

1,912 - 5,772 TO LET

42 BEAK STREET, SOHO

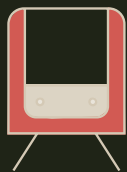
The Deckard

Positioned *for the future*

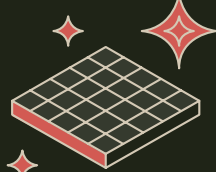
The Deckard sits in a prime Soho location on Beak Street. The building has been recently refurbished to provide 5,772 sq ft of CAT A office space over first to third floors, with a new reception /lift lobby area and generous end-of-trip facilities.



*Prime Soho
location*



*Excellent
connectivity*



*Newly
refurbished*

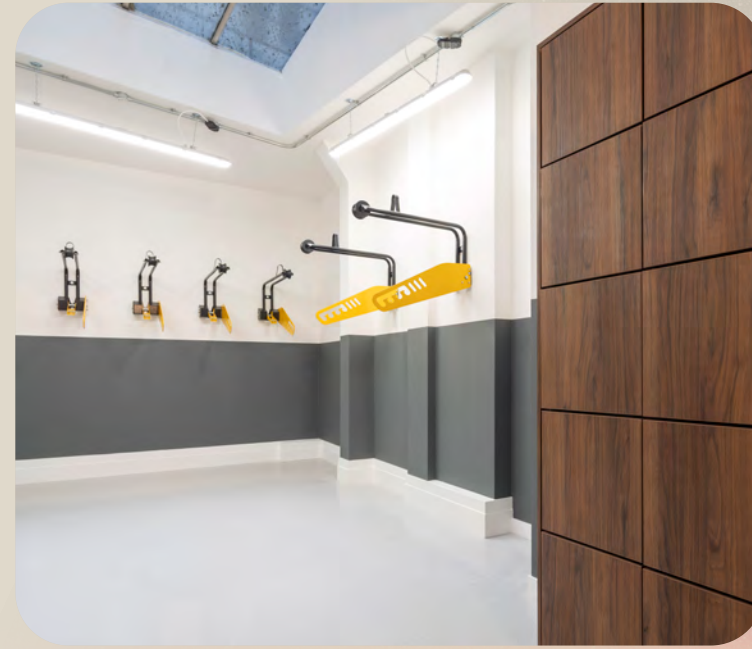
Kiln Soho
Carnaby Street
Exterior onto Beak Street

3rd Floor CAT A office



Considered Details

Beyond the large period windows that flood the space with natural light, the CAT A floors offers a flexible working environment with ample space for meeting rooms and breakout areas. The second and third floors also benefit from feature Juliet balconies opening onto Bridle Lane.



End-of-trip facilities
 Feature staircase
 Cycle Storage
 Newly designed entrance lobby

Generous floor to ceiling heights

New end-of-trip facilities (showers & cycle storage)

