



DEPOT

45 FOUBERT'S PLACE, SOHO





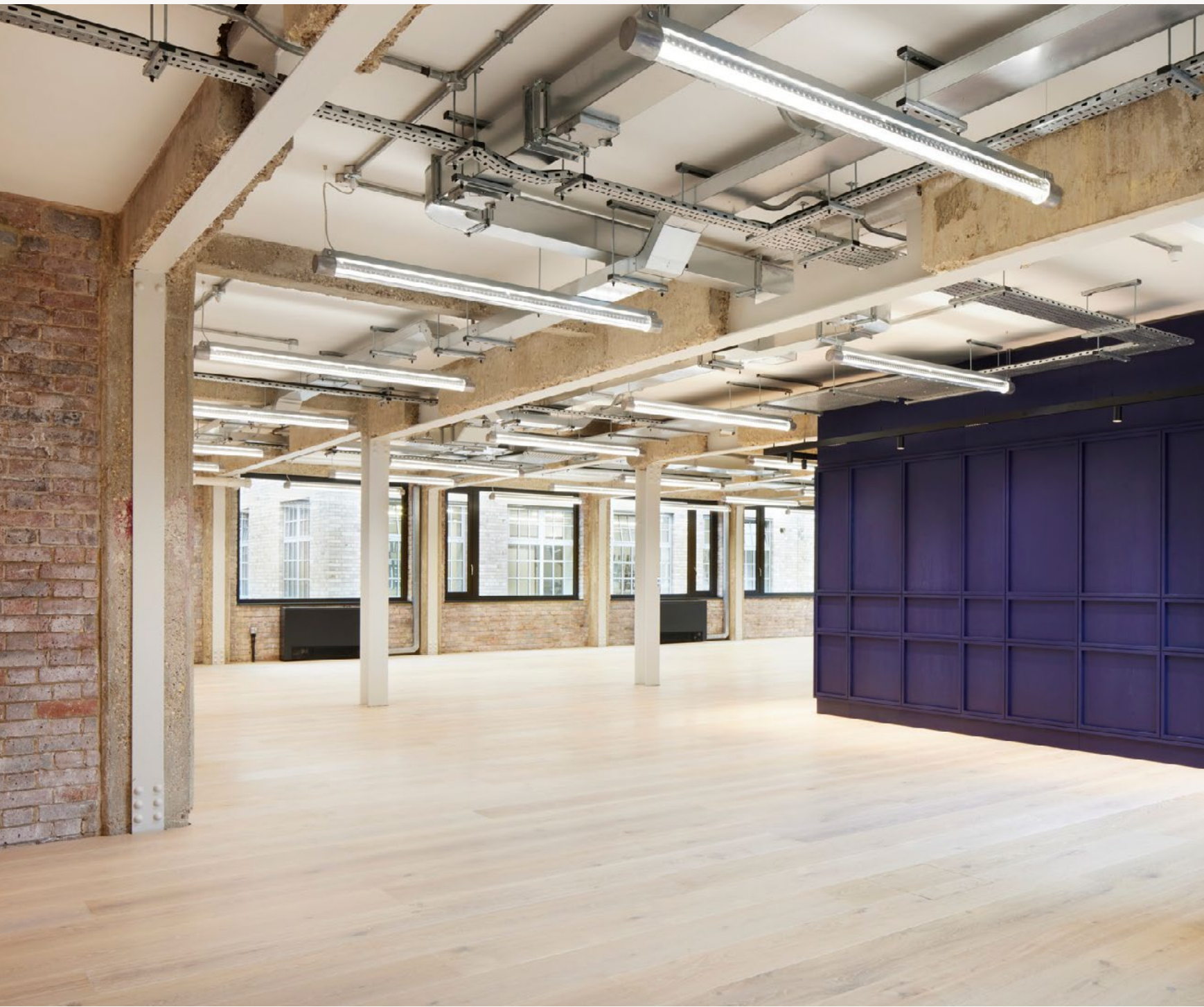


SPECIFICATION

- Former postal depot, designed by BGY Architects
- Comprehensive refurbishment including a new facade plus 2 new build floors at levels 4 and 5
- Terraces on the 4th and 5th floors
- DDA compliant
- Original exposed concrete features
- Openable windows
- VRF air conditioning
- Raised accessible solid wood floor
- 12 bike racks, 3 showers and lockers
- Demised WCs
- 1 passenger lift
- Demised teapoint on the 5th floor
- EPC A
- All electric, renewable energy supplier





