



# 21A KINGLY STREET

3rd Floor

# 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 SEEING THE LIGHT SPACE

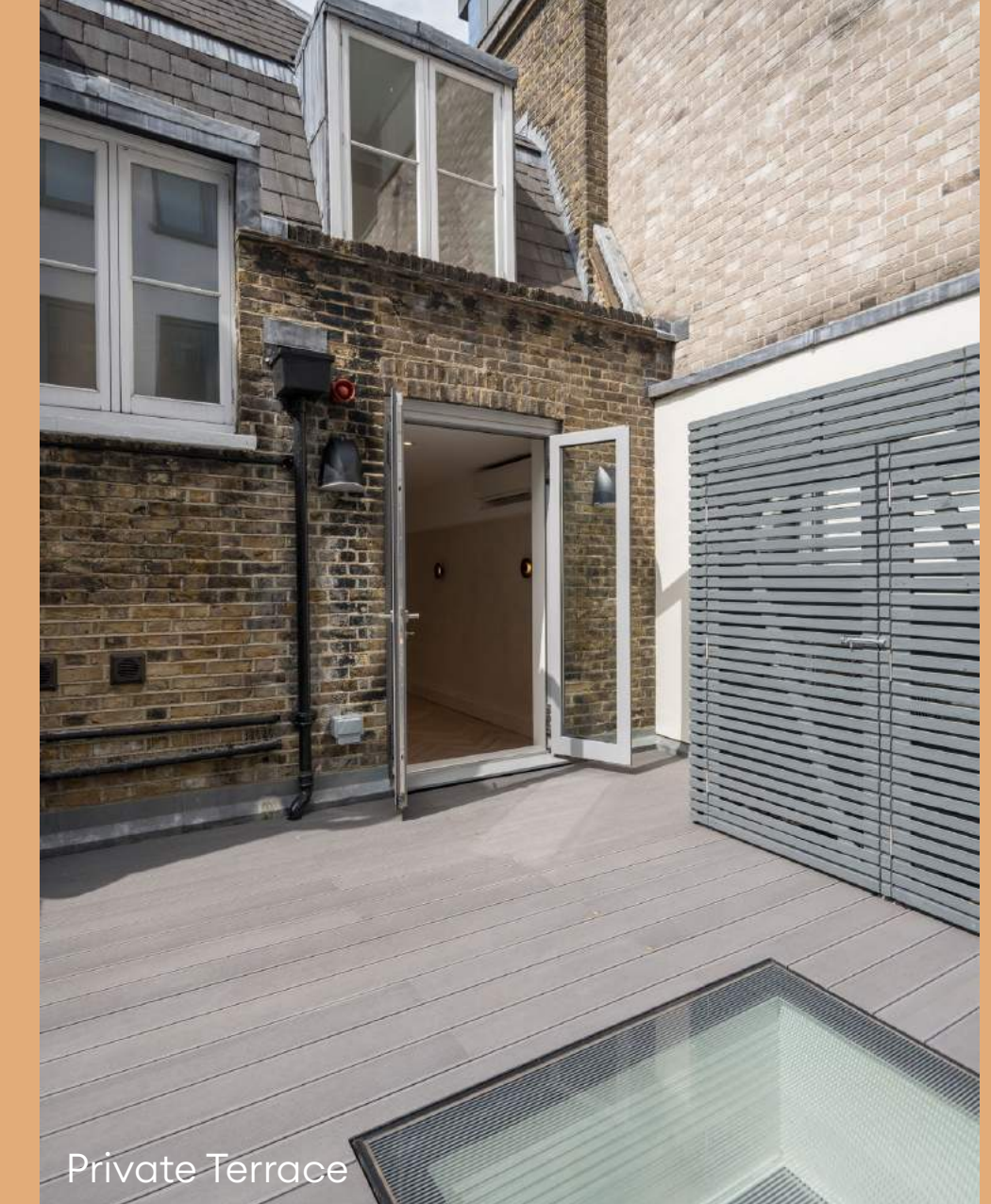
Carnaby's Kingly Street is renowned for its eclectic mix of independent fashion stores and international bars and restaurants. Spanning 1,691 sq ft over two levels, 21a Kingly has been tastefully designed in neutral, calming tones, juxtaposed with attractive black metal accents.

Available as one double level unit, the second-floor spans 847 sq ft and boasts a private terrace, kitchenette, modern spotlights, and sleek marble finishes. Meanwhile, the third floor's 844 sq ft of space is perfectly set off by its striking multiple skylights, filling the office with natural light year-round.

21a Kingly Street: a bright idea all round.



