1,915 - 3,860 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 3,860 sq ft of CAT A office space over first and 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

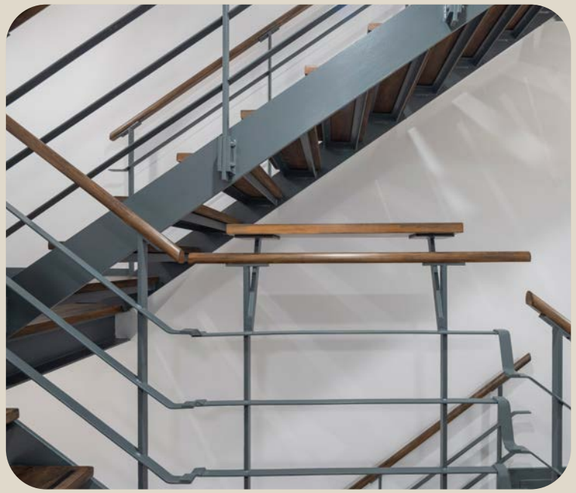

3rd Floor CAT A office

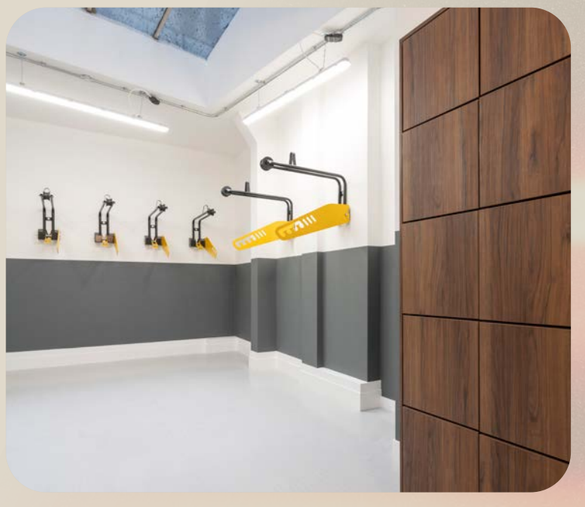
Considered Details

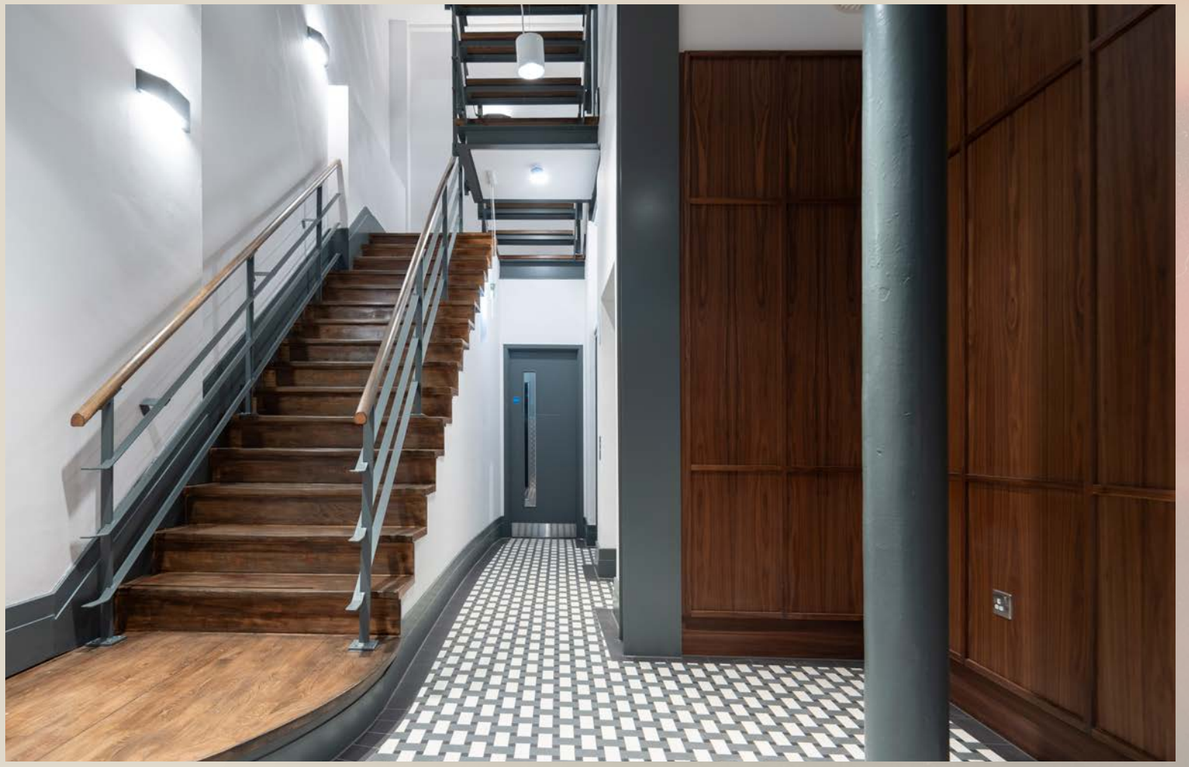
Beyond the large period windows that flood the space with natural light, the CAT A floors offers a flexible working environment with ample space for meeting rooms and breakout areas. The second and third floors also benefit from feature Juliet balconies opening onto Bridle Lane.



