CHINATOWN

YOUR.SPACE



13A MACCLESFIELD STREET

SHAFTESBURY CAPITAL

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, or Covent Garden, 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**

Situated at the gateway between Chinatown and Soho, these intimate upper floors offer newly refurbished, fully fitted workspace from 391 to 440 sq ft.

Each floor enjoys a prime corner aspect and is flooded with natural light from large sash windows. Timber flooring and elegant soft furnishings create a refined and inviting atmosphere, ideal for an exclusive small business or dynamic start-up.

Designed for practicality and comfort, the spaces feature comfort cooling systems, dimmable LED lighting and either a kitchenette or tea point with built in fridges.



YOUR SPECIFICATION

391 - 440 Sq Ft of Fitted Space

Newly Refurbished

Corner Aspect

Large Sash Windows

Kitchenette and Tea Point

Timber Flooring

Comfort Cooling

Dimmable LED Lighting

Common Part WCs









AVAILABILITY

391 - 440 SQ FT OF OUTSTANDING OFFICE SPACE

FLOOR	OFFICE (SQ FT)	OFFICE (SQ M)
Third	440	40.9
Second	391	36.3
TOTAL	**831**	**77.2**

YOUR SPACE

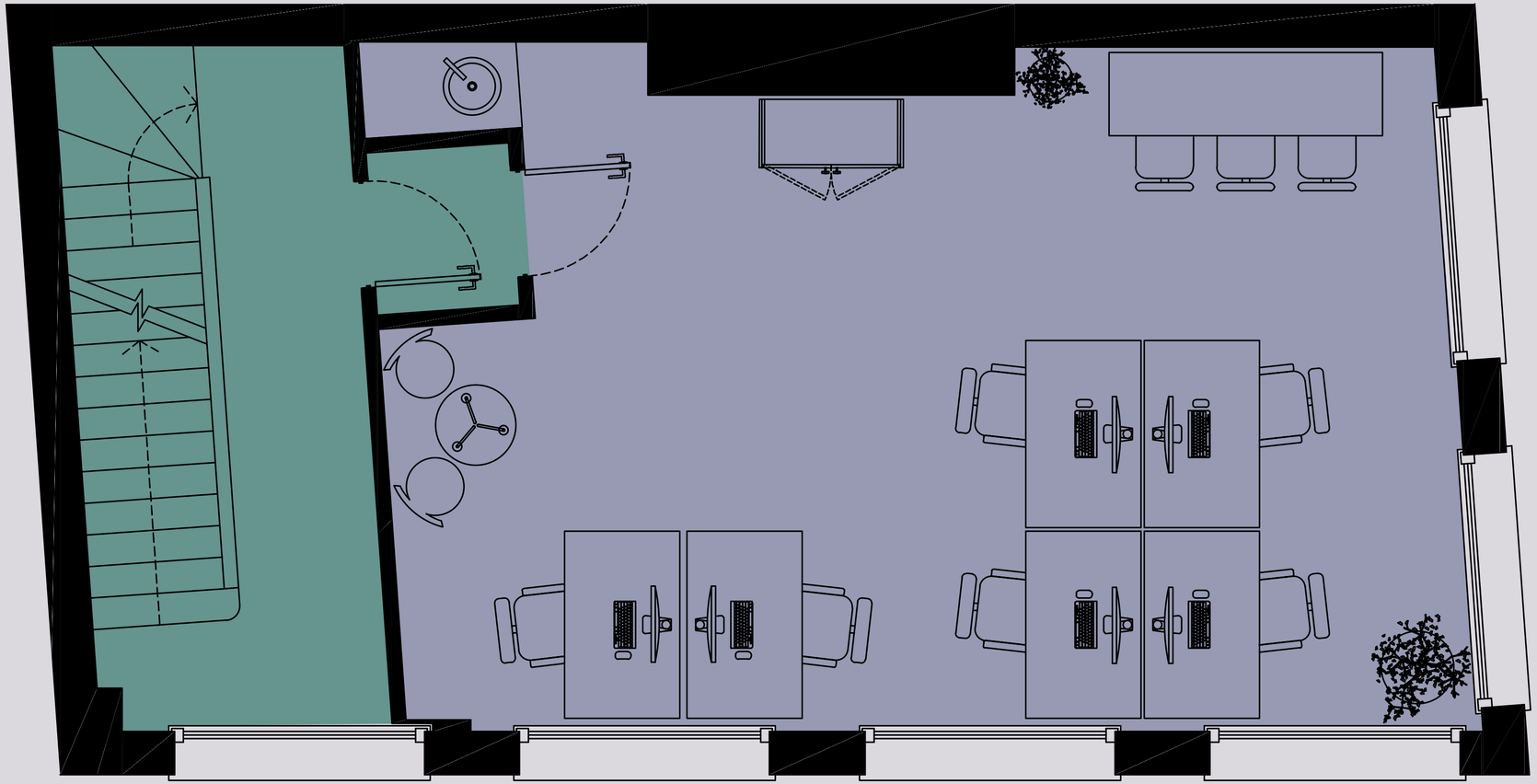
SECOND FLOOR

Office: 391 sq ft

Accommodation Specification

6 workstations
Tech bar and 3 stools
Tea point
Collaboration area
Breakout area





MACCLESFIELD STREET

Office
Communal area

YOUR SPACE

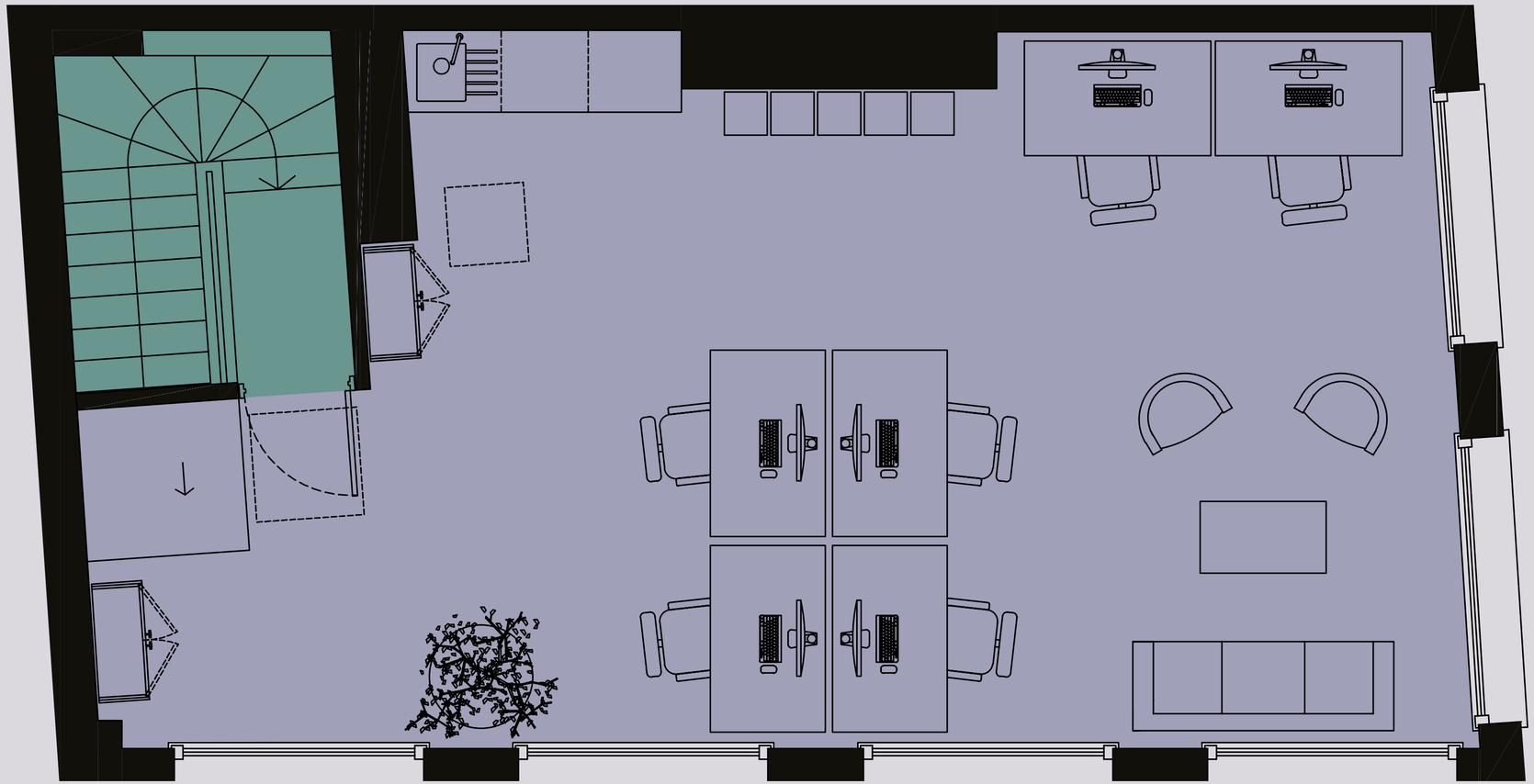
THIRD FLOOR

Office: 440 sq ft

Accommodation Specification

6 workstations
Breakout area
Tea point





MACCLESFIELD STREET

Office
Communal area



De Hems



Rasa Sayang



Bun House

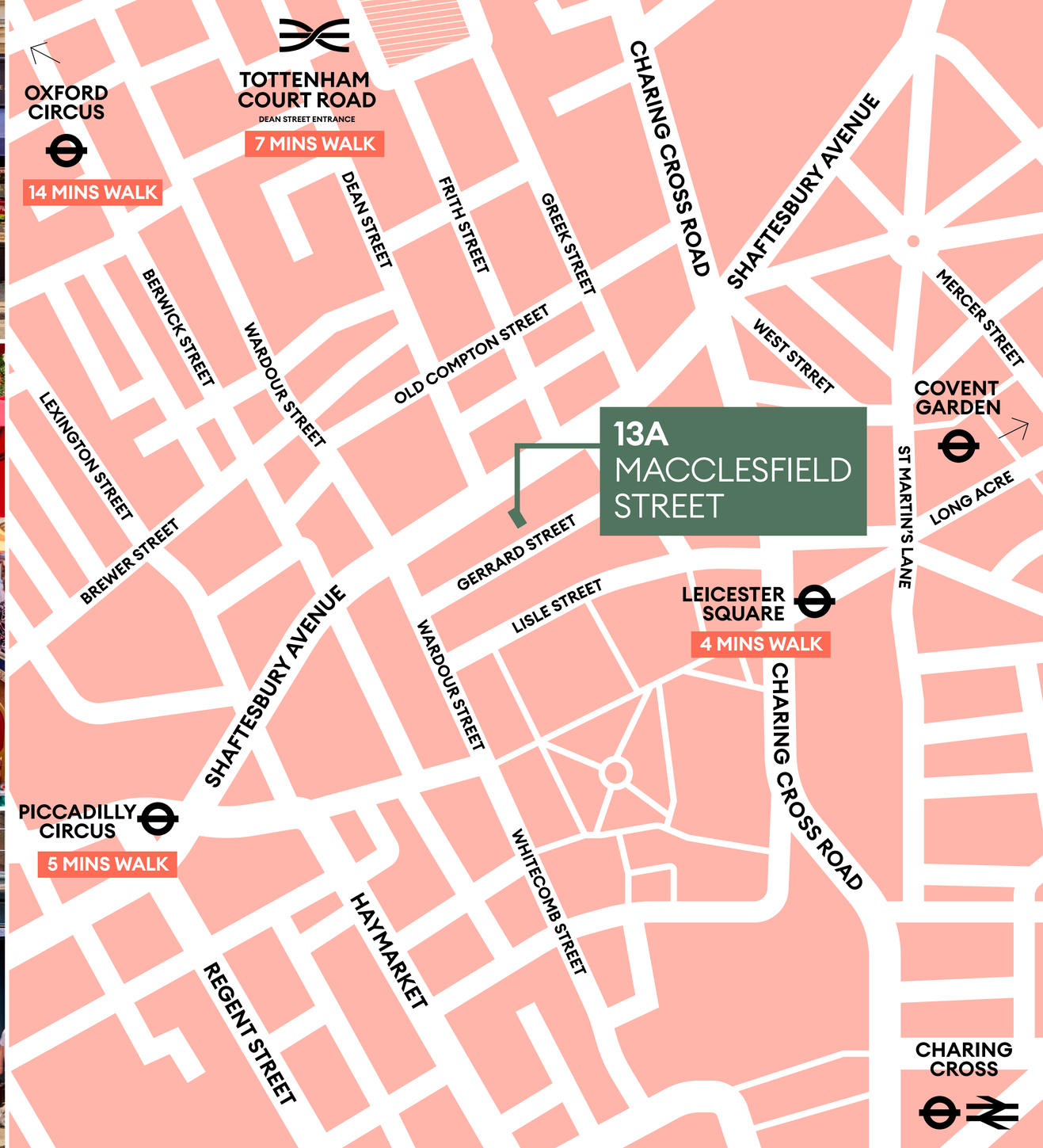

Chinatown



Chinatown



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 supporting local employment.

We **provide funding to the arts,** such as the IRIS Theatre Company and Royal Opera House.

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 2040.**

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, Topnotch, SoulCycle, Barry's Bootcamp, Third Space, Marshall Street Leisure Centre, Jubilee Hall, Nuffield Health, Fitness First.

PELOTON
TOPNOTCH GYMS
SOULCYCLE
BARRY'S
THIRD SPACE
EVERYONE URBAN SPA & WELLNESS MARSHALL ST
Jubilee Hall
Nuffield Health
Fitness First

Focus on Wellness

13A MACCLESFILED STREET

RENT
2nd Floor - £28,000 per annum
3rd Floor - £28,500 per annum

BUSINESS RATES PAYABLE (ESTIMATED)
2nd Floor -£8,982.00 per annum
3rd Floor - £9,605.75 per annum

SERVICE CHARGE
2nd Floor - £ 5,847.00 per annum
3rd Floor - £6,433.00 per annum

TOTAL OUTGOINGS
2nd Floor -£42,829 per annum / £3,569.08 pcm
3rd Floor - £44,538.75 per annum / £3,711.56 pcm

EPC
B

FIBRE
Covered under City Fibre Wayleave

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YOUR CHINATOWN
YOUR SOHO
YOUR COVENT GARDEN

YOUR.SPACE

SHAFTESBURY CAPITAL

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