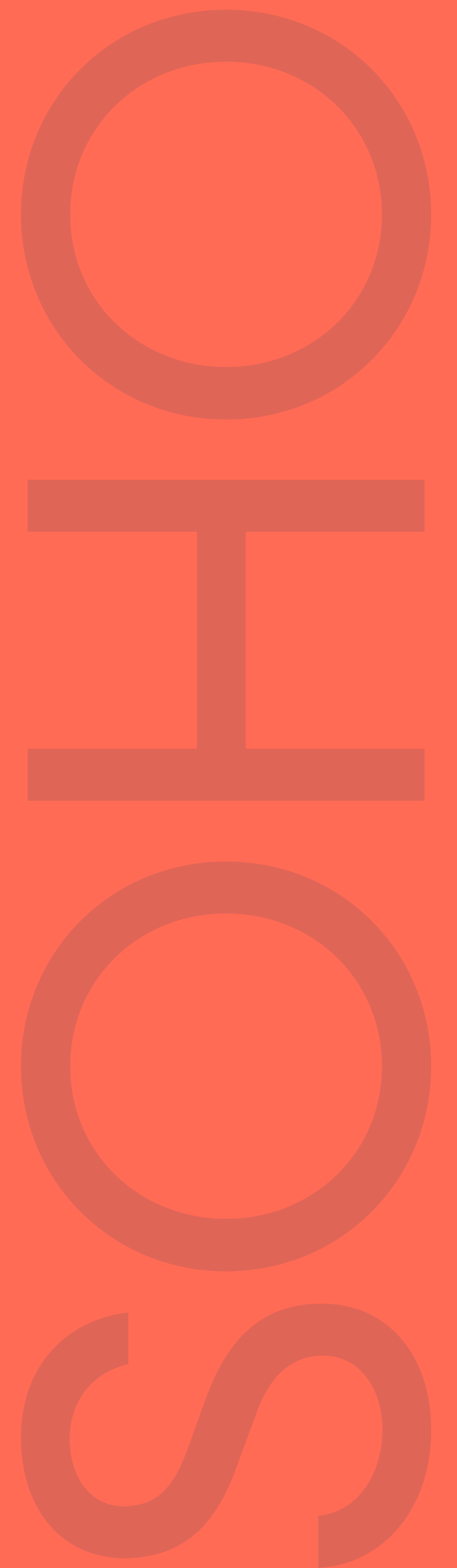




46/48
BEAK
STREET



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

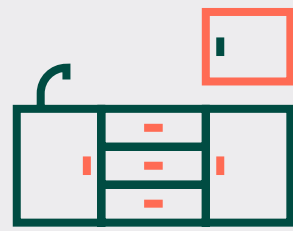
YOUR WORK & PLAY SPACE

Sitting above one of Soho's most famous streets, this charming, 513 sq ft fourth floor office is full of character and illuminated with natural light throughout. A tonal, soft colour scheme gives the space a welcoming feel, with plenty of space to seat eight desks, all of which gain from the large, airy windows.

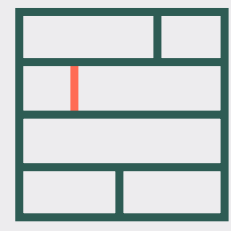
Boasting a newly refurbished kitchen and WC facilities, brand new timber flooring, LED lighting and AC, the floor also benefits from a working shower, perfect for those running to and from the gym – or out for cocktails, after hours.



