

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



03



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.

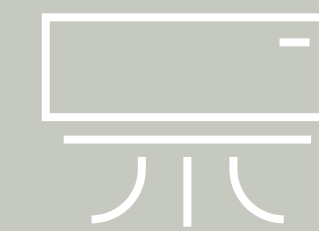
Y.S

YOUR LOOK AND FEEL





YOUR SPECIFICATION



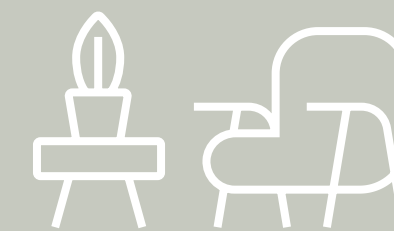
New air conditioning



Filled with natural light



Fully fitted and beautifully designed



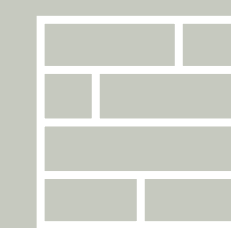
Multiple breakout areas



Sleek kitchen



Private WCs and Shower



Timber flooring



LED lighting



Indicative images

YOUR SPACE

FLOOR	OFFICE (SQ FT)	OFFICE (SQ M)	AVAILABLE
Third	1,090	101.26	July
Second	1,007	93.55	June
TOTAL	2,097	194.81	

SECOND & THIRD FLOOR

Accommodation Specification

- 12 Fixed Working Positions
- 8 Person Meeting Room
- Breakout Space
- Kitchenette
- Demised WCs
- Shower

- Office
- Communal area



SHAFTESBURY AVENUE



De Hems



Bun House



Experimental Cocktail Club



Rasa Sayang



Hovarda



Speedboat Bar



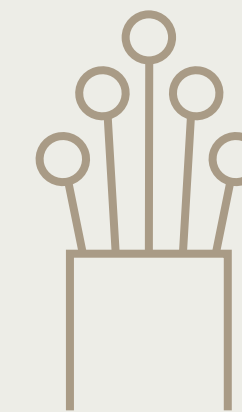
YOUR ALL THE PERKS SPACE



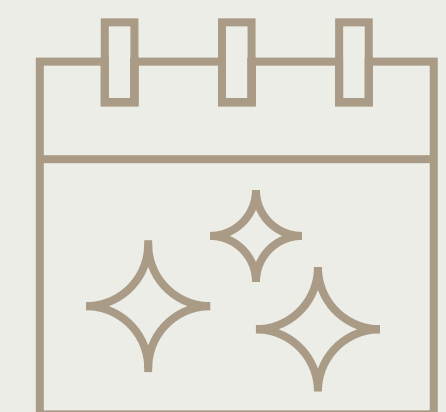
High standard of Estate Management from an on-site property management team



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

Jubilee Hall

Nuffield
Health

CHALK^{WI}

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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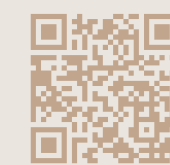
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**SHAFTESBURY
CAPITAL**

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