2nd Floor



## YOUR SPECIFICATION

- Total of 1,691 sq ft set over two levels
- 847 sq ft of second floor space
- 844 sq ft of third floor space
- Air conditioning
- New parquet wood flooring throughout
- Second floor private terrace
- Second floor sleek kitchenette
- Striking skylights on third floor
- Newly refurbished modern WC

# YOUR SPACE

## SCHEDULE OF AREAS

FLOOR	OFFICE (SQ FT)	OFFICE (SQ M)
Third	844	78
Second	847	79
<b>TOTAL</b>	<b>1,691</b>	<b>157</b>

\*Indicative Floorplans

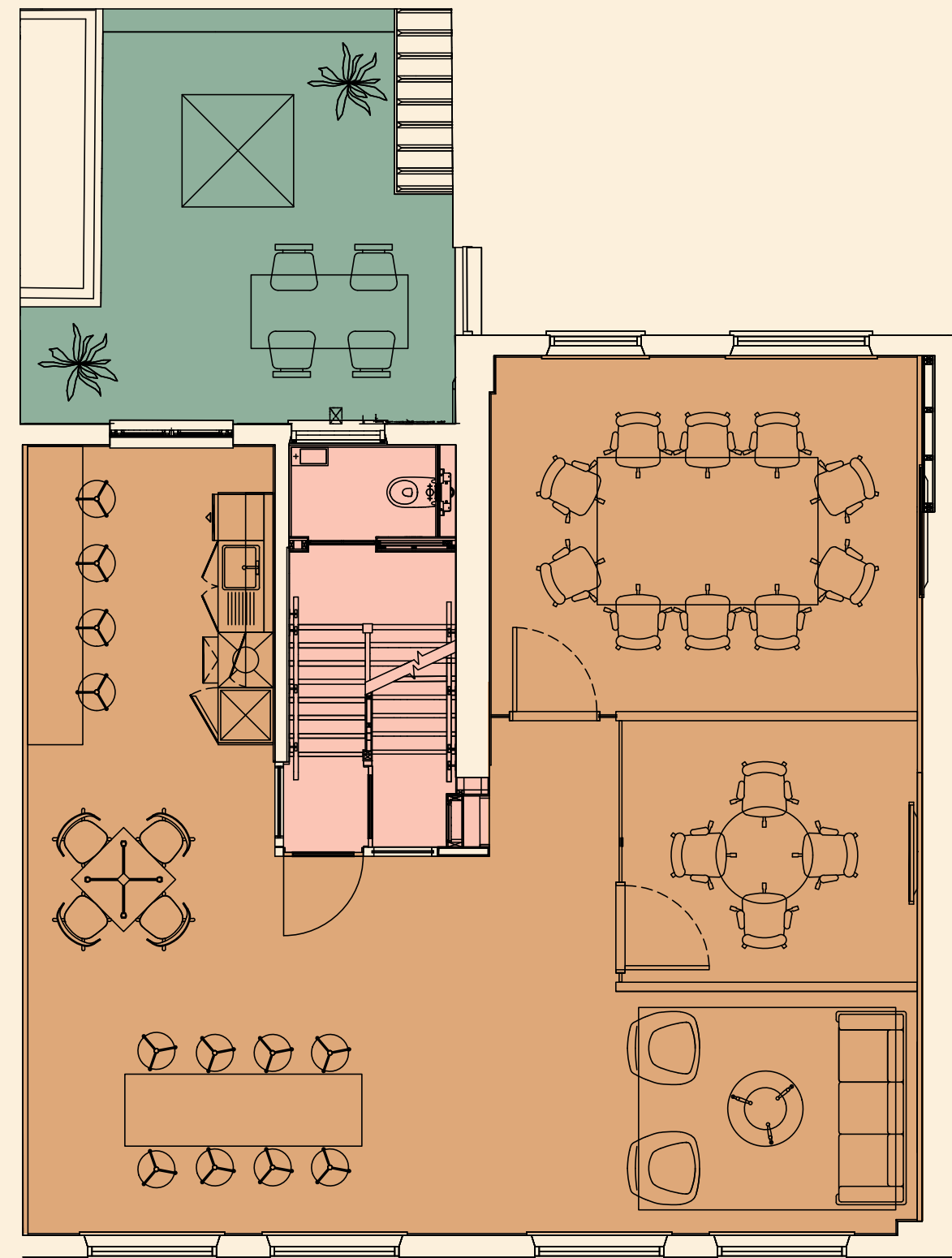


## SECOND FLOOR

Office: 847 sq ft

### Accommodation Specification

4 Person Meeting Room	1	Kitchenette	1
10 Person Meeting Room	1	Welcome Area	1



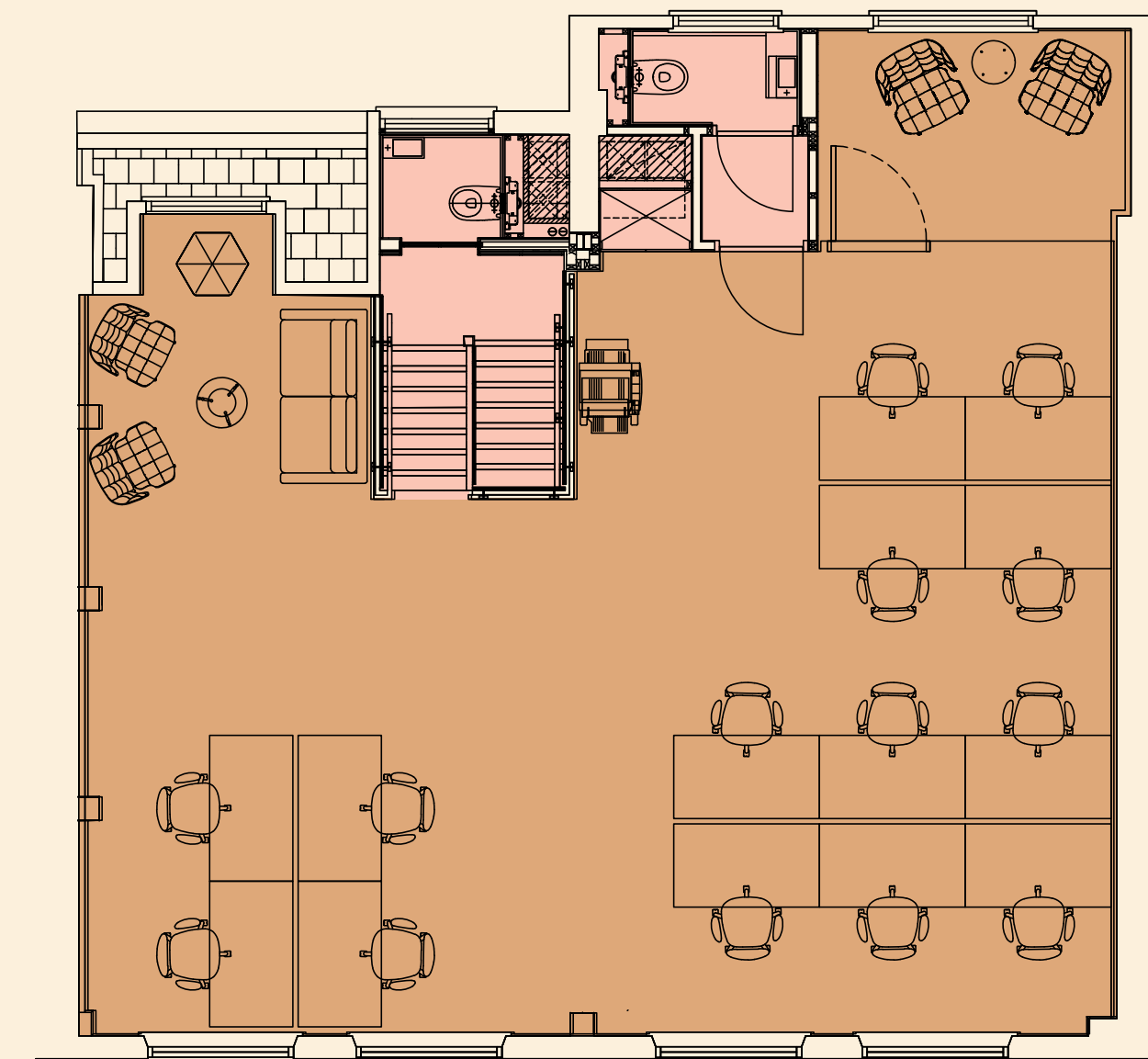
KINGLY STREET

## THIRD FLOOR

Office: 844 sq ft

### Accommodation Specification

Fixed Working Positions	14	Call Room	1
Breakout Area	1		



KINGLY STREET

# YOUR STONE'S THROW FROM THE ACTION SPACE

As Carnaby's famous eating and drinking quarter, Kingly Street sets the perfect stage to work and play hard. So, you can enjoy all Soho and Fitzrovia have to offer.

