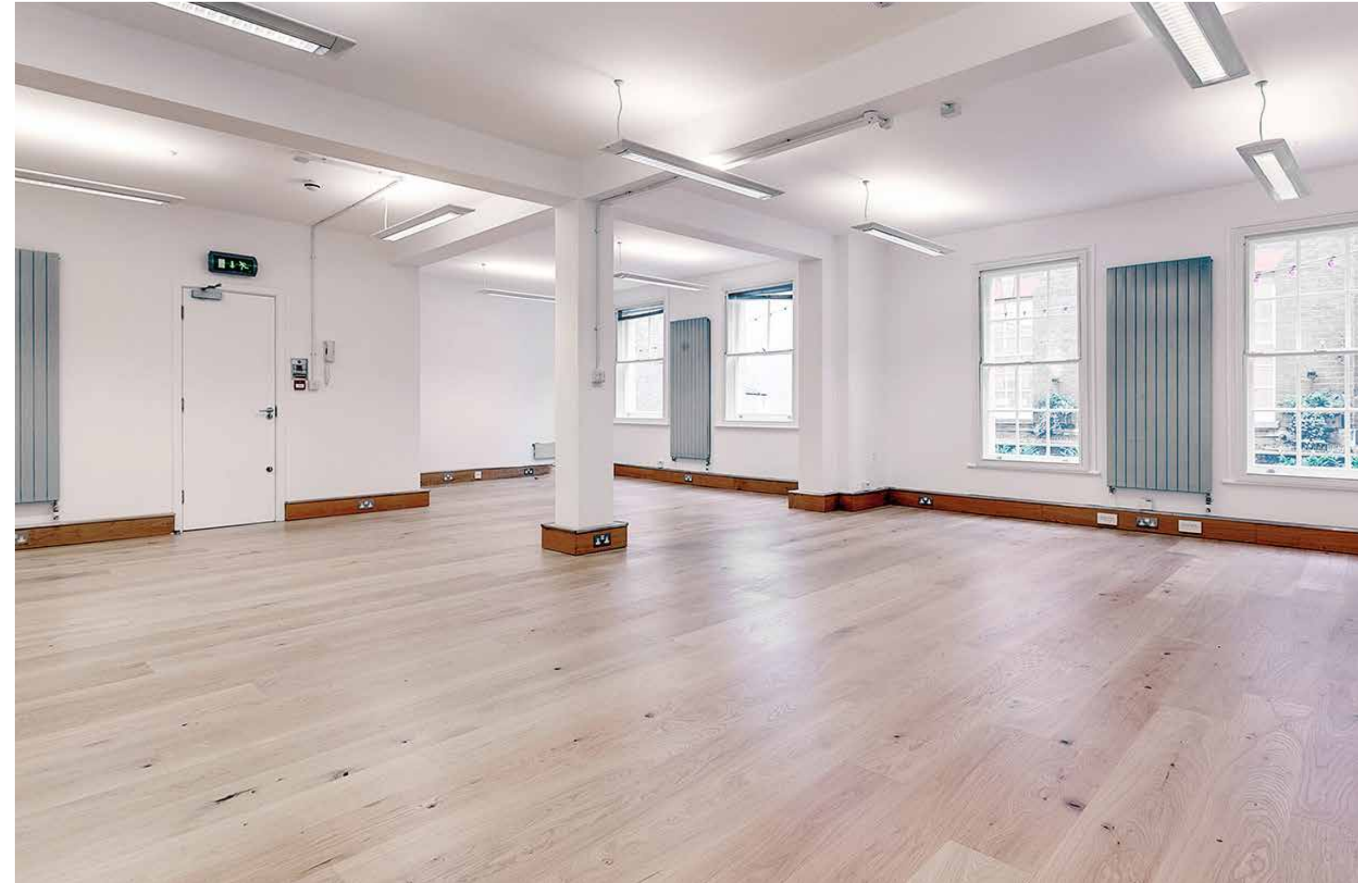
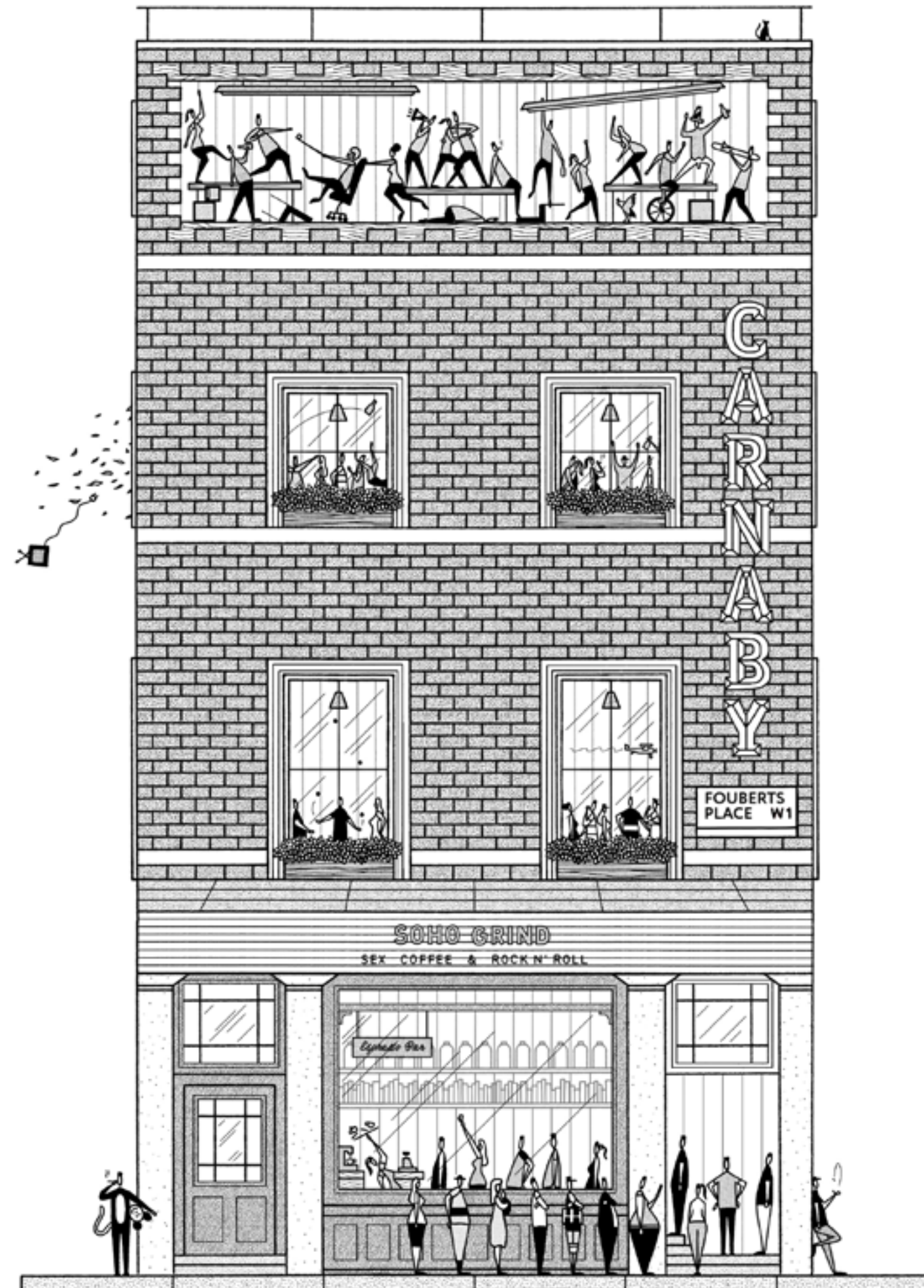


