



**St Pauls
EC2V**

BESPOKE MANAGED OFFICES

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



THE OFFICE

Its large curved glass skin floods the space with natural light and offers stunning views over St Mary Staining Churchyard. In dynamic contrast, the East façade boasts a conservative chequer-board rhythm of alternating stone piers and windows, crowned by a post-modern diagrid roof.

Originally constructed in 2000, the property comprises 146,485 sq ft of bright and airy workspace



THE LOCATION

100 Wood Street is located at the heart of The City's most dynamic quarter. The building is steps away from major transport hubs; Bank, Moorgate, St Paul's and Mansion House, providing access to numerous London underground and Mainline services as well as access to the Elizabeth Line from December 2018.

NEAREST TUBE

St Paul's



AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Floor 3	17,532	175 - 250	£219,150	12/36 Months		VIEW HERE

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+



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



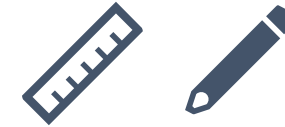
MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED

Property Highlights

- All Inclusive Managed Office
- Personalised Branding, IT & Furniture
- 12/24 Month Term
- Move within 4-6 weeks



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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