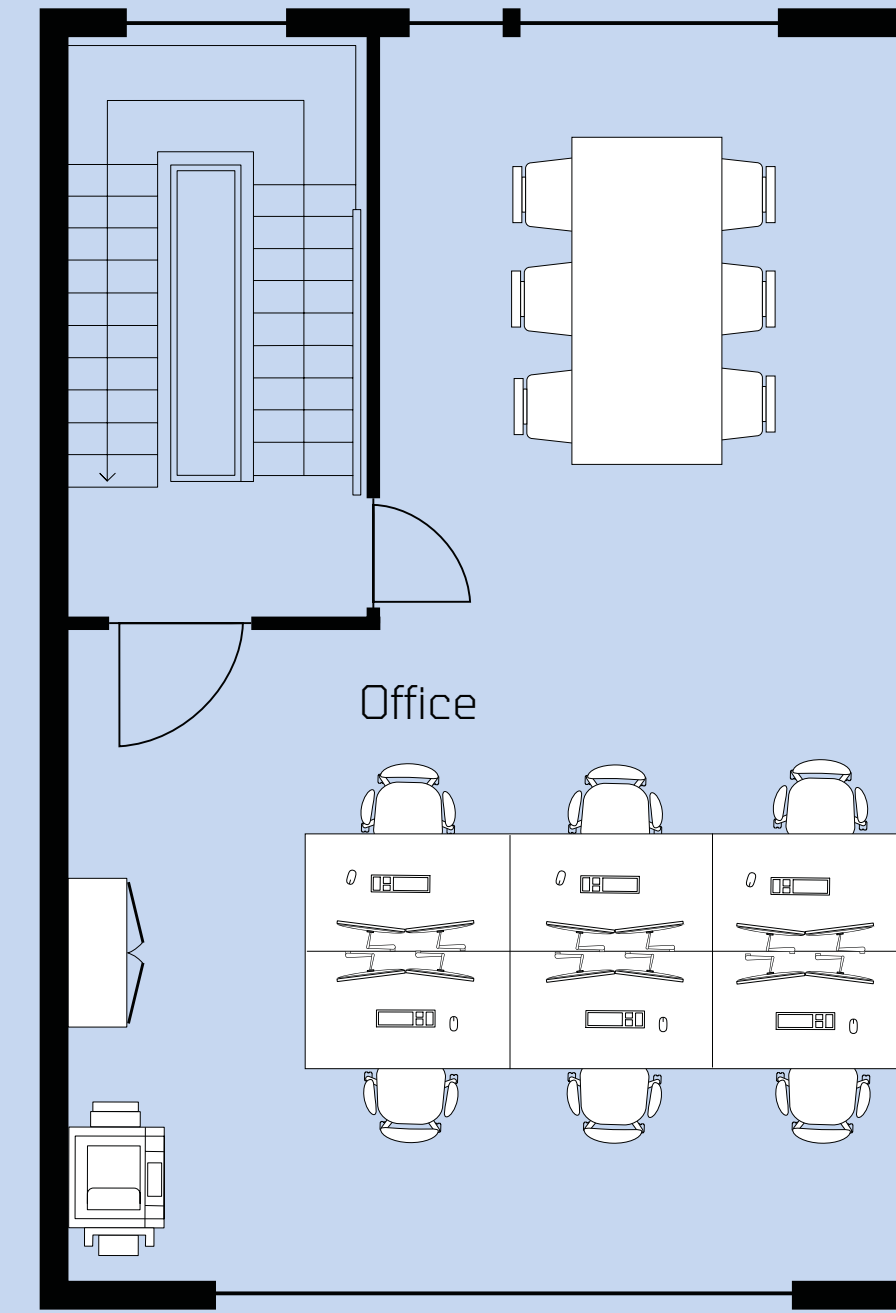
GROUND FLOOR



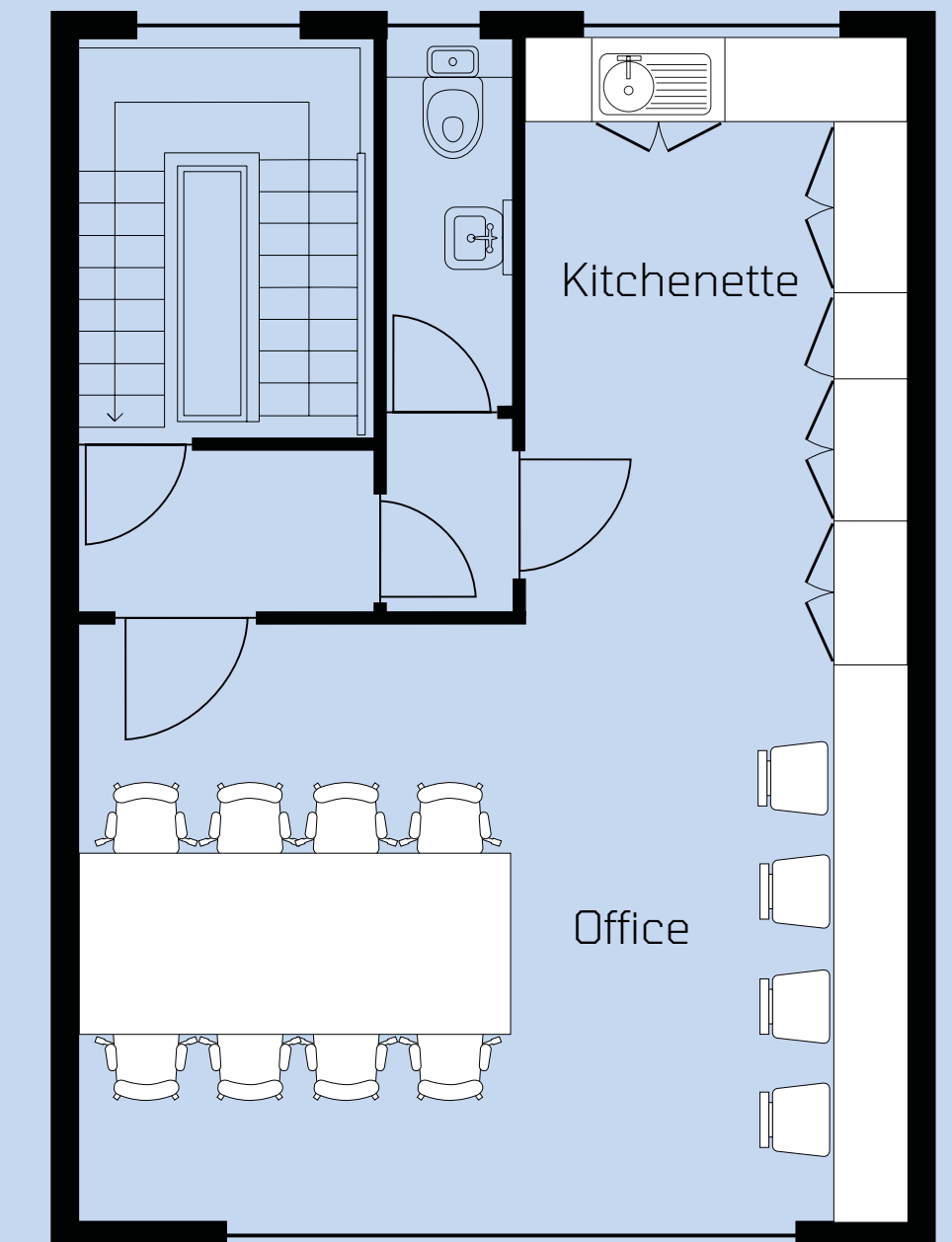
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



