



**300 St John Street  
Clerkenwell  
EC1V 4LB**

**BESPOKE MANAGED OFFICE**

**2,518 sq ft  
(36 & 2 Meeting Rooms Desks)**

**£29,385 per Month**

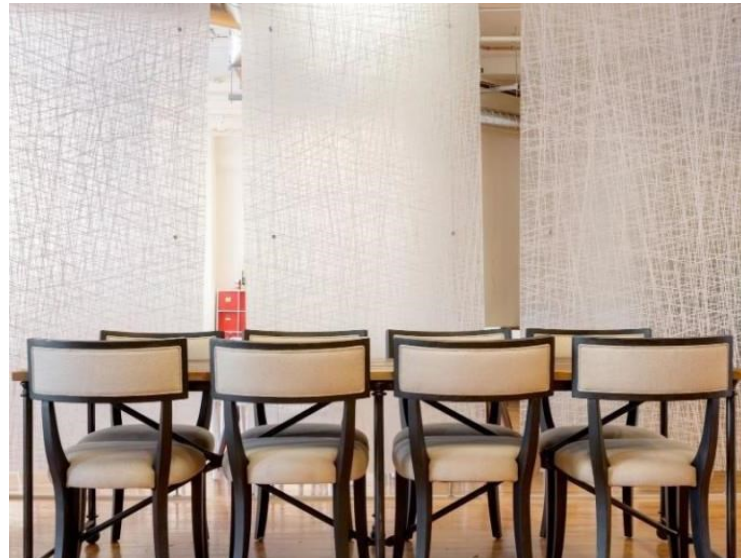
*The Flexible Future of Medium Term  
Office Space for Business.*



## THE BUILDING

Stunning office space across four floors of this building is available now for you to customise, allowing you to create a space that looks and feels the way you want. The bespoke design service is perfect for established and growing companies who want to tailor their work environment so that it aligns with their brand.

The rental price includes the cost of the design, build and servicing of the office space so that you can focus on your business. Super-fast WiFi is included as well as utilities, stamp duty, bespoke fitout and dilaps, coffee and cleaning services. These full floor offices are available on flexible terms and can be upgraded to include premium enhancements and custom IT infrastructure.



## THE LOCATION

Based in the heart of vibrant Clerkenwell, this centre is surrounded by a multitude of eateries, entertainment and transport links. Angel tube station is a six-minute walk providing access to the Northern line and Farringdon station is less than a 15-minute walk.

With a gourmet pub just next door you will not have to travel far for a great lunch out, although Exmouth Market is just a five-minute walk, offering a multitude of excellent restaurants, bars, cafes and food outlets.

## NEAREST TUBE

Angel



## THE OFFICE

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# OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
1st Floor	2,518	36 & 2 Meeting Rooms	£29,385	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

- Inclusive Fitout / Branding / Furniture
- All Inclusive Rent
- Onsite/Offsite Office Management



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



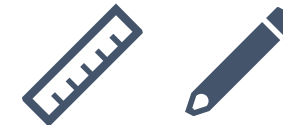
MINIMAL LEGAL



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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