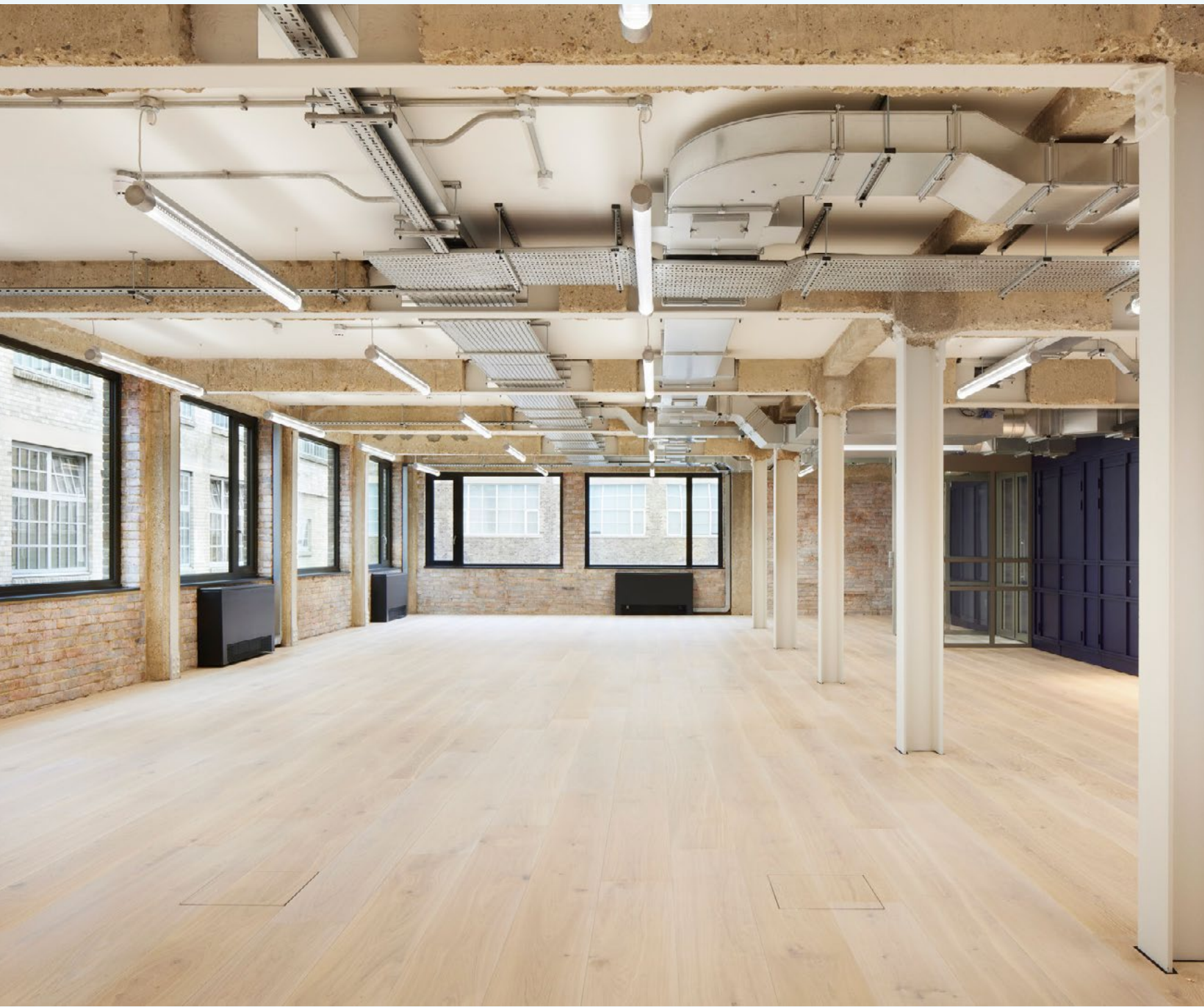












SCHEDULE OF AREAS

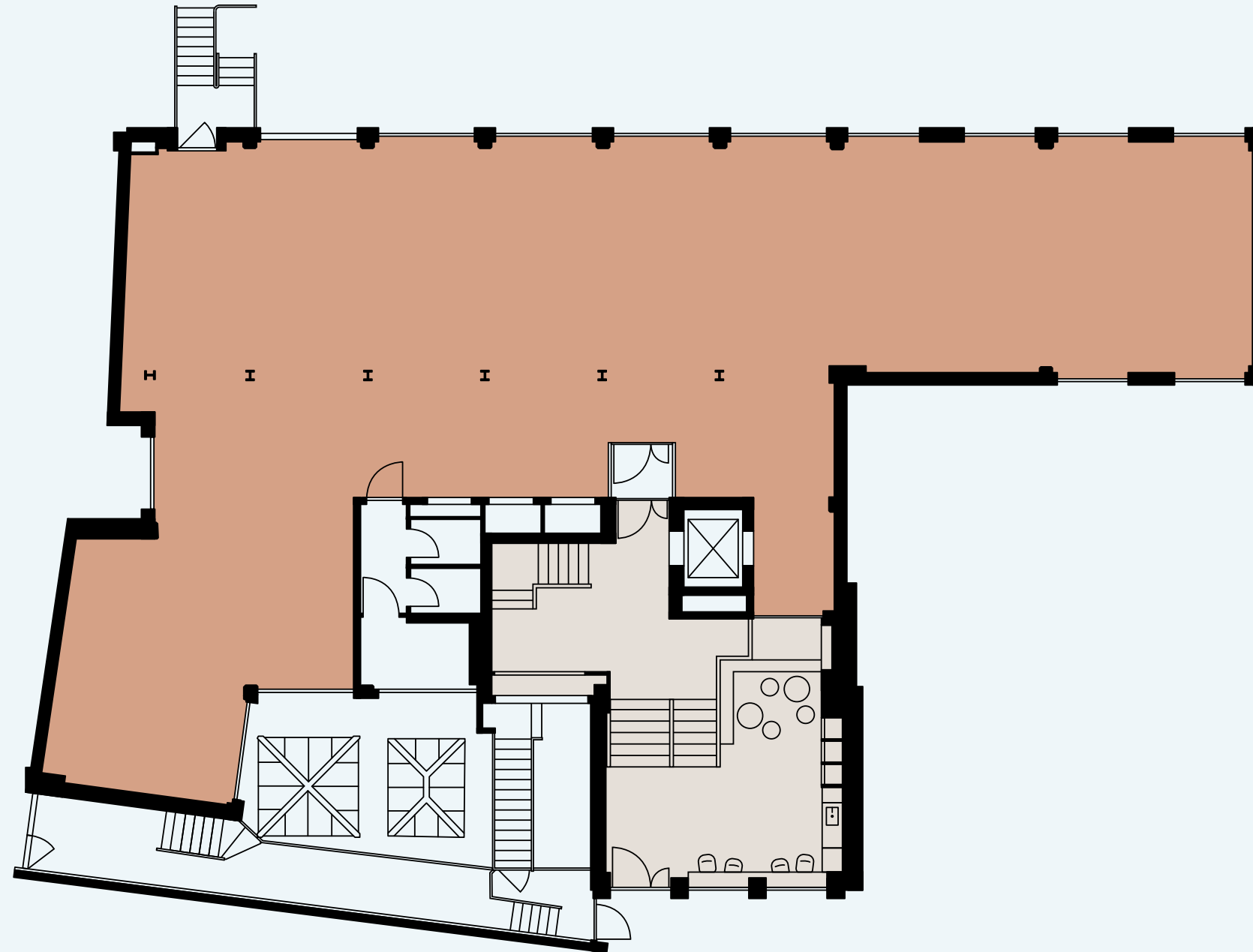
FIFTH TERRACE	508 sq ft 662 sq ft	47 sq m 62 sq m
FOURTH TERRACE - NORTH TERRACE - SOUTH	2,337 sq ft 127 sq ft 132 sq ft	217 sq m 12 sq m 12 sq m
THIRD	2,742 sq ft	255 sq m
SECOND	2,737 sq ft	254 sq m
FIRST	2,738 sq ft	254 sq m
GROUND RECEPTION	3,005 sq ft 619 sq ft	279 sq m 58 sq m
TOTAL	15,607 sq ft	1,450 sq m

GROUND

3,005 sq ft (279 sq m)

RECEPTION

619 sq ft (58 sq m)



- Office
- Reception



Not to scale. For indicative purposes only.

FIRST

2,738 sq ft (254 sq m)

