# For

68 BROADWICK STREET

a development by

**Shaftesbury CARNABY** 

# For the always at the heart of things

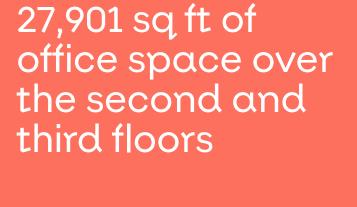
Perfectly positioned. Boldly reimagined. 68 Broadwick Street is a gateway between world-famous Carnaby Street and the heart of Soho.

The spacious and flexible 28,934 ft of open plan space over two floors allows you to curate the perfect workplace. These huge floor plates are a rare find in the sought-after area of Soho. The prominent corner entrance provides the perfect window for your brand!

Brand new retail outlets and restaurants occupy the building too, you'll find yourself slap-bang in the middle of an innovative, inspiring, and excitingly collaborative community.



### Schedule of areas





Floor	Use	Sq ft
Fifth	Residential	
Fourth	Office (Let)	
Third	Office	14,423
Second	Office	13,478
First	Office	8,340*
Ground	Reception	1,033
Basement	Restaurant / Retail / Servicing / Cycle Facilities	
Total		28,934

<sup>\*</sup> Self-contained office at 72 Broadwick Street



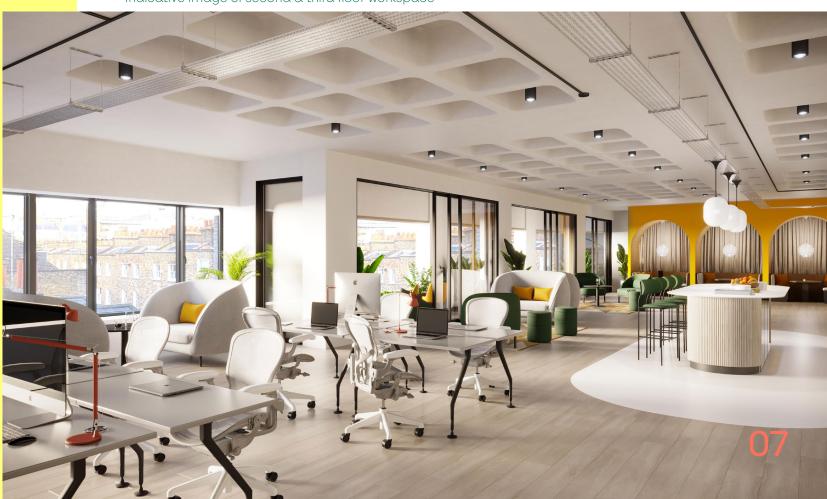
For the stretch out in style you

Delivered to the highest Category
A specification, you can curate the
perfect workspace and still have plenty
of space to stretch your legs. Providing
ultimate flexibility, a ready-made
soft spot allows the two floors to be
connected with a feature staircase.

With original exposed concrete features softened by timber cladding architects Buckley Gray Yeoman have paid close attention to fine quality details.

Both floors benefit from demised on-floor terraces overlooking the beautiful Newburgh Quarter. A view full of quintessential London charm.

Indicative image of second & third floor workspace



### Level 2 floor plan

Core

### Level 3 floor plan



### Level 2 space plan

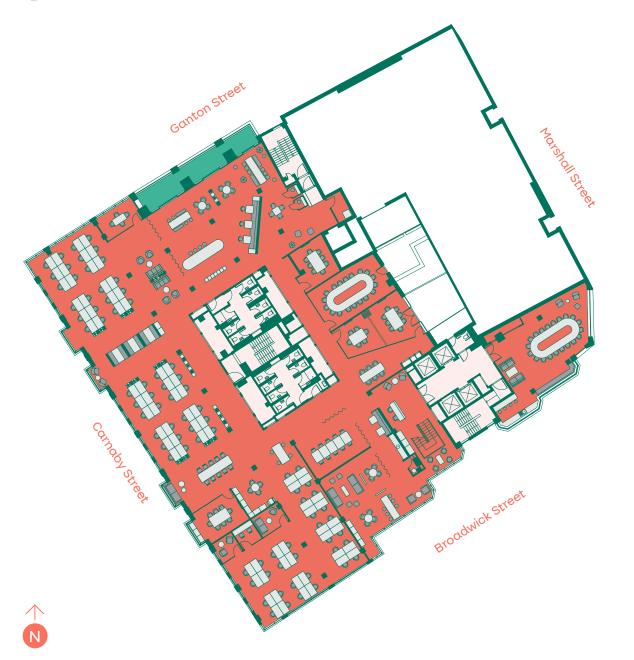
Terrace

Core

### Summary: 80 desks @ 1400 mm

Reception Area	1
Desks	80
Collab Benches	6
Meeting Rooms	8
Teapoints	3
Breakout Areas	7

