

103 CHARING CROSS ROAD



YOUR SPACE YOUR RULES



Your.Space by Shaftesbury has over 300 offices located in the most vibrant West End neighbourhoods. From boutique, two-person spaces, to whole HQ buildings, we offer the perfect environment for your individual company. Go for a Blank Canvas office and get creative, or sit back and choose our hassle-free, fully-fitted, 'Assemble' solution and we'll do all the hard work for you.

We know how all-encompassing running a business can be. We've got you covered. You do your business, and we will do Your.Space.

Growing quickly? No problem, you can scale up within our portfolio. Our assortment of design-led, quality spaces come in a variety of colours, shapes, and sizes so you can find Your.Space that's the perfect fit for your business. Plus, you'll have your own front door – a proper place to call your own.

Choosing Your.Space, is choosing a committed partner. At Shaftesbury, we're hands-on and offer on-going support and flexibility so your business can thrive in our villages. Not to mention, you'll be joining a community of like-minded people, with creative and dynamic businesses just like yours.

Being in the West End, London's most exciting hotspot, with year-round events and inspiring pop-up's – that's just the cherry on top.

Let's find Your.Space.

YOUR YOUR MORE THAN JUST A DAY JOB SPACE

Set above the lively streets of Soho, this second-floor, 735 sq ft of loft-style office space is drenched with natural light.

Fully fitted and furnished, with timber flooring, newly refurbished amenities, and a cool colour palette, the brand-new air conditioning and heating systems will ensure you're comfortable, all day long.

At 103 Charing Cross Road, you can sit back in style and let the creative juices flow.





SPECIFICATION

- Fully fitted
- 735 sq ft of flexible space
- Newly refurbished and furnished
- New timber flooring
- Illuminated with light through consecutive sash windows
- New air conditioning and heating system
- Newly refurbished toilets
- Potential of an added 793 sq ft expansion with a newly refurbished and fitted first-floor, coming soon



Clockwise from left:
 1. Kitchenette
 2. Second floor
 3. Second floor meeting room
 4. 3. Second floor



YOUR SPACE

SCHEDULE OF AREAS

FLOOR	OFFICE (SQ FT)	OFFICE (SQ M)
Second (LET)	735	68
First - Coming Soon	793	74
TOTAL	1,528	142

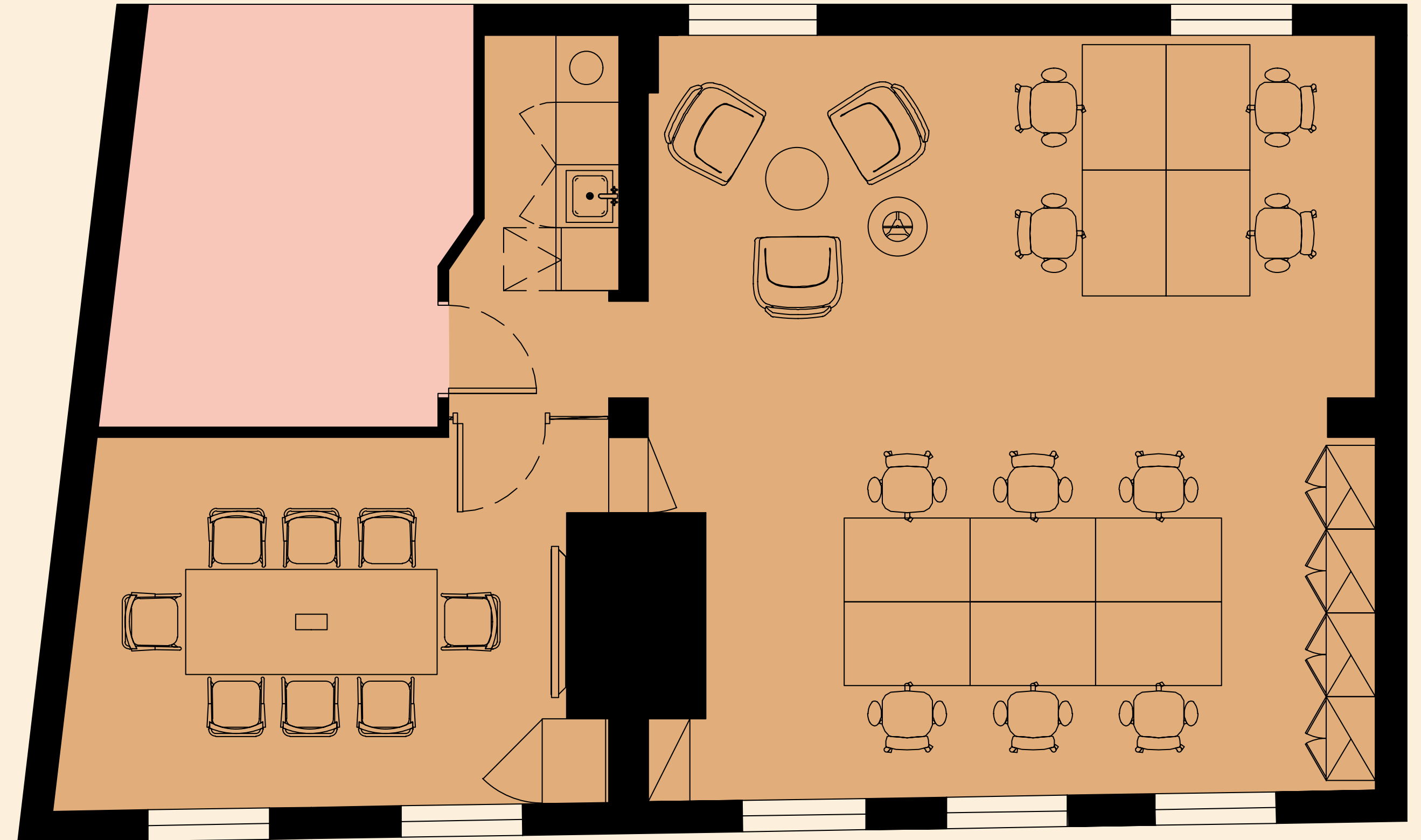
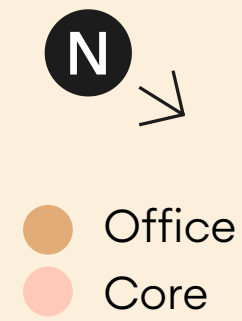