DESKS: 24

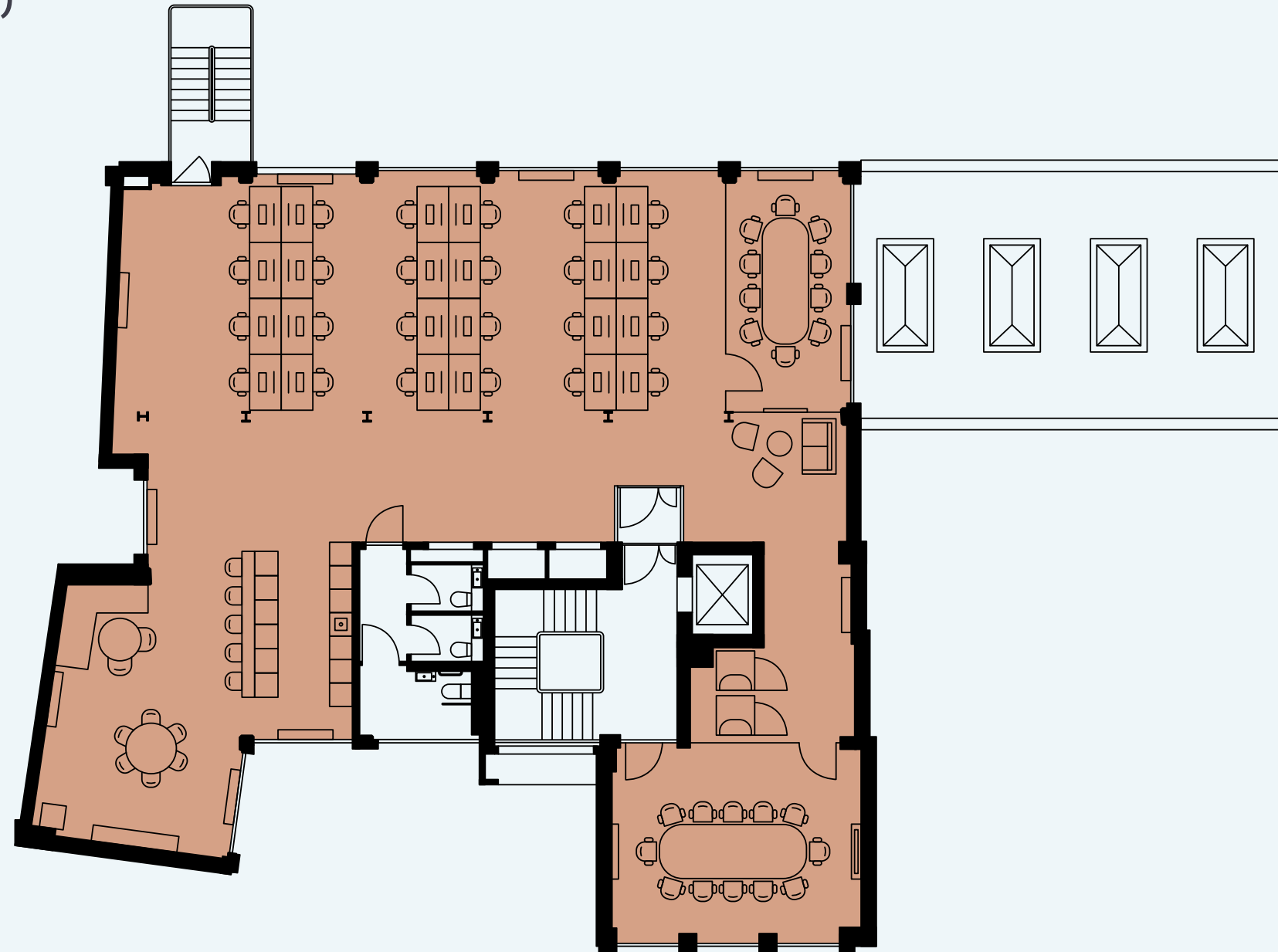
TEAPOINT: 1

MEETING ROOMS: 2

PHONE BOOTHS: 2

BREAKOUT SPACE: 2

OCCUPANCY RATIO: 1: 10 SQ.M