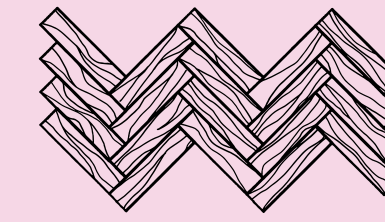
BEAK STREET



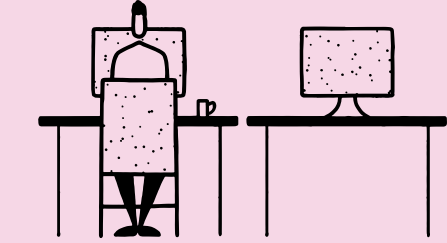


Meeting room

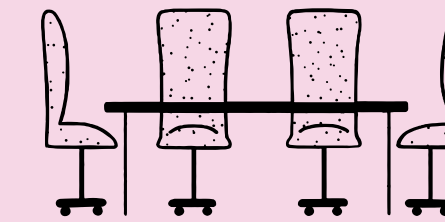
## HIGHLIGHTS OF ASSEMBLE FIT OUT AT 25 BEAK STREET



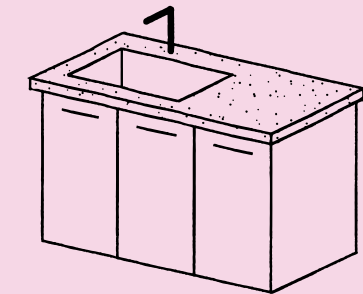
High quality fit out designed by Thirdway



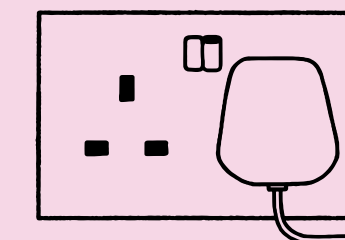
12 desks and 18 hot desks



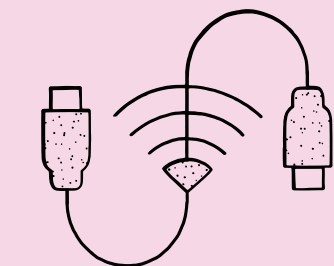
Meeting room



Fully fitted kitchette



Fully cabled



Internet ready



Breakout space



Kitchenette Assemble fit out



## LOCATION

Against the fashionable backdrop of one of Soho's most historic streets, 25 Beak Street combines work-life balance in the most trend-setting of ways.

The best shopping streets in the world are within walking distance, and neighbouring culinary hot spots, Beak Street makes for a unique and inspiring working environment.

Just a short walk to Oxford Circus and Tottenham Court Road's newly opened Elizabeth Line, with beautiful and tranquil Golden Square just around the corner, there is nowhere better to be.

## TERMS

New lease direct from the Landlord

## RENT

£93,601 pa (£75.00 psf)

## RATES\*

£25,697 pa (£20.59 psf)

## SERVICE CHARGE\*

£6,465 pa (£5.18 psf)

## TOTAL OUTGOINGS

£125,762 pa (£100.77 psf)

