



**10-12 Emerald Street
Holborn
WC1N 3QA**

BESPOKE MANAGED OFFICE

**1,941 sq ft
(34 + Meeting Room Desks)**

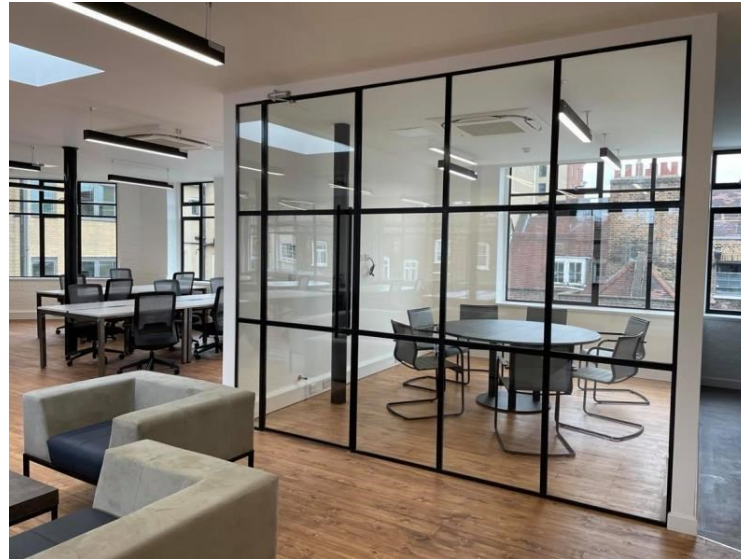
£22,645 per Month

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



THE BUILDING

Forming part of the attractive industrial “Emerald Estate”, this contemporary designed workspaces offer fitted and managed Office accommodation that showcase stylish wood flooring, modern lighting throughout as well as air-conditioning, with use of a private entrance, Kitchen & Meeting rooms. A Dedicated Fibre line is installed to each unit.



THE LOCATION

Ideally located in Holborn, with numerous restaurants, bars, shops, hotels and London landmarks such as the British Museum just around the corner, served by excellent transport links.

NEAREST TUBE

Russell Square



THE OFFICE

Managed Office Suite currently consisting of 34 desks in Open Plan Area.

Within the office there is a 6 person private meeting room with crittall style partitioning, a classy, textured feature wall and television.

Within the office we have included a spacious, open area that blends into working space effortlessly. Including a 4 person booth and an 8 person meeting table, encouraging collaborative working and informal meetings.



OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
3rd Floor	1,941	34 + Meeting Room	£22,645	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

- Attractive Victorian Converted Warehouse
- Contemporary Fitted & Managed
- Private Kitchenettes & Meeting Rooms
- Dedicated fibre line has been installed



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