Office



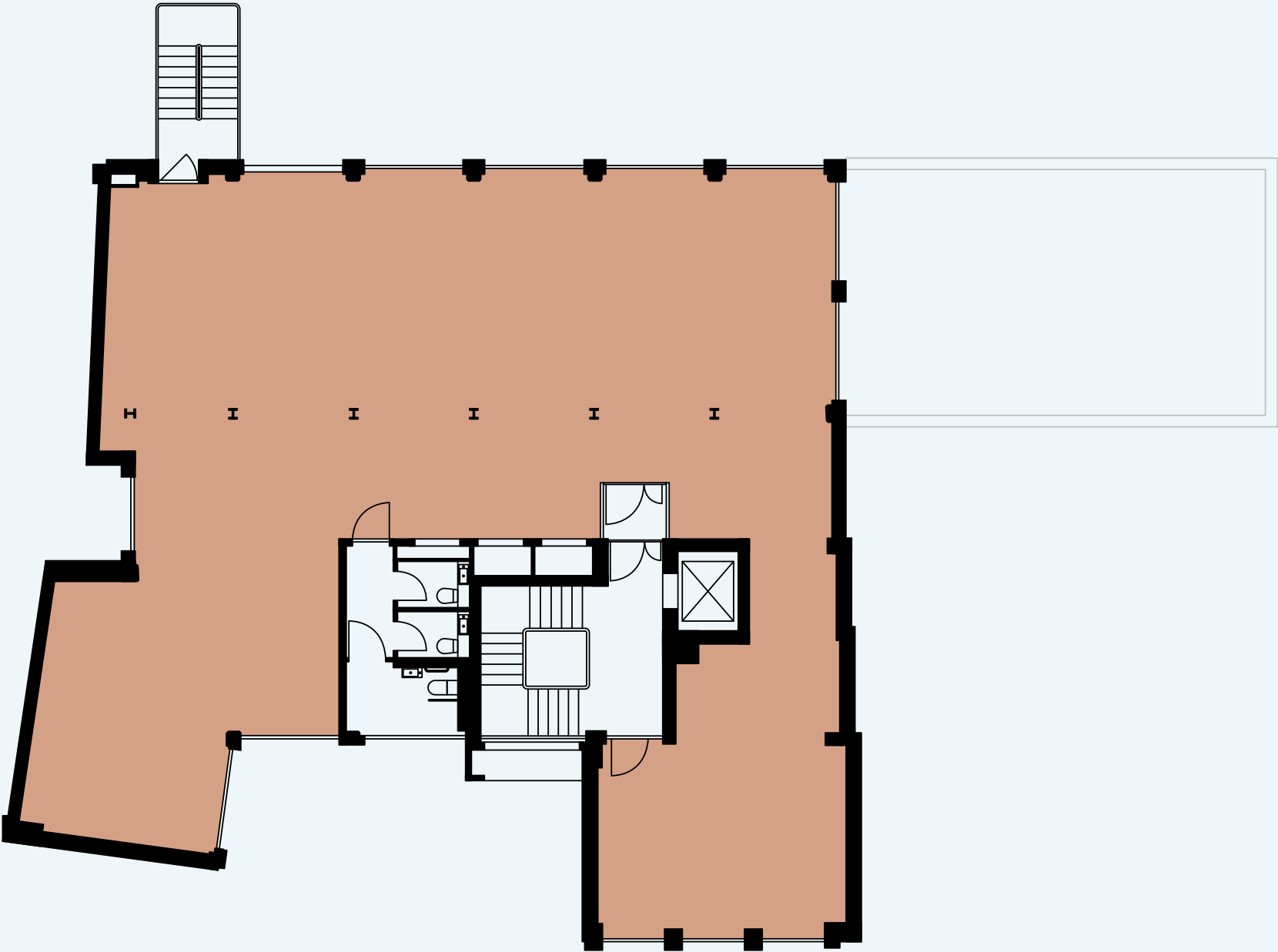
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SECOND
2,737 sq ft (254 sq m)



