



**168 Old Street**  
**Tech City, Old Street**  
**EC1V 9BP**

## **BESPOKE MANAGED OFFICES**

*The flexible future of medium term office  
Space for business.*



## THE OFFICE

Bentima House boast approximately 10,000 sq ft of high quality serviced office space split between private offices, meeting and conferencing space and spacious breakout areas. Flexible monthly agreements provide an all inclusive packages with no start-up fees. Offices are available fully furnished with full IT and Telephone installation, ensuring the offices are ready to go the moment you take up occupancy.



## THE LOCATION

Bentima House is located in the heart of Tech City, residing a minutes walk from Old Street Roundabout amongst some of the biggest names in technology, media and the creative arts. The surrounding areas between Hoxton, Old Street and Shoreditch are now infamous not only for a string of successful start-ups, but also for having become an international technology hub and Europe's answer to Silicon Valley.

## NEAREST TUBE

Old Street



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
5th Floor	5,005	50-75	£62,062	12/36 Months		

### Benefits of a Managed Office?

- Bespoke Design & Specification with customised Branding, Culture & Workspace.
- Built and fitted-out according to business needs and budget.
- Low upfront capex with everything included in a fixed monthly payment.
- Short Form Lease/Licence – Reduced Legals.
- Flexible lease terms for SME Office Space.
- Move in within as little as 4-6 weeks.
- Suitable for any requirement of 18 months+

### Property Highlights

- Beautifully appointed reception area
- Stylish relaxed break out area
- Well-appointed, fully furnished A/C
- Including 200 mbps dedicated leaseline



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



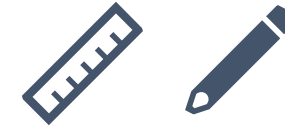
MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED



BESPOKE COMMUNICATIONS



25% LESS THAN SERVICED



PROCURED EFFICIENCY



MOVE IN SERVICE\*



### VIEW

We will source and collate your viewing schedule based on your location and office requirements.

Select from a “blank canvas” from the spaces available in our network.



### BESPOKE DESIGN

Along with the Office Provider we will assist you to identify a final design brief to match your requirements, branding, IT specifications and company identity/culture.

Often we will use VR & CGI to help visualise this process.



### AGREE TERMS

Working with you to negotiate the best terms for you; including: Commercial value, Length of Term, Flexibility on Contract Breaks.

If necessary or required ad hoc services tailored to your needs or requirements.



### FIT OUT

Following agreeing terms and deposits paid. The space is refurbished and fitted out to your requirements.

Often the space will be completed and ready to move in within 4-8 weeks



### FULLY MANAGED

A Dedicated facilities Management team will manage the day to day delivery of your office services.

To include, but not exclusively, IT, HVAC Services, Cleaning & Security, which can all evolve as and when your needs change.

## THE MANAGED OFFICE SEARCH PROCESS

# CONTACT US

## LONDON OFFICE

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## LEEDS OFFICE

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