



107 Grays Inn Road
Holborn
WC1X 8TZ

BESPOKE MANAGED OFFICE

1,443 sq ft
(15 to 20 Desks)

£20,418 per Month

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



THE BUILDING

107 Grays Inn Road is an expertly managed office in Holborn with a stunning communal terrace. This stunning building boasts a recently-refurbished reception area and rear courtyard.

A workspace customised around your business, with self-contained meeting rooms and amenities, which is ready for business as usual from move-in day. Best-in-class service, where we really get to know your business; expertly managing the whole process for you – from design to dealing with everyday requests.



THE WAY PULSE



THE WAY PULSE

THE LOCATION

Located between Holborn and King's Cross, this building benefits from great transport links, just a short walk from Chancery Lane, Russel Square, Kings Cross & Farringdon Station.

NEAREST TUBE

Chancery Lane



THE OFFICE

Customisable Office Space. Suggested Layout - Open Plan office Space for 15 to 20 Desks, 1 x 4-person meeting room, 1 x huddle booth, 1 x phone booth, Collaboration areas, Dedicated reception and waiting area, Fully fitted kitchen, Breakout areas, Store and comms room, Lockers and storage, Company branding.



OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
4th Floor	1,443	15 to 20	£20,418	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

- Furnished & Managed Offices
- Entire Floor to customise and brand
- Private Meeting Rooms & Kitchen space
- All Inclusive Monthly Rental



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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