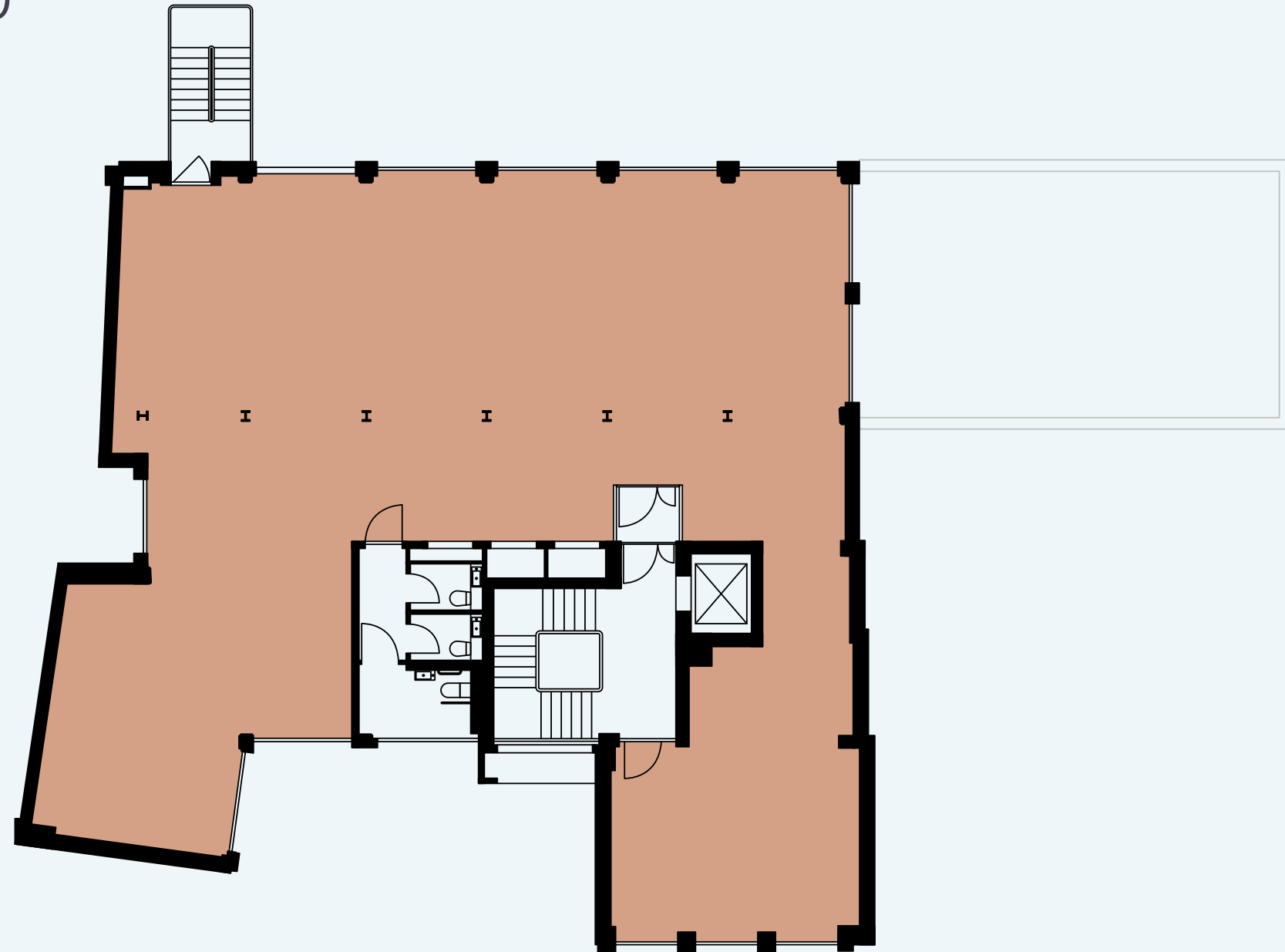
Office

Not to scale. For indicative purposes only.



THIRD

2,742 sq ft (255 sq m)



Office

Not to scale. For indicative purposes only.

FOURTH

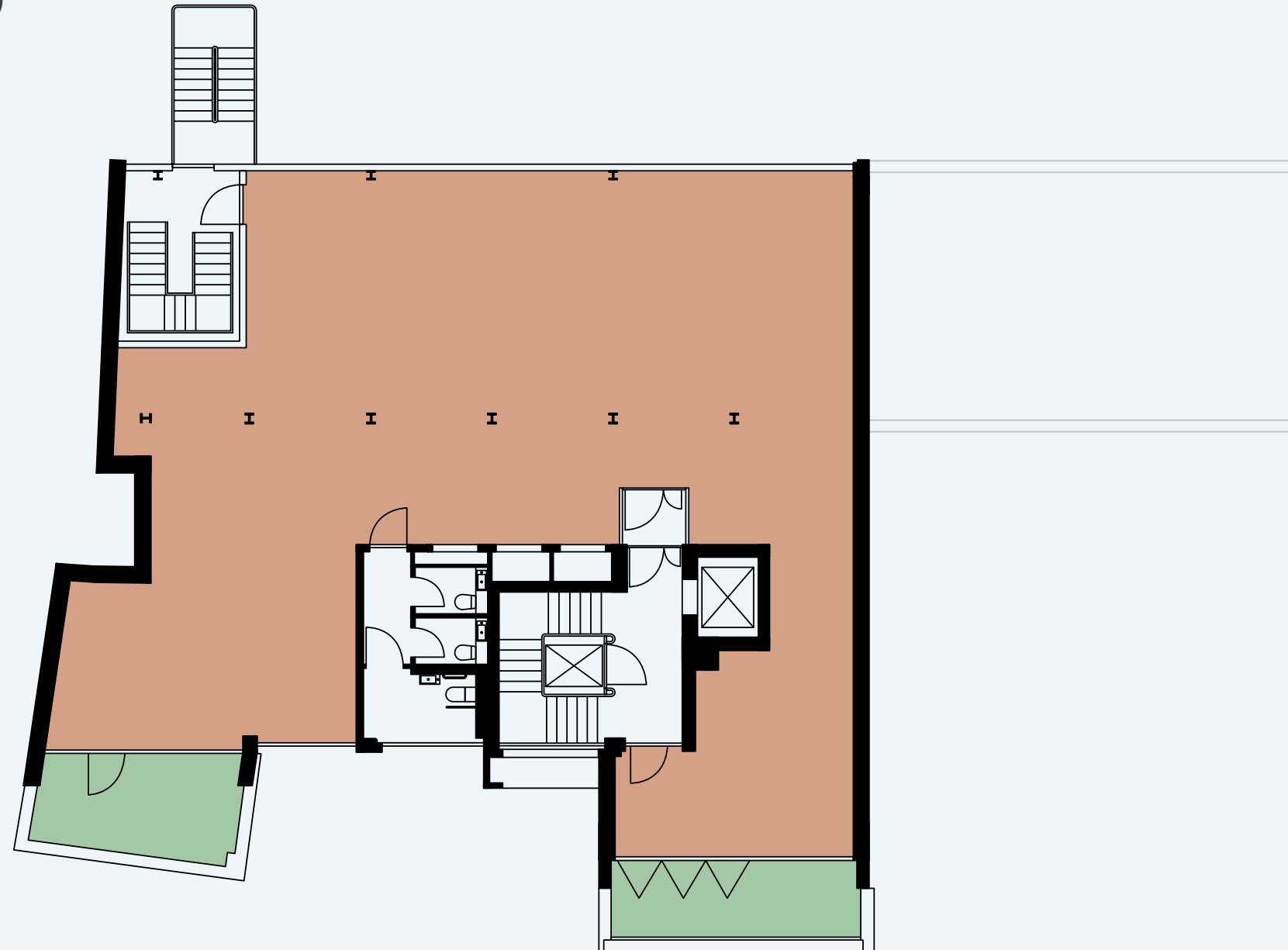
2,337 sq ft (217 sq m)

