



10-12 Emerald Street
Holborn
WC1N 3QA

BESPOKE MANAGED OFFICE

886 sq ft
(10 Desks)

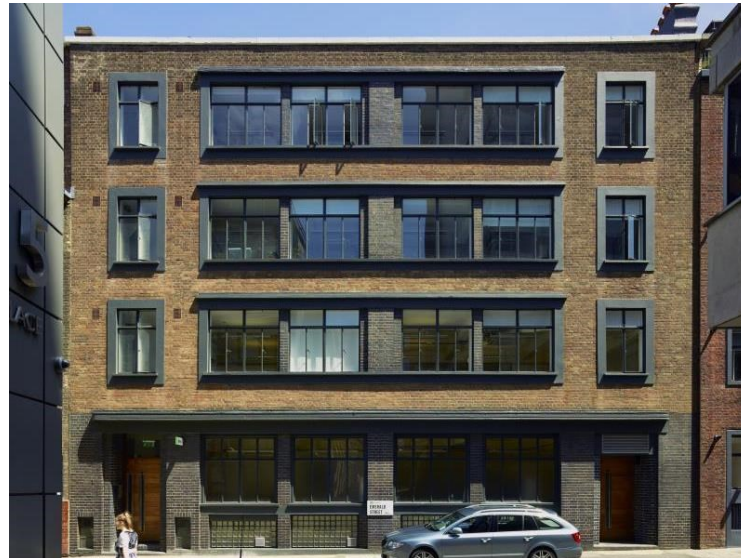
£10,335 per Month

*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

Fully Managed 10 Person Office with Meeting Room.



OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
Ground Floor	886	10	£10,335	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

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