



5-9 Hatton Wall
Clerkenwell
EC1N 8JB

BESPOKE MANAGED OFFICE

2,500 sq ft
(50 Desks)

£30,500 per Month

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



THE OFFICE

This stunning Plug & Play office accommodation is located within a converted former warehouse, this modern space offers an impressive fully-fitted and furnished office unit which benefits from excellent floor to ceiling height, period features, air conditioning and a bespoke fitout to match your requirements..

Included is a whole lower ground level of meeting rooms, expansive break out space, and a Centre Manager to ensure the tenancy is smooth.



THE LOCATION

The building is prominently located in the heart of Farringdon and sits between Saffron Hill and Hatton Garden, just off of Clerkenwell Road.

The famous Leather Lane food market is only moments away, and the area offers a wide range of local amenities including bars, cafés and restaurants. The building also benefits from great transport links including King's Cross, Chancery Lane and Farringdon Station.

NEAREST TUBE

Farringdon



OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
Loft Suite	2,500	50	£30,500	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

- Self contained top floor loft unit
- Access lounge in Clerkenwell House
- Bespoke Fitout and fully Serviced
- Showers & Bike racks
- Fresh fruit & snacks / Teas & Coffees



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

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