



**43 Worship Street**  
**Shoreditch**  
**EC2A 2DU**

## **BESPOKE MANAGED OFFICES**

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



## THE OFFICE

Fully refurbished to a high standard, this Worship Street building provides clients with 6,000 square feet of prime office space.

These large, open plan spaces come with a stunning kitchenette for your sole use as well as an abundance of meeting rooms with the option to add more. With 24/7 access and a manned reception throughout the day, 43 Worship Street has a wide range of facilities including showers and off-street bike storage for those who encourage cycle to work schemes! Have a look at our brochure or give us a call for more information.



## THE LOCATION

Nestled neatly between Silicon Roundabout, Shoreditch High Street, Moorgate & Liverpool Street; 23 Worship Street occupies a prime location just north of Finsbury Square.

National Rail Services: Greater Anglia, c2c, Overground Services

TFL Tube Services: Old Street (Northern Line), Moorgate (Northern, H&C, Circle & Metropolitan Lines). Liverpool Street (Central Line)

## NEAREST TUBE

Liverpool Street



## AVAILABLE OFFICES

| UNIT         | SIZE  | DESKS | RENT    | TERMS        | FLOOR PLAN | 3D TOUR |
|--------------|-------|-------|---------|--------------|------------|---------|
| Ground Floor | 4,200 |       | £46,000 | 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

- Inclusive of Rents, Rates & Charges
- Includes 100mbps IT Dataline
- CCTV & Manned Reception
- A/C & Shower facilities



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



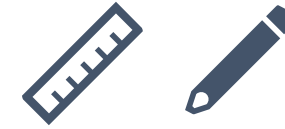
MINIMAL LEGAL



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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