



**Linley House, Dickinson Street
Piccadilly
M1 4LF**

BESPOKE MANAGED OFFICES

*The flexible future of medium term office