



**235 High Holborn**  
**Holborn**  
**WC1V 7LE**

## **BESPOKE MANAGED OFFICE**

**1,800 sq ft**  
**(40 Desks)**

**£25,000 per Month**

*The Flexible Future of Medium Term  
Office Space for Business.*



## THE BUILDING

This art deco building is a piece of Holborn history and a contemporary work space set between Londons Square Mile and Theatreland. Steps from the tube (Central and Piccadilly lines), the retro marble lobby gives way to six floors of bright offices.

We've got meeting rooms for dealing with deal breakers and unique breakout spaces to fuel creativity: get your news fix, share big ideas in the presentation theatre or shake meetings up out in the terrace.

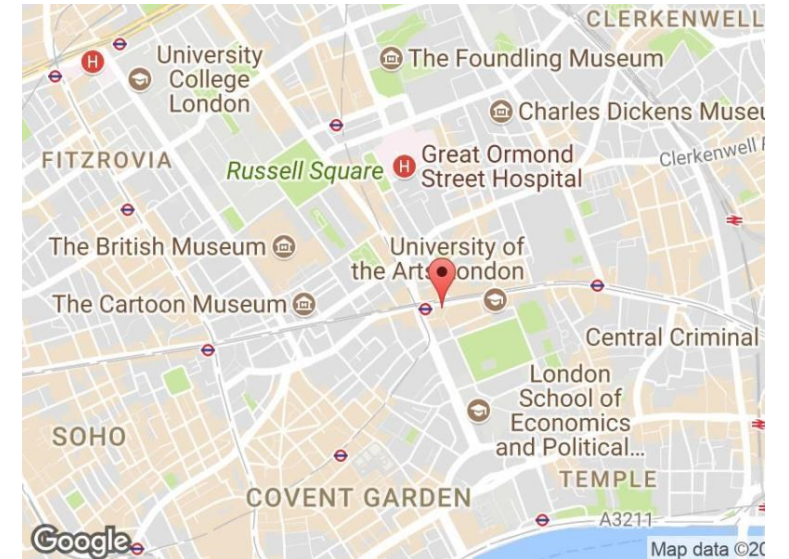


## THE LOCATION

This art deco building is a piece of Holborn history and a contemporary work space set between Londons Square Mile and Theatreland. Steps from the tube (Central and Piccadilly lines), the retro marble lobby gives way to six floors of bright offices.

## NEAREST TUBE

Holborn





## THE OFFICE

Self contained Floor for upto 40 desks with private internal Meeting Room/s.



# OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
6th Floor 6th Floor	1,800	40	£25,000	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/No Legal Costs.
- 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

- Private offices of all sizes
- Small terrace area
- Lounges
- Kitchen & dining areas on each floor
- CCTV & 24hr access



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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