



2 Leonards Circus
Shoreditch
EC2A 4DQ

BESPOKE MANAGED OFFICE

3,542 sq ft
(upto 70 Desks)

£36,900 per Month

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



THE OFFICE

On offer, are two entire floors, with desks, phone booths, meeting rooms, video conference rooms and breakout / kitchen space - all built in a very creative & attractive style. There is also storage space on each floor and a private roof terrace on the 3rd floor.

Within the building, there is also a 2,000 sq ft event space that can be hired, equipped with kitchen, double height ceilings & outside patio area. If this event space is not being used for a formal event, then the tenants of the building are welcome to use this for eating lunch, breakout meetings and table tennis.

Certainly a hugely exciting opportunity for any business.



THE LOCATION

Shoreditch has been voted one of London's best locations to live, work & play with everything right on your door step.

You will be in good company - located within the hub of tech and creative companies. To name just a few; TouchNote, Amazon, MADE.COM, RGA, Media Brands, Monzo & Depop.

NEAREST TUBE

Old Street



OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
2nd Floor	3,542	upto 70	£36,900	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

- Fully inclusive rent & Simple agreement
- Private roof terrace
- Fitted out to an excellent specification
- 100Mb internet



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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