



**The Clove Building, 4 Maguire  
Street  
Shad Thames, Southwark  
SE1 2NQ**

**BESPOKE MANAGED OFFICE**

**4,599 sq ft  
(75 to 105 Desks)**

**£50,153 per Month**

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



## THE BUILDING

Expert-led workspace designed for your team, with self-contained meeting areas and amenities, which is ready for business as usual from move-in day plus on-going support from your workspace experience coordinator.



## THE LOCATION

Located conveniently close to the City and Central London.

The Clove Building has riverside tranquility and a bustling village feel boasting plenty of lovely independent shops, art galleries, bars and restaurants.

## NEAREST TUBE

Bermondsey



## THE OFFICE

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# OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
3rd Floor	4,599	75 to 105	£50,153	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

- Showers & Bike racks
- Car Parking
- Fully Fitted office 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

## LONDON OFFICE

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## LEEDS OFFICE

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