



**23 Hatton Wall**  
**Farringdon**  
**EC1N 8JJ**

## **BESPOKE MANAGED OFFICE**

**2,500 sq ft**  
**(Upto 40 Desks)**

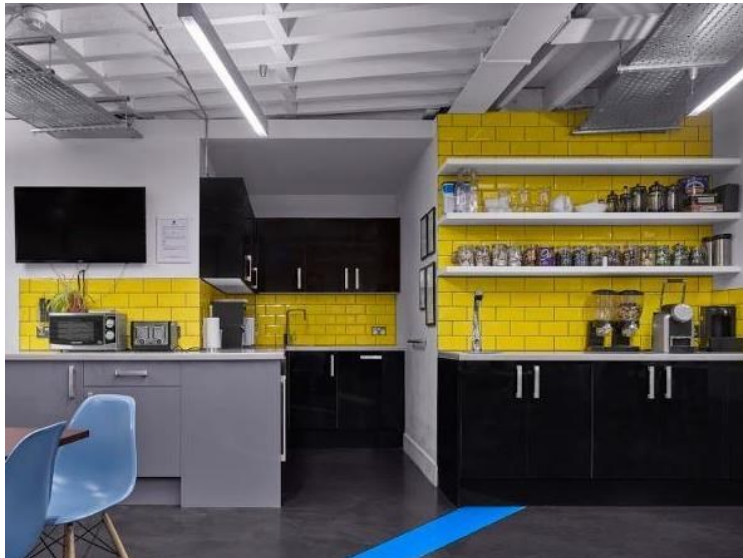
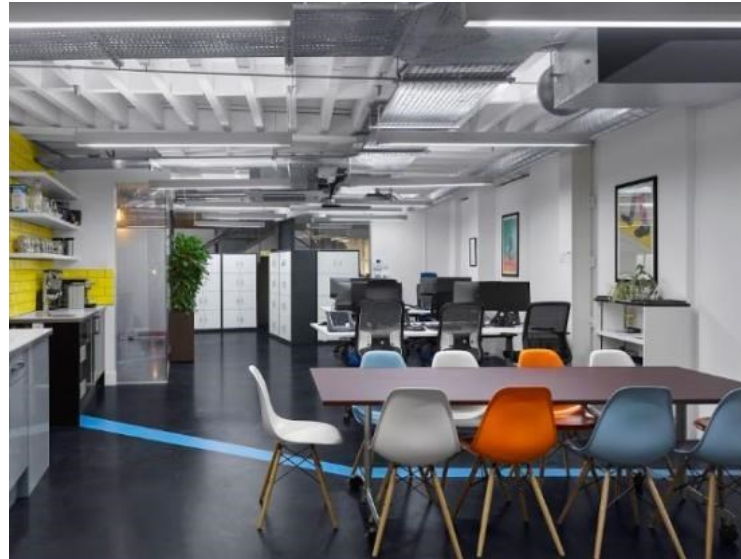
**£25,000 per Month**

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



## THE BUILDING

23 Hatton Wall is a characterful former warehouse with high ceilings, terraces, full-height windows, and a restored facade of original brickwork. Very central, it's surrounded by popular foodie destinations to visit during your lunch break including the infamous Leather Lane market.



## THE LOCATION

The space is also only 5 minutes from Farringdon Station, especially set to benefit from being the only access point to two of the largest infrastructure projects in London – the Crossrail and Thameslink. You'll be able to get to Heathrow in 30 minutes, to Bond Street in 5 minutes, and Canary Wharf in 8 minutes.

## NEAREST TUBE

Farringdon



## THE OFFICE

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# OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
Ground & Lower Ground	2,500	Upto 40	£25,000	12 – 36 MONTHS		<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

- Fully Furnished Modern Managed Office
- Kitchenette & Breakout Areas
- Meeting Rooms
- Bike storage



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

Scott House, Waterloo Station, London SE1 7LY  
020 3998 3205

## LEEDS OFFICE

1 Aire Street, Leeds LS1 4PR  
0113 457 0186



**Tony Beck**

tony@mbspropertysearch.co.uk  
07947522101