



**17 Portland Place**  
**Marylebone**  
**W1B 1PU**

**BESPOKE MANAGED OFFICE**

**700 sq ft**  
**(up to 14 Desks)**

**£14,500 per Month**

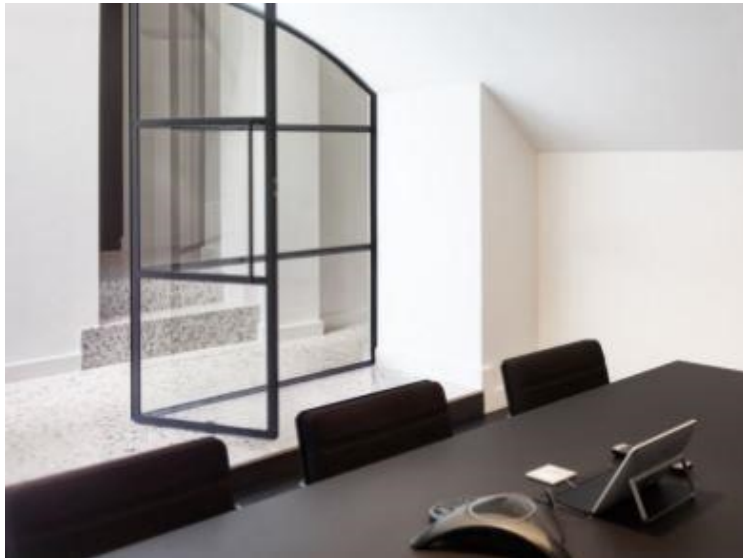
*The Flexible Future of Medium Term  
Office Space for Business.*



## THE BUILDING

Grade II Listed property over lower ground, ground & four upper floors. The property is accessed from its main entrance on Duchess Street which leads into an impressive entrance hall and staircase to the upper levels.

There is also a Café/Restaurant on site and an attractive garden terrace which can be accessed from the ground floor of the property, or directly from Duchess Street.



## THE LOCATION

The property is located on the corner of Portland Place and Duchess Street. Portland Place runs from Park Crescent in the north, before becoming Langham Place and then Upper Regent's Street in the south. Oxford Circus, Bond Street, Regent's Park and Great Portland Street tube stations are all just a short walk away.

## NEAREST TUBE

Oxford Circus



### THE OFFICE

The Ground Floor benefits from good ceiling heights, comfort cooling, meeting rooms with bay window, and an open plan office area with access into communal garden.



# OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
Ground Floor	700	up to 14	£14,500	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

- External Courtyard Garden
- Manned Reception
- Dedicated Meeting Rooms
- Bike Racks & Showers
- 24hr Access



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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