Just moments from Oxford Circus and Tottenham Court Road underground stations, with access to the new Elizabeth Line, there's nowhere you can't get to – fast.

At 21a Kingly Street, you won't miss a thing.



Polpo



Carnaby Street



→ 04 mins  
to Piccadilly Circus

→ 04 mins  
to Oxford Circus

→ 09 mins  
to Leicester Square

→ 12 mins  
to Tottenham Court Road



Kingly Court



Ugly Dumpling



Flat White

YOUR  
NEVER  
BETTER-CONNECTED  
SPACE

# 21A KINGLY STREET

**RENT**  
£82.50 psf

**RATES**  
£26.46 psf

**SERVICE CHARGE**  
£17.50 psf

**ALL IN COST**  
£126.46 psf

**EPC**  
B

**FIBRE**  
Colt



**SOPHIE CROSBIE**  
sophie.crosbie@colliers.com  
+44(0) 793 633 8778

**JAMIE QUINN**  
jamie.quinn@colliers.com  
+44(0) 790 985 8347

**ALEX KEMP**  
alex.kemp@colliers.com  
+44 (0) 788 161 0962



**CATHERINE LLOYD**  
catherine.lloyd@rx.london  
+44(0) 779 544 5833

**LOIS BOND**  
lois.bond@rx.london  
+44(0) 777 325 8589

**IMOGEN PURVIS**  
imogen.purvis@rx.london  
+44(0) 737 797 8348

**YOUR CARNABY  
YOUR CHINATOWN  
YOUR SEVEN DIALS  
YOUR FITZROVIA  
YOUR SOHO**

**YOUR.SPACE**



**SHAFTESBURY  
CAPITAL**

**CARNABY**

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