



**Albion Mills, 18 East Tenter
Street
Aldgate
E1 8DN**

BESPOKE MANAGED OFFICE

**1,375 sq ft
(upto 28 Desks)**

£16,400 per Month

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



THE OFFICE

This top floor office space presents stunning views with raised ceilings that reveal the rooftop beams and wooden flooring. The price includes a fully customisable fit-out to make your own mark on the space as well as full management during the tenancy. The space is able to adapt to how you work best, this could include meeting rooms, plenty of break-out space, a focus-working area and kitchen.



THE LOCATION

This beautiful industrial warehouse property is located moments from Aldgate, just East of the City.

NEAREST TUBE

Aldgate East



OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
3rd Floor	1,375	upto 28	£16,400	12 – 36 MONTHS		Click 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/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

- Bespoke Office, Meeting & Breakout Areas
- CCTV & Alarm Security with 24/7 Access
- CAT 5/CAT 6 & Fibre Connectivity
- Lift Access
- Showers



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



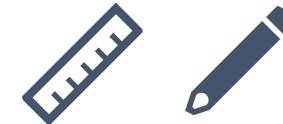
MINIMAL LEGAL



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