Comms Room	
Banquette Spaces	
Soft Seating Areas	
Print Area	
Call booths	



### Level 3 space plan

Summary: 136 desk	s @ 1400 mm
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Desks	136
Collab Benches	6
Meeting Rooms	5
Teapoints	2
Breakout Areas	2
Comms Room	1

4
1
4
1
5
1





# For the always refreshed and ready you

Spending time away from your desk to breathe and take in your surroundings has never been more important. Thanks to each floor including a private outdoor terrace it creates space for you to take a moment from a busy day and enjoy the fresh air.







Indicative image

Everything's commuter friendly too. The stylishly designed cycle straight in facilities will help you arrive fresh. You'll always feel relaxed and ready for the day ahead.



Exciting. Trailblazing. Always entertaining. Working at the gateway between Carnaby Street and Soho, you'll find yourself surrounded by innovative businesses, exotic eateries, forward-thinking fashion boutiques, hotels, cafés, and transport links that are second to none.

It all happens at 68 Broadwick Street. It's all here. For every you.







Kingly Court



Pizza Pilgrims

### 60+

Restaurants, bars and cafés within 5 minutes walk



Imad's



Pastaio

# For the endlessly inspired



5+
Hotels within

5 minutes walk

100+

Famous retail brands and independents within 5 minutes walk

Johnny's Chop Shop







### For the going out-out you

Oxford Circus  $\Theta \Theta \Theta$ 



Piccadilly Circus





Leicester Square  $\Theta$ 



Green Park  $\Theta \Theta \Theta$ 



Covent Garden

### Fashion

1. Monki

2. Levi's 3. Timberland

4. Barbour

5. End

6. Ray-ban

7. Hype 8. Liberty

9. Sweaty Betty

### Health & Beauty

10. Too Faced

11. Third Space Soho

12. Barry's Bootcamp

13. Skin Laundry 14. Triyoga

15. Duck & Dry

16. Marshall St Baths Leisure Centre

17. Marshall Laundry

### Dining & Nightlife

18. Rita's

19. Bao 20. Bar Crispin

21. Pam's

22. Imad's Syrian Kitchen

23. Mamma Pastrama

24. Club Mexicana 25. Pizza Pilgrims

26. Cahoots

27. Folie 28. Le Bab

# For the responsible you

Eco warriors and earth lovers, acting is caring and 68 Broadwick Street takes sustainability seriously. It's embedded in the design, in the day-to day management and in measurable targets.



Targeting BREEAM "Excellent".



Photovoltaic (PV) panels on 6th and 7th floor roof level.



Near **net zero carbon** heat pump heating.



On site waste management and recycling centre.



Improved site biodiversity with multiple planters, two living walls and green roofs.



New underfloor air conditioning system and exposed concrete soffit.



### Building specification

### 1. Architectural Finishes

### 1.1.1 Existing Walls / Cladding Systems

### Internal walls / columns

### New door frames & architraves

Cylindrical tree pit, clad in ceramic fluted tiles with a tiled top.

### - Clay Render Walls

### - Soffit Treatment 1

### 1.2.3 Wellness Room

### Handrails

### - Control Panel

### 2. Services Instalation

### Office Areas

### - Shower / changing areas

### - Staircases

### Office Occupancy Level (for cooling load)

Small Power: 25 W/m2 for office areas terminal

Lighting: 10 W/m2 office areas

### Ventilation Rates

Office fresh air supply rate: 12 litres/s per

### 2.2 Fresh Air Ventilation Systems

28,934 sq.ft

1:8

Electrical Supply: The incoming electrical supply

Lighting Installation: General purpose lighting

2 Floors

### Access Control and Video Entry System

### Satellite and Digital Terrestrial TV Installation

1,033 sq ft

### double height self office space of open plan layout contained entrance 2x12 Up to 3m EPC B

floor to 3rd floor 12 litres/s 13 wellness studio demised W/Cs fresh air per person

# For the more inquisitive you

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