TERRACE – NORTH

127 sq ft (12 sq m)

TERRACE – SOUTH

132 sq ft (12 sq m)



- Office
- Terrace



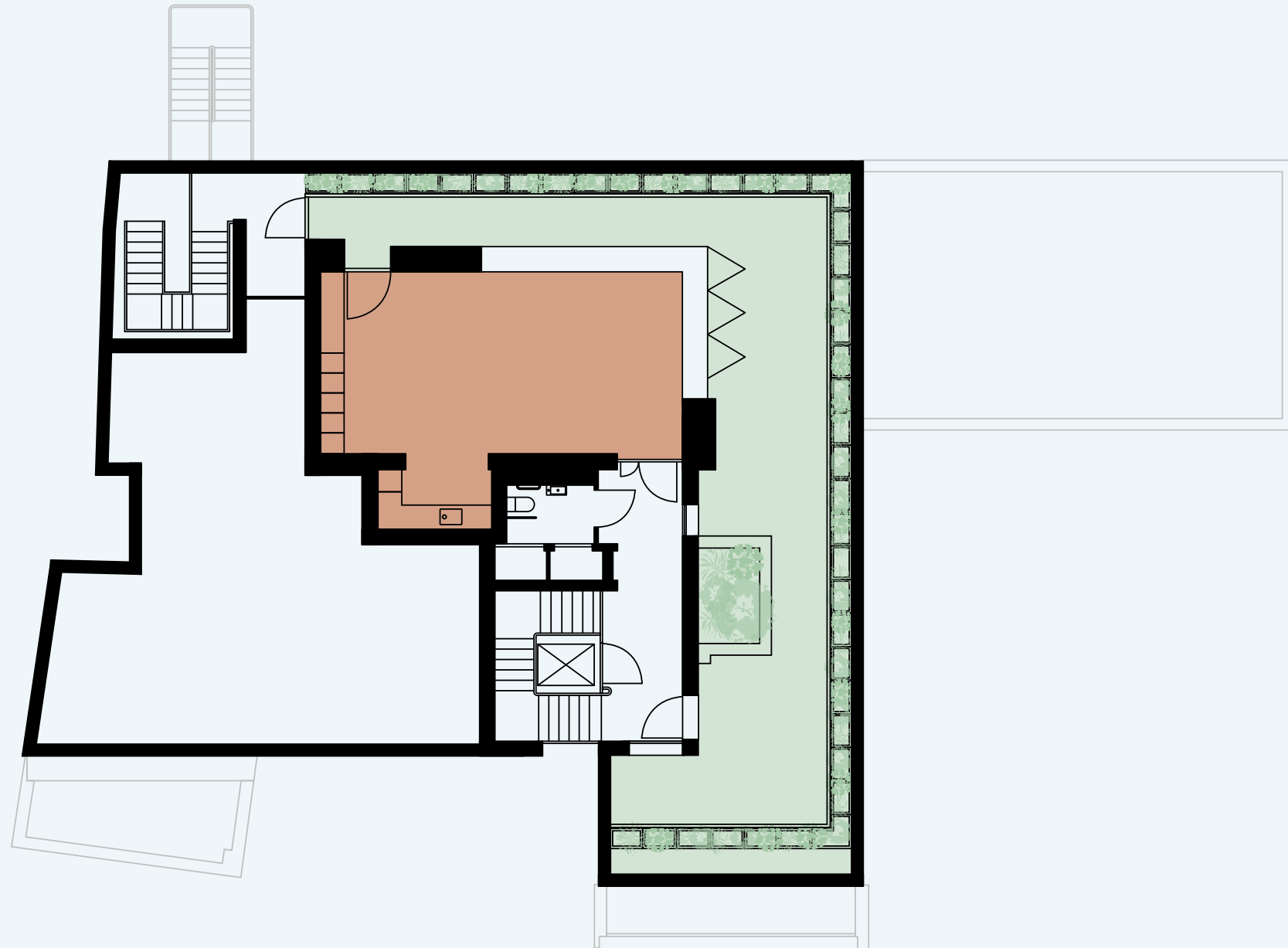
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FIFTH