SECOND FLOOR

Office: 735 sq ft

Accommodation Specification

Fixed Working Positions	10	Kitchenette	1
8 Person Meeting Room	1	Breakout Space	3



CHARING CROSS ROAD

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.

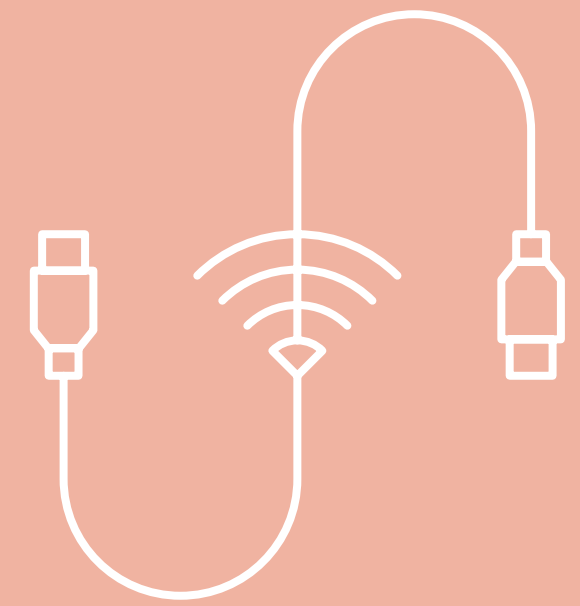
Move in, plug in and go!



No upfront capital expenditure



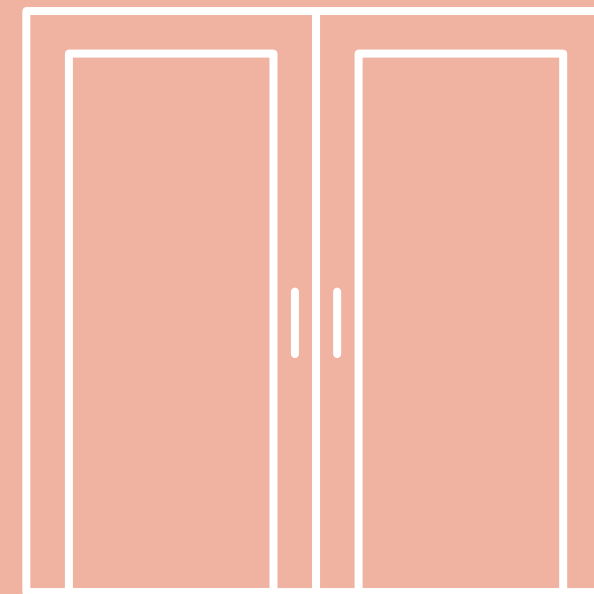
Scale up within the Estate as your business grows



Fully cabled with fast internet



Quick delivery and hassle free



Private space with your own front door



Short form and flexible leases

YOUR THROUGH THE HEART OF LONDON SPACE

Cutting through London from Trafalgar Square to Tottenham Court Road, Charing Cross Road is the central vein that keeps the capital's pulse pumping. Bursting with big brand shops, artisan cafes, top restaurants, bars, and clubs, nowhere in London has more to offer.

With Charing Cross mainline, Leicester Square and Piccadilly Circus underground stations just around the corner, plus Elizabeth Line access at Tottenham Court Road, there's nowhere you can't be, in just a beat.