A newly decorated single floor office set in a trendy townhouse

20 FOUBERTS PLACE



@CarnabyLondon | carnaby.co.uk

LOOK UP CARNABY



CARNABY

OFFICE

THE SPACE

Smart single floor office space set in a trendy townhouse. The office benefits from wooden floors, large sash windows and a kitchenette, creating the perfect working environment.



SCHEDULE OF AREAS

FLOOR	SQ. FT	SQ. M
First	780	72
TOTAL	780	72

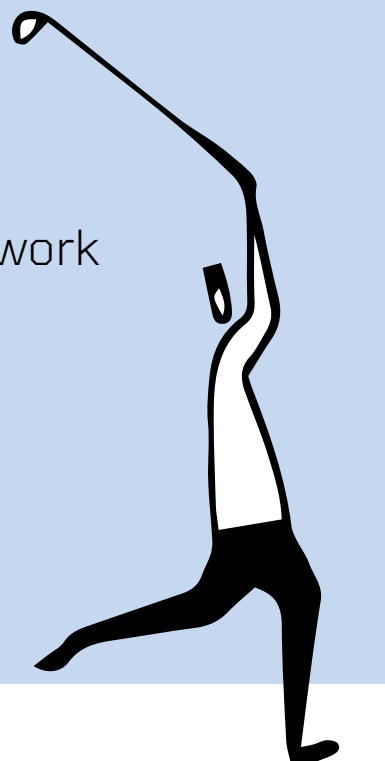
SPECIFICATION

- Newly refurbished entrance
- Kitchenette
- Wooden floors
- Perimeter trunking
- Period sash windows
- Demised WCs



PERKS OF CARNABY

- 24/7 onsite security team and estate CCTV
- Dedicated onsite management team
- 10% discount neighbourhood card at participating retailers and restaurants
- Tenant portal
- Fast fibre and ready-to-go wayleaves with BT / G Network and Community Fibre
- Estate events



TERMS

New lease direct from the Landlord

RENT

£54,210 pa (£69.50 psf)

RATES*

£20,085 pa (£25.75 psf)

SERVICE CHARGE*

£8,231 pa (£10.55 psf)

TOTAL OUTGOINGS

£82,526 pa (£105.80 psf)

**Estimates*

EPC PERFORMANCE

D

FIBRE PROVISION

BT

LOCATION

Nestled between Kingly Street and Carnaby Street, 20 Fouberts Place, is the perfect office location. The culinary delights of Kingly Court, together with the world-famous shopping on offer in Carnaby, makes for a unique and inspiring working environment. Just a short walk to Oxford Circus and Tottenham Court Road's highly anticipated Elizabeth Line, the best shopping streets in the world are within credit card-waving distance. There is literally nowhere better to be.



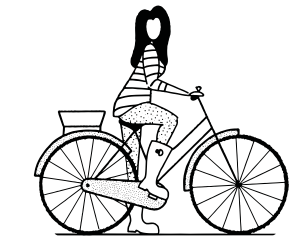
As fun as the area and equally attractive, the team is in love with Carnaby and can't wait to share that love. **LOOK US UP.**



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