



**55-56 Russell Square**  
**London**  
**WC1B 4HP**

## **BESPOKE MANAGED OFFICES**

*The flexible future of medium term office  
Space for business.*



## THE OFFICE

In keeping with the traditional feel of the area in Central London known as Bloomsbury, this Georgian building overlooks the beautiful Russell Square. With tall ceilings and lots of period features, and planted gardens to the rear of the building, 55-56 Russell Square is a beautiful place to base your business.

Fully refurbished Grade II listed offices, overlooking Russell Square, can allow your company the opportunity to work in a fully managed and inspirational environment full of history and period charm, whilst taking advantage of the latest technological and business amenities.



## THE LOCATION

Commanding a prime location on the southern side of the prestigious Russell Square in the Bloomsbury area

The building is a short walk from Russell Square and Holborn underground stations, providing members with access to both the Central and Piccadilly line.

## NEAREST TUBE

Russell Square



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
2nd Floor	1,690	30 to 35	£20,000	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 Legals.
- 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

- Fully Managed Office Floor
- High speed internet
- 24/7 access, CCTV and Manned Reception
- Private Balcony



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



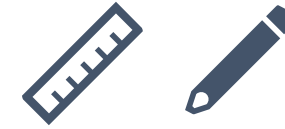
MINIMAL LEGAL



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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