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

1 x 6 person passenger lift

New air conditioning



1st Floor CAT A office


Indicative 1st Floor CGI - CAT B Finish

The Space

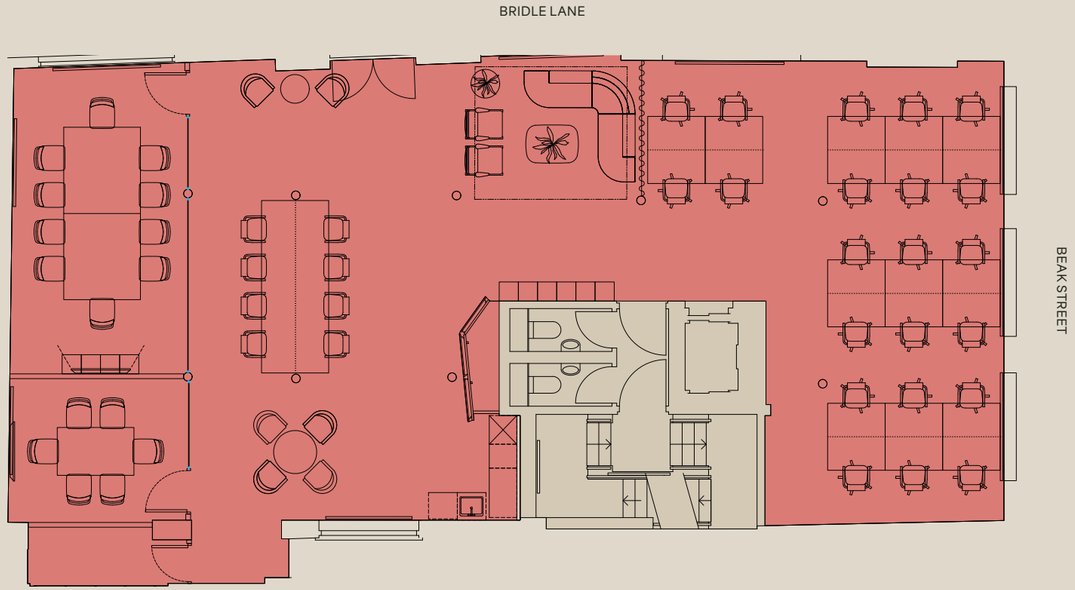
Plans not to scale.
For indicative purposes only.