*\*Estimates*

## EPC PERFORMANCE

Rating C

## FIBRE PROVISION

Community fibre

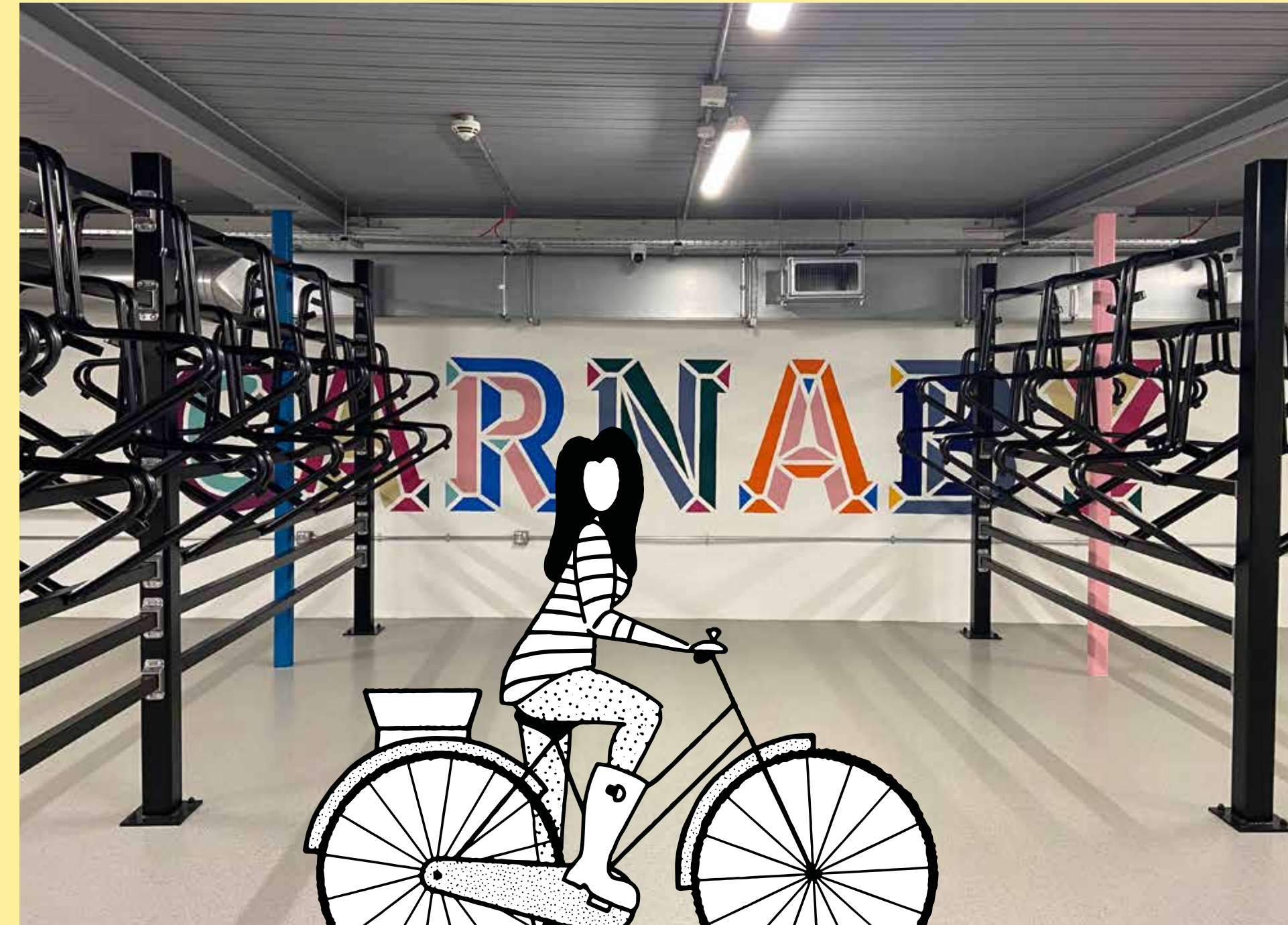
## PERKS OF CARNABY

- 24/7 onsite security team and estate CCTV
- Dedicated onsite management team
- 10% discount neighbourhood card at participating retailers and restaurants
- Exclusive tenant portal access
- Fast fibre and ready-to-go wayleaves with BT / G Network and Community Fibre
- An inspiring calendar of estate events
- Access to shower facilities and bike storage

## CYCLE STORE

As an occupier of 25 Beak Street, you will have access to the Carnaby cycle store. The store is located at 5-7 Carnaby Street, providing secure parking facilities to office occupiers on the Carnaby Estate.

- 68 cycle racks
- Brand new shower facilities
- Modern, convenient and safe space for your bike
- Pre-book easily via our booking app.



As fun as the area and equally attractive, the team is in love with Carnaby and can't wait to share that love. **LOOK US UP.**



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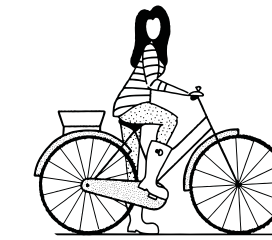
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www.rx.london

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