

YOUR.SPACE



Indicative image (3rd floor office).

62  
SHAFTESBURY  
AVENUE

CHINNATOWN

# 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 CHANCE TO DISCOVER SPACE



Indicative image



Indicative image

Grand and imposing, 62 Shaftesbury Avenue boasts a first-class corner spot on one of the capital's most iconic streets. Perfectly situated between the boutiques and bars of Soho and latest dining concepts of Chinatown, it's your front row seat to all London has to offer.

Totalling 1,007 sq ft, this attractive second-floor office includes a dozen fixed working spaces as well as multiple breakout areas, from the practical meeting room and inviting social snug, to the sleek, contemporary kitchenette. Fully fitted and impeccably finished, everything down to the private WCs and shower has been designed with you in mind.

# YOUR LOOK AND FEEL



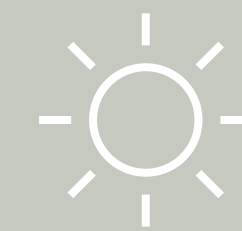


Indicative images

# YOUR SPECIFICATION



New air conditioning



Filled with natural light



Fully fitted and beautifully designed



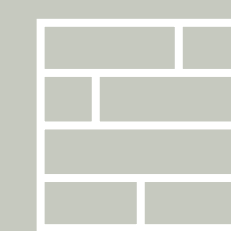
Multiple breakout areas



Sleek kitchen



Private WCs and Shower



Timber flooring



LED lighting

# YOUR SPACE

## SECOND FLOOR

Office: 1,007 sq ft

### Accommodation Specification

- |                            |                |
|----------------------------|----------------|
| 12 Fixed Working Positions | Breakout Space |
| 8 Person Meeting Room      | Kitchenette    |
| Private W/C's              | Shower         |