Office
Core

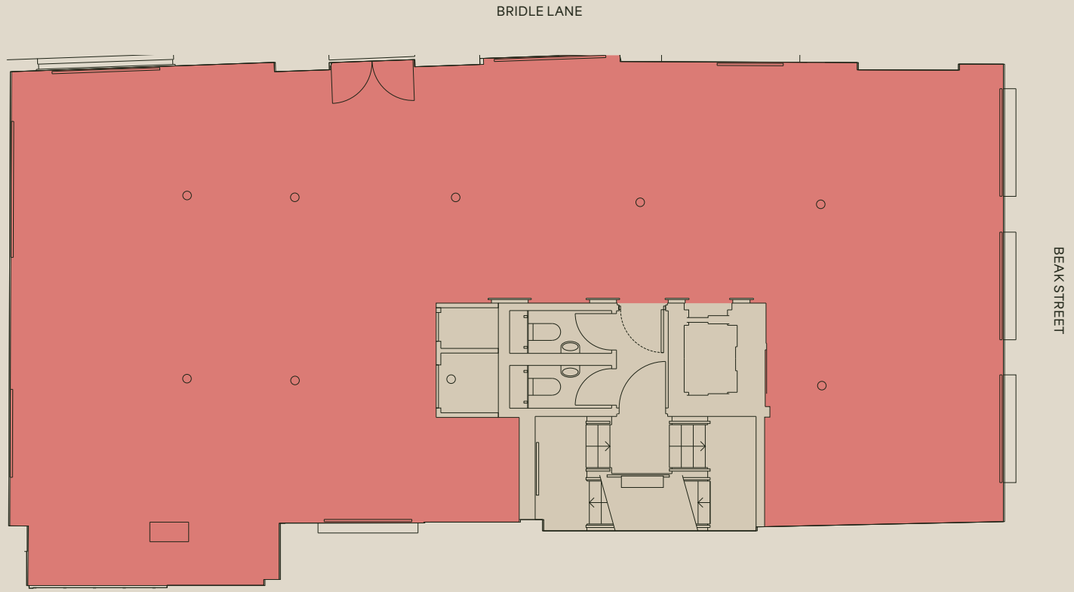
Floor	Use	Sq Ft	Sq M
3rd	Office	1,945	181
2nd		LET	LET
1st	Office	1,915	178
Total		**3,860**	**359**

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 (Third)









LOCAL OCCUPIERS

INTERTALENT
PROLOGIS
united agents THE LITERARY & TALENT AGENCY
BBH
FE fundinfo
Redlight
united agents THE LITERARY & TALENT AGENCY
StockX
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



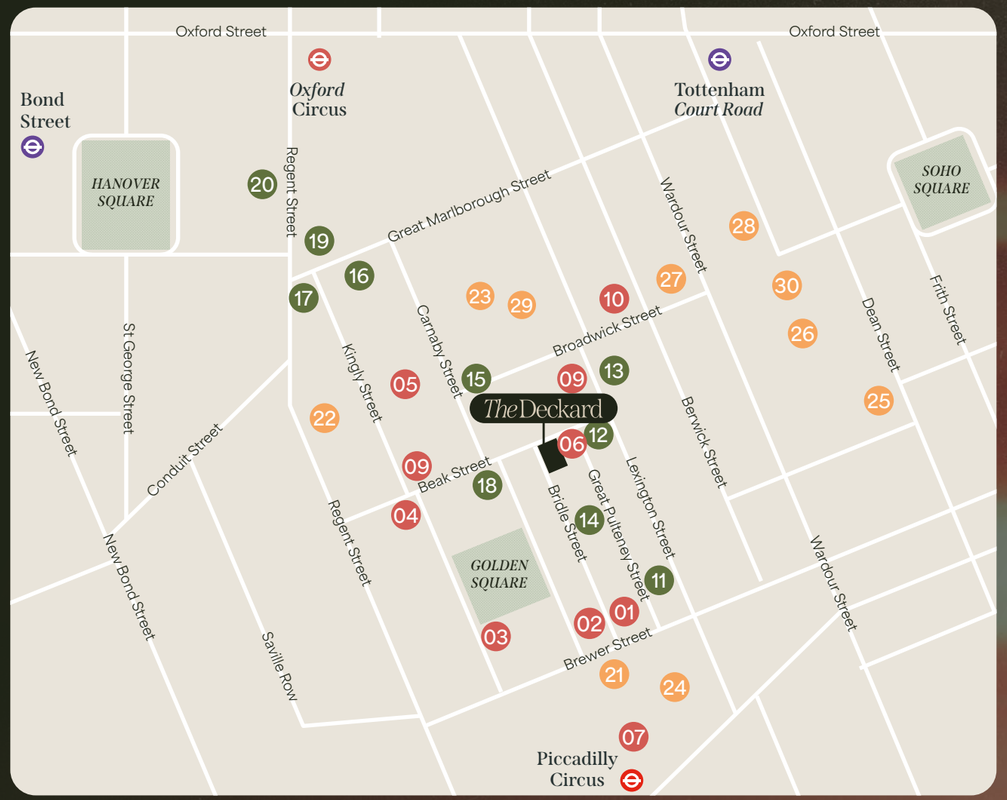
KEY STATION WALK TIMES (IN MINS)

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

Further information

TERMS

Available on request.

VIEWINGS

By appointment only
via sole letting agents.

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