508 sq ft (47 sq m)

TERRACE

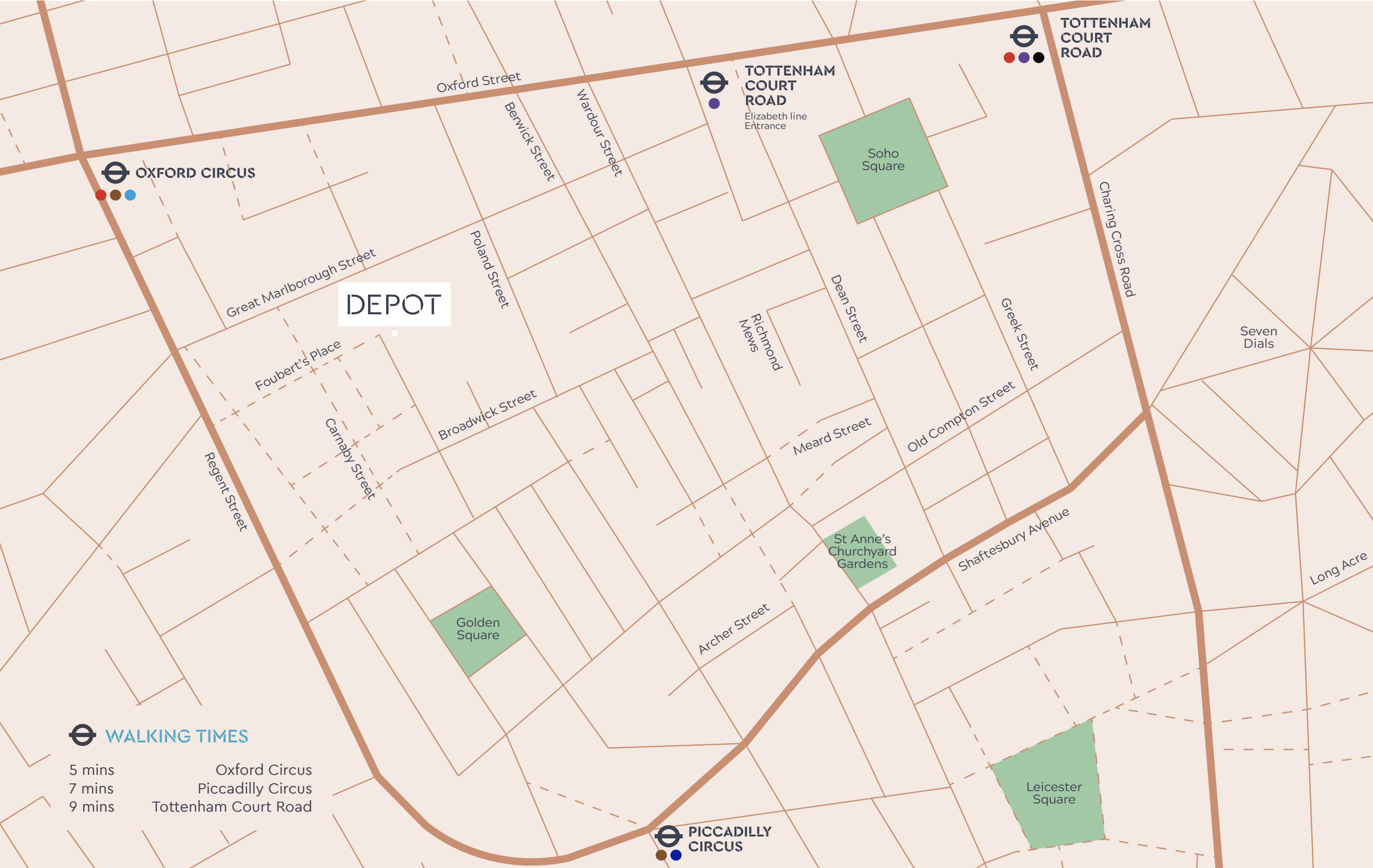
662 sq ft (62 sq m)



- Office
- Terrace



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