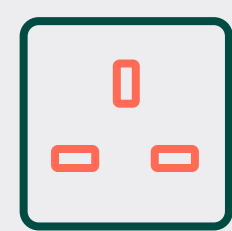
YOUR SPECIFICATION



Kitchenette



Timber Flooring



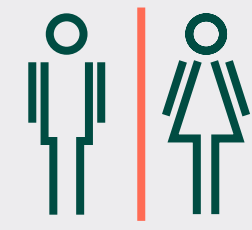
Perimeter Trunking



8 Desks



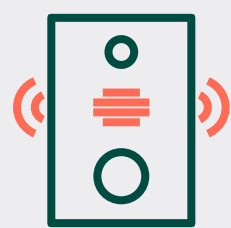
New LED Lighting



Refurbished WCs



On Floor Shower



Telephone Access System



Air Conditioning



YOUR SPACE

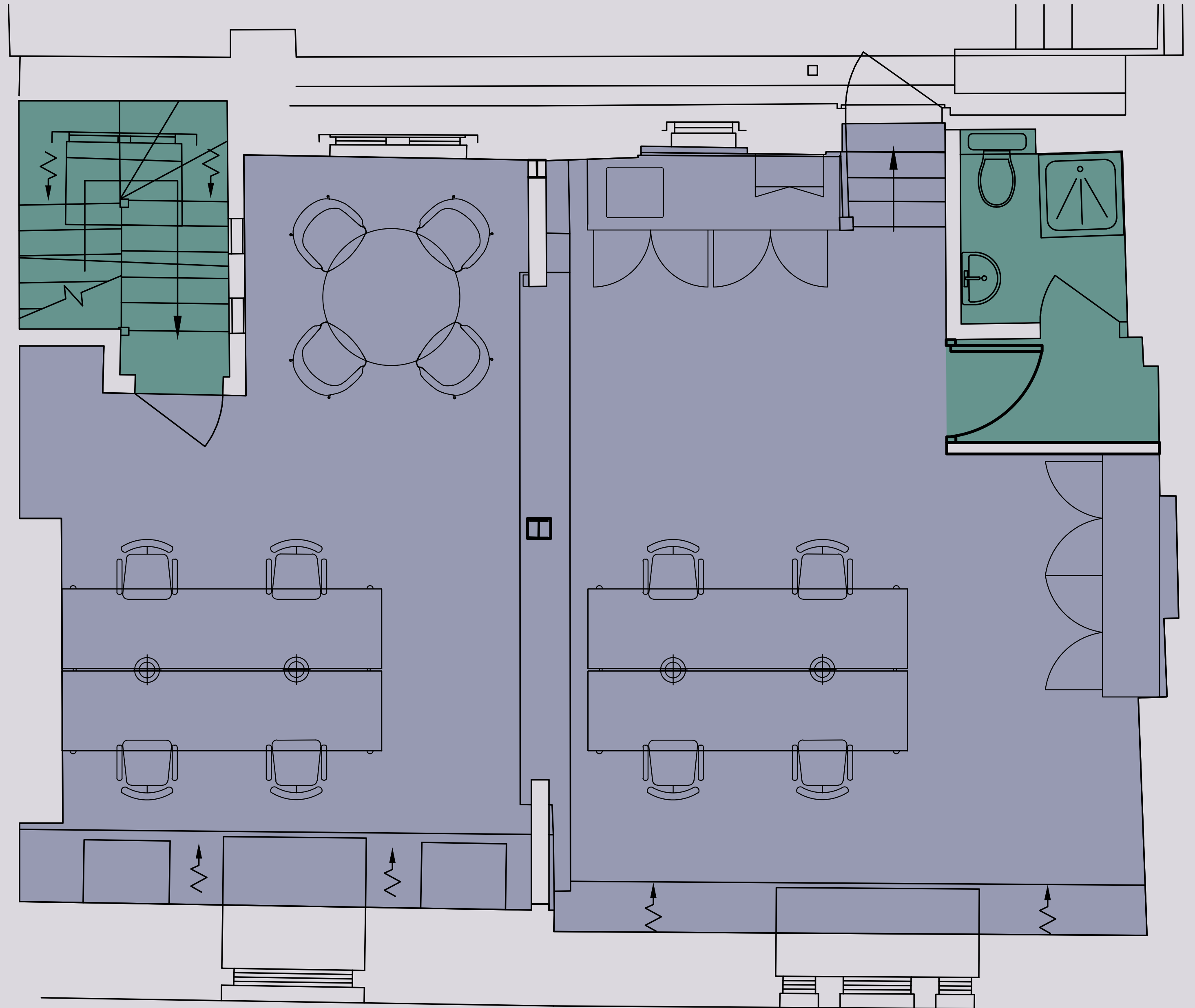
FOURTH FLOOR

Office: 513 sq ft

Accommodation Specification

- 8 Fixed Working Positions
- 4 Person Meeting Table
- Kitchenette

- Office
- Communal area





Ganni



Polpo



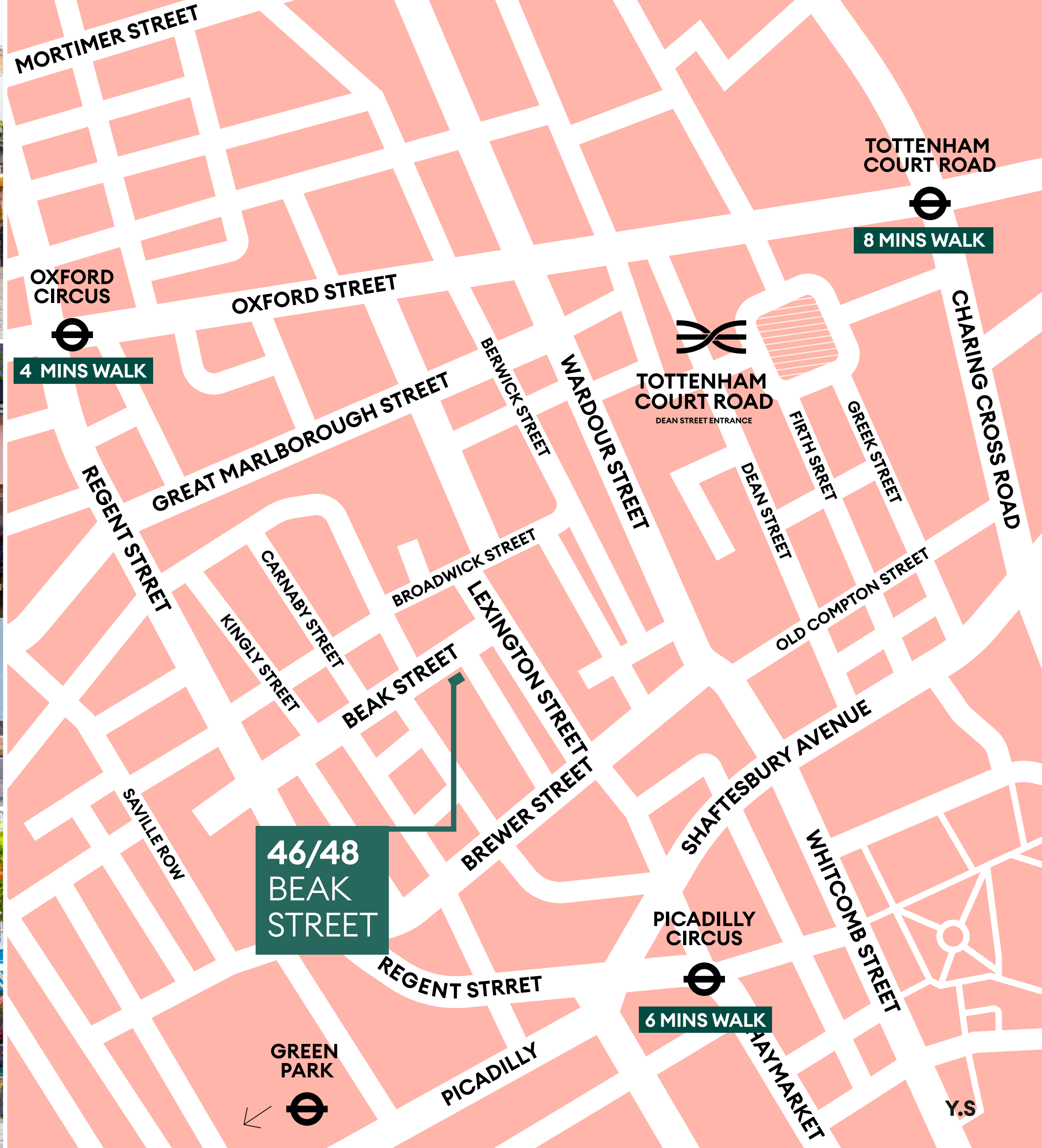
Carnaby Street



06
Zahter



Kingly Court



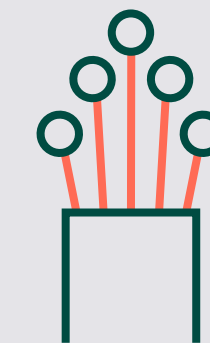
YOUR ALL THE PERKS SPACE



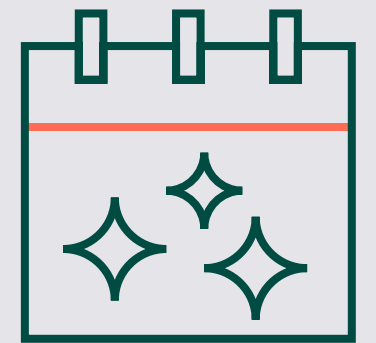
High standard of Estate Management from an on-site property management team



24-hour estate-wide security and cleaning services