- Office
- Communal area





De Hems



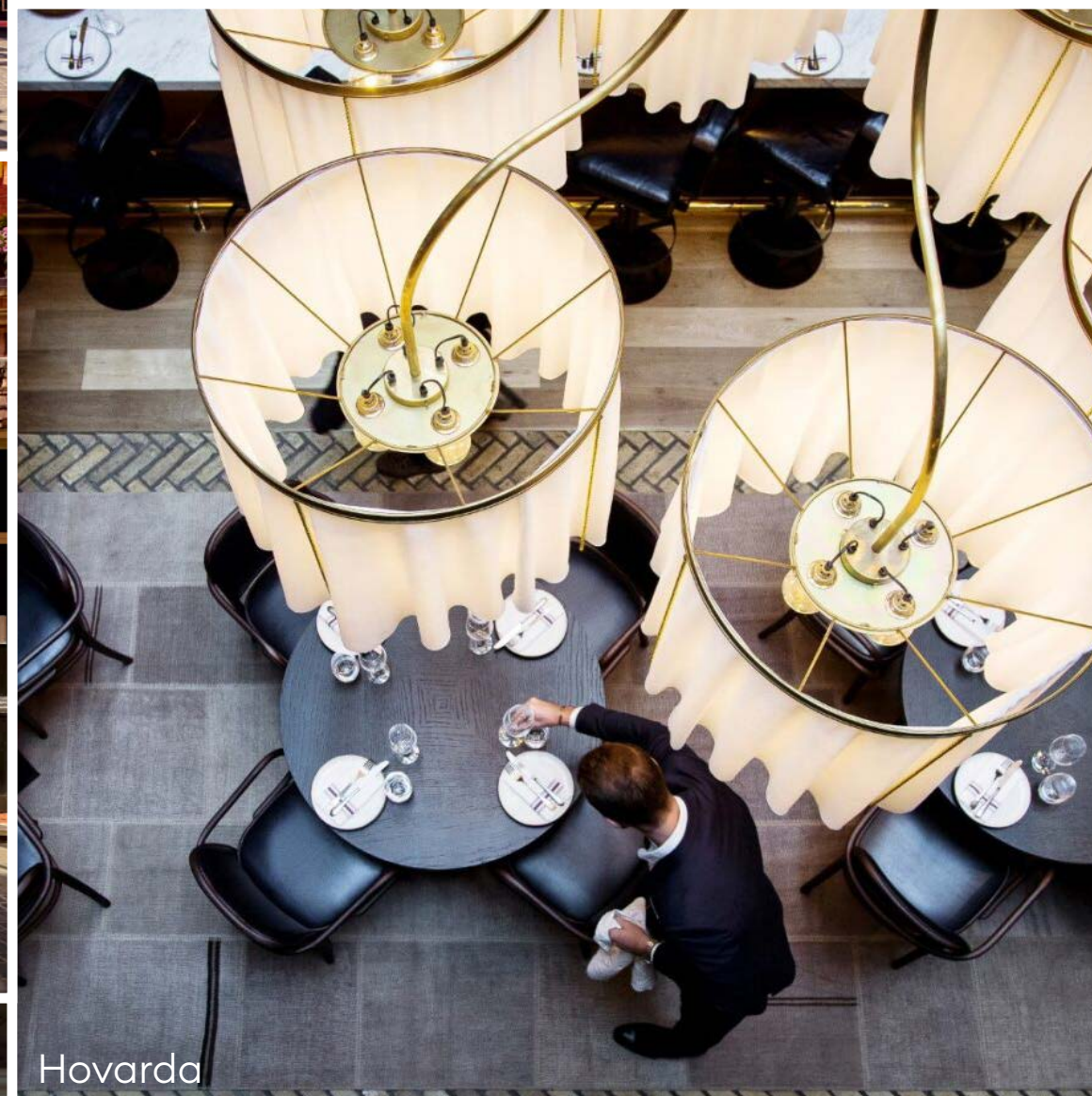
Bun House



Experimental Cocktail Club



Rasa Sayang



Hovarda



Speedboat Bar



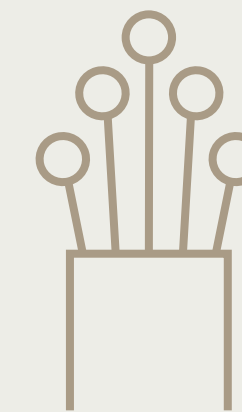
# YOUR ALL THE PERKS SPACE



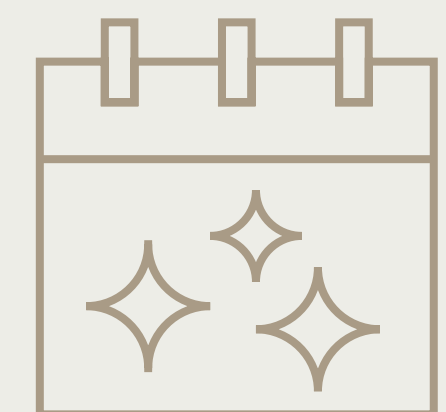
High standard of Estate Management from an on-site property management team



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



# YOUR MAKE A DIFFERENCE SPACE



## We care about our community.

We continue to **partner with community organisations** to tackle the issues that are most important to our local communities in particular the challenges faced by young and disadvantaged people.

We **provide funding to our local partners** in The Arts such as The Donmar Warehouse.

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

# 62 SHAFTESBURY AVENUE

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

**YOUR.SPACE**

**RENT**  
£75.00 per sq ft

**EPC RATING**  
C

**RATES**  
£24.28 per sq ft

**FIBRE**  
Community Fibre

**SERVICE & ESTATE  
CHARGE**  
£6.95 per sq ft

**TOTAL OUTGOINGS**  
£106.23 per sq ft

**RX**  
LONDON

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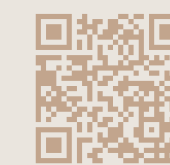
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**SHAFTESBURY  
CAPITAL**

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