New LED strip lighting

Demised WCs

EPC rating B

CAT A Condition

1x 6 person passenger lift

New air conditioning



Indicative 1st Floor CGI - CAT B Finish



The Space



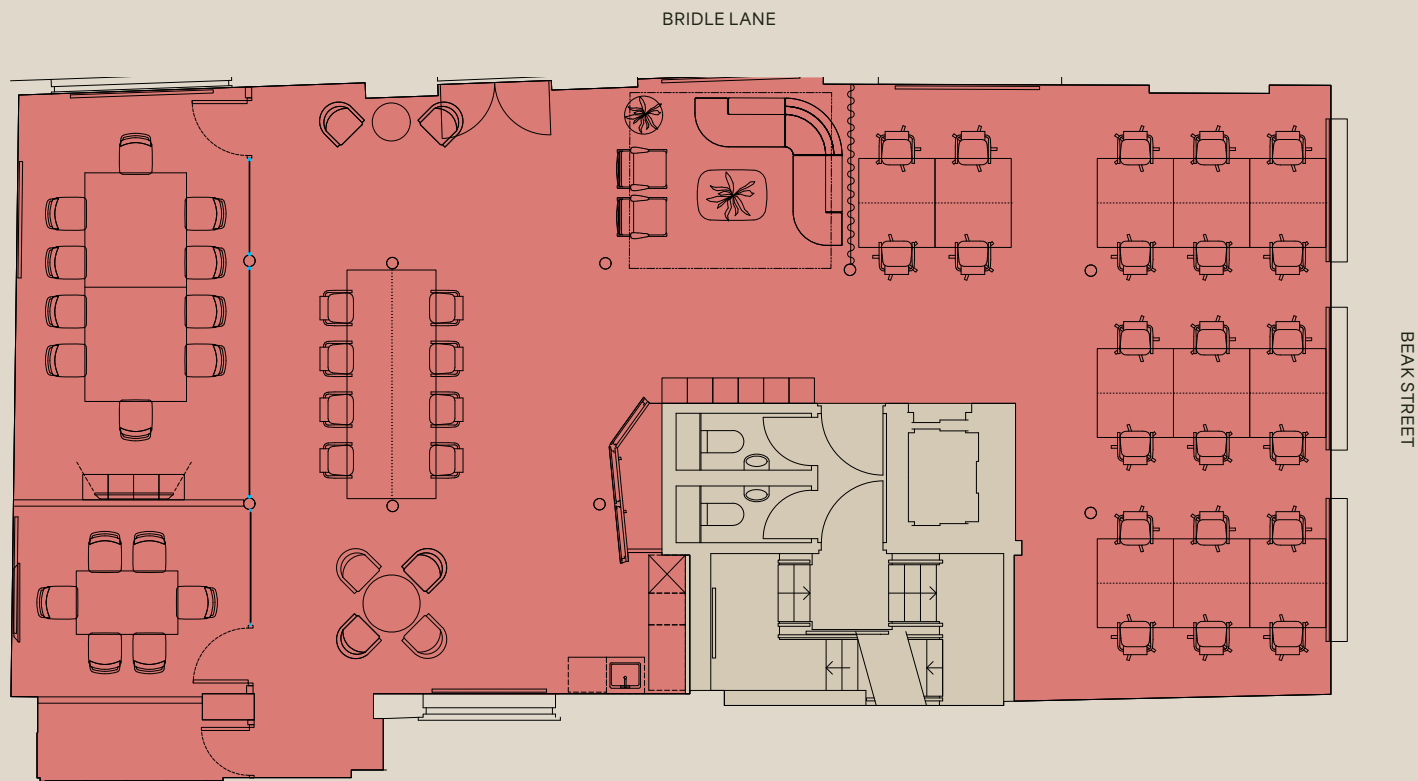
Plans not to scale.
For indicative purposes only.