Fast, simple connectivity via pre-agreed wayleaves



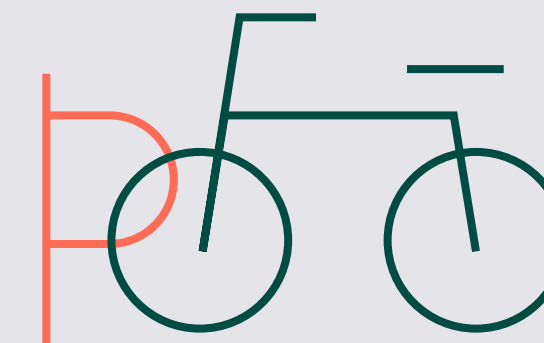
Access to year-round events, exciting pop-ups, art exhibitions, product launches and seasonal activations



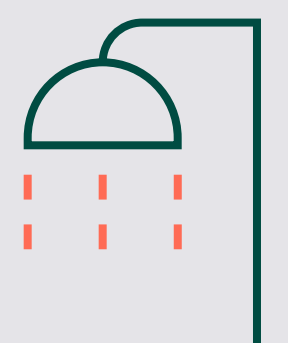
Access to our Tenant Portal



Neighbourhood Card for discounts and perks at participating retailers and restaurants



Access to bicycle storage



Access to shower facilities

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

46/48 BEAK STREET

RENT
£77.50 per sq ft

RATES
£23.02 per sq ft

SERVICE CHARGE
£16.18 per sq ft

TOTAL OUTGOINGS
£116.7 per sq ft

EPC
TBC

FIBRE
Yes



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**YOUR SOHO
YOUR COVENT GARDEN
YOUR CHINATOWN**

YOUR.SPACE



**SHAFTESBURY
CAPITAL**

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