



30 Dukes Place
Aldgate
EC3A 7LP

BESPOKE MANAGED OFFICE

4,295 sq ft
(Desks)

£46,000 per Month

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



THE BUILDING

The imposing Irongate building looks over newly developed landscaped gardens and is surrounded by coffee shops, gyms, restaurants and cocktail bars.

Boasting floor to ceiling windows that let in natural light on all sides, this contemporary building has six floors of office space and a stylish lounge area, offering plenty of room for growing businesses.



THE LOCATION

Irongate House is located on the north side of Dukes Place, close to its junction with St Botolph Street. The location enjoys easy access to Aldgate, Liverpool Street and Fenchurch Street mainline and underground stations.

NEAREST TUBE

Aldgate



THE OFFICE

Fully Inclusive Managed Office Solution.

Self Contained Floor Designed and Renovated to a high standard with high-end fixtures and fittings. A fully trained onsite management team take care of the day to day running of the building so you can concentrate on running your business.



OFFICE INFORMATION

| UNIT | SIZE (SQ FT) | SIZE (DESKS) | RENT (£PCM) | TERM | FLOOR PLAN | 3D TOUR |
|-----------|--------------|--------------|-------------|----------------|------------|---------|
| 6th Floor | 4,295 | | £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/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

- Boardroom
- Kitchen & Large Breakout Space
- 3 x Meeting Rooms
- Private W/Cs
- Private Lift Entrance



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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