Step out the front door, and you know you've made it.



Duck & Rice



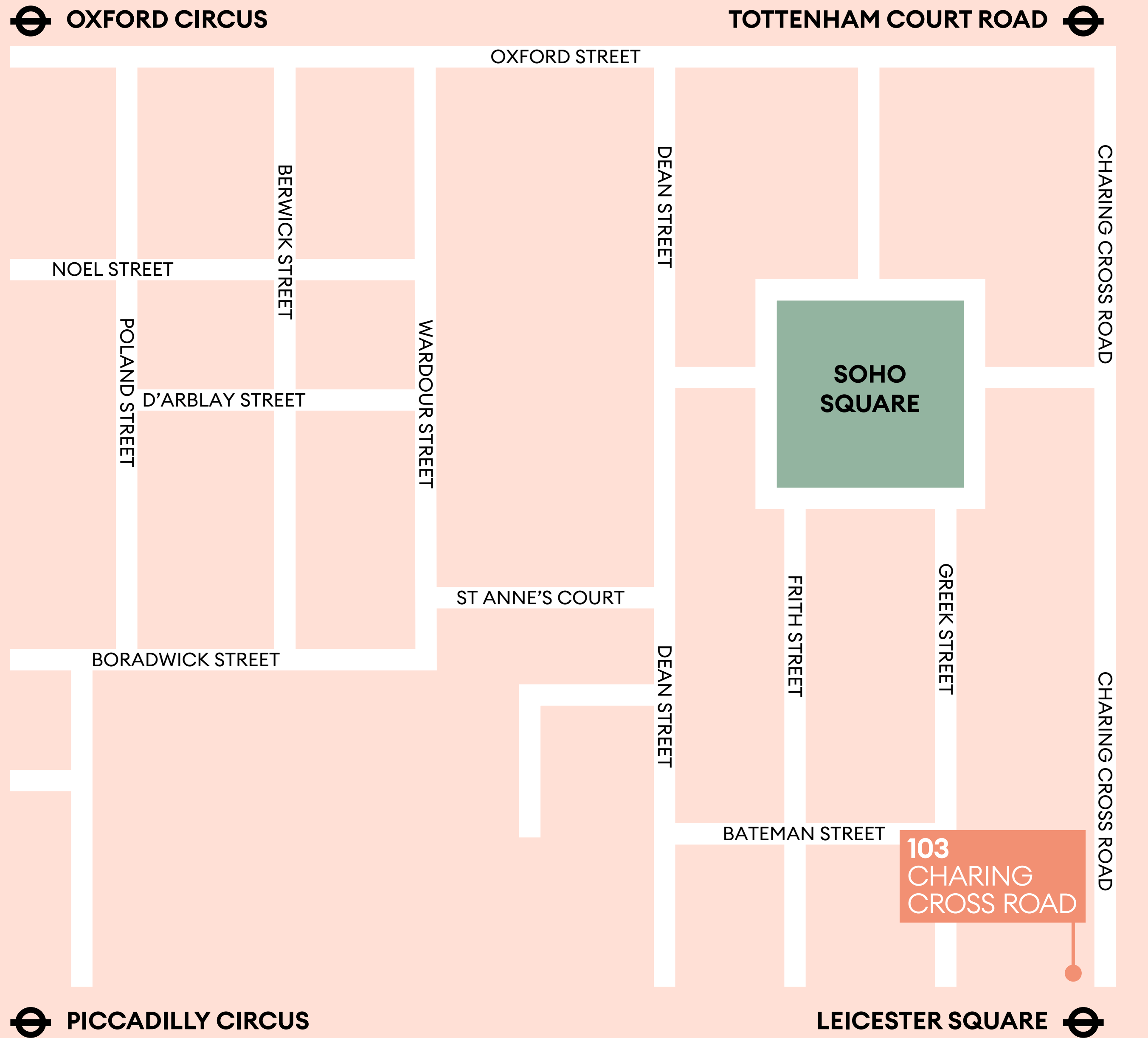
Flat White



Newburgh Quarter



Berwick Street Market



YOUR WORK AND PLAY SPACE



→ **03 mins**
to Tottenham Court Road

→ **04 mins**
to Leicester Square

→ **08 mins**
to Piccadilly Circus

→ **13 mins**
to to to Oxford Circus

103 CHARING CROSS ROAD

YOUR SOHO
YOUR CARNABY
YOUR CHINATOWN
YOUR SEVEN DIALS
YOUR FITZROVIA

RENT
£65.00 per sq ft

TOTAL OUTGOINGS
£93.28 per sq ft

SERVICE CHARGE
£10.63 per sq ft

FIBRE PROVISION
TBC

RATES*
£17.65 per sq ft



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YOUR.SPACE



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