



**8 Kean Street  
Covent Garden  
WC2B 4AS**

## **BESPOKE MANAGED OFFICE**

**5,318 sq ft  
(80 Desks)**

**per Month**

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



## THE BUILDING

The complete office solution - Tailored space designed in your brand, for how your people work best, all on flexible terms.

How it Works:

1. Location: Identifying the neighbourhoods where you can thrive.
2. Workplace Strategy: Designing for how your team works.
3. Design: Tailoring the space to reflect your identity.
4. Furnish and Brand: Optimizing for different workstyles and branding for your identity.
5. Space Operations: Managing the space behind the scenes



## THE LOCATION

The building is situated on the west side of Kingsway at the southern end, close to its junction of Aldwych. Located close to Covent Garden, the entertainment and leisure facilities of this busy West End villages are close by. Holborn, Covent Garden and Embankment Tube Stations are a short walk away and numerous bus routes are accessible from Kingsway.

## NEAREST TUBE

Covent Garden



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# OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
1st Floor	5,318	80		12 – 36 MONTHS	<a href="#">VIEW HERE</a>	<a href="#">VIEW HERE</a>

## 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

- All Inclusive Tailored Managed Office
- Your own space on Flexible Terms
- Your Brand, Your Office
- Meeting Rooms & Call Pods
- Kitchenette & Bespoke Breakout Space



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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## LEEDS OFFICE

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