- Office
- Core

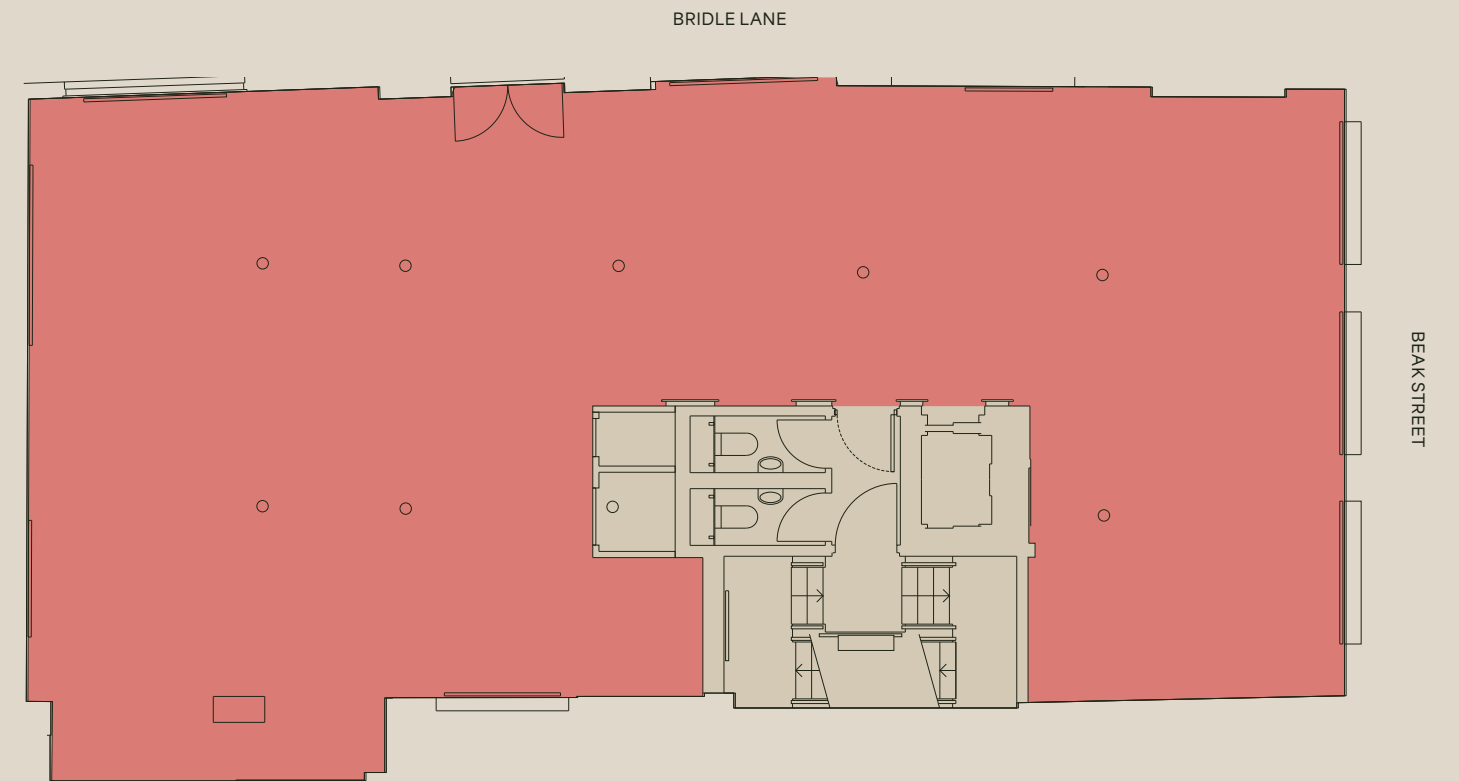
Floor	Use	Sq Ft	Sq M
3rd	Office	1,945	181
2nd	Office	1,912	178
1st	Office	1,915	178
Total		5,772	537

First – Indicative Space Plan

Open plan workstation	22
Co-working lounge seats	08
10 person meeting room	01
6 person meeting room	01
Breakout areas	02
Welcome area / collaboration area	01



Typical upper (Second/Third)





LOCAL OCCUPIERS

INTERTALENT	PROLOGIS
united agents <small>THE LITERARY & TALENT AGENCY</small>	BBH
Redlight	FE fundinfo
StockX	united agents <small>THE LITERARY & TALENT AGENCY</small>
	wave



Soho – a location to savour

Soho's social scene offers an mix of high-end dining hotspots to street food favourites, independent boutiques and the best of London's late night venues. This eclectic mix continues to attract creative and forward thinking businesses to the area.

Images clockwise from above:
Rag & Bone
Grind
Kingly Court
Third Space
Aries
Mildred's



KEY STATION WALK TIMES (IN MINS)

03

Piccadilly Circus



05

Oxford Circus



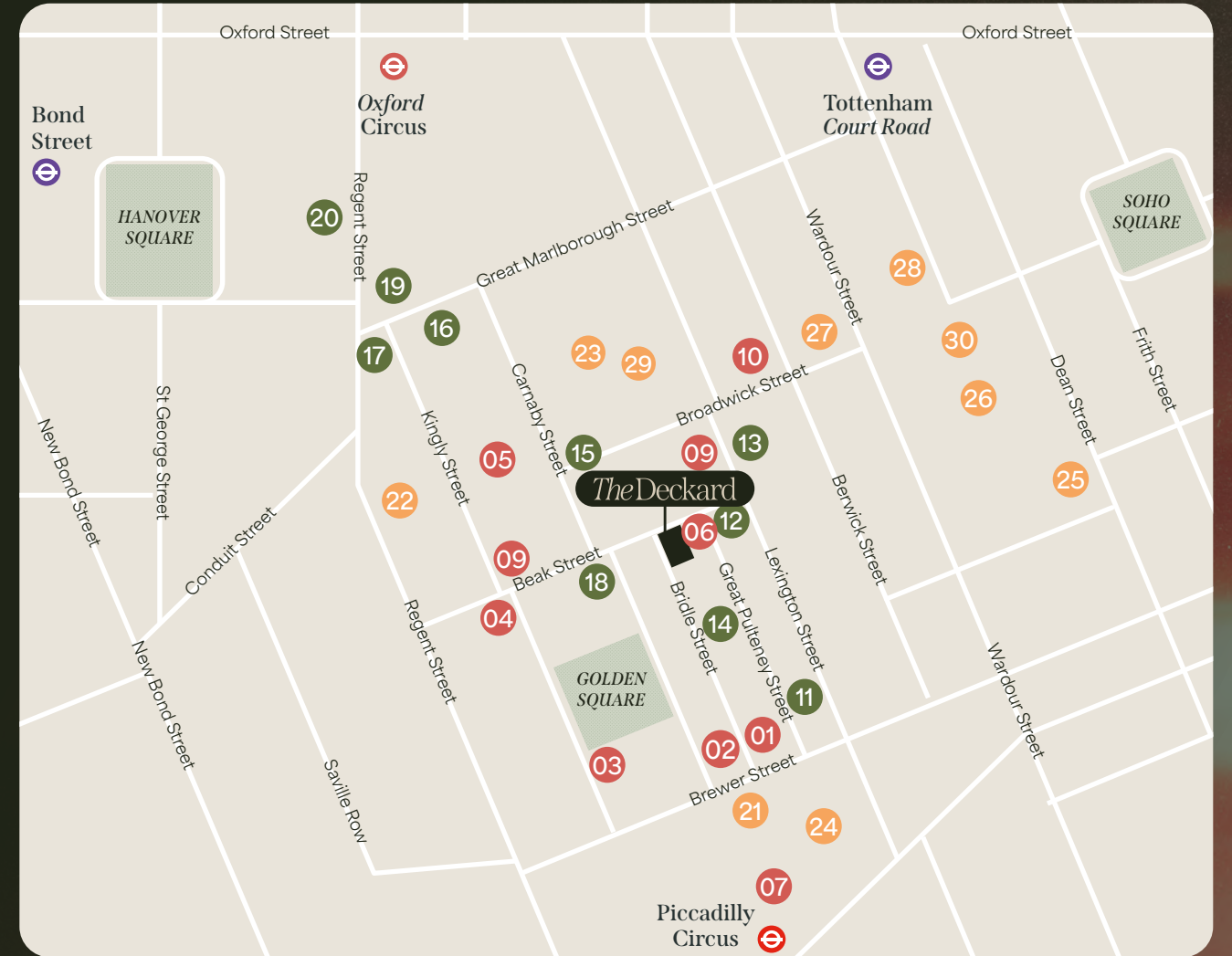
06

Tottenham Court Road



07

Bond Street



Here, there & everywhere

The building's location offers excellent transport connections, with Piccadilly Circus, Oxford Circus, Leicester Square and Tottenham Court Road stations all close by. The Elizabeth Line runs from Tottenham Court Road reducing travel time across London and to Heathrow Airport.



AMENITIES

● Food & Drink	● Retail	● Hotels & Gyms
01 Mele & Pere	11 Maharishi	21 Third Space
02 Kiln	12 Rag & Bone	22 Barry's
03 Yolk	13 A.P.C.	23 More Yoga
04 Mountain	14 Aries	24 Ham Yard Hotel
05 Kingly Court	15 END	25 Dean Street Townhouse
06 Sun & 13 Cantons	16 Liberty	26 The Soho Hotel
07 The Devonshire	17 COS	27 Broadwick
08 Bao	18 Ganni	28 The Resident
09 Grind	19 Arket	29 F45
10 The Ivy Soho	20 Apple	30 Fitness Lab

42 BEAK STREET, SOHO

Further information

TERMS

Available on request.

VIEWINGS

By appointment only
via sole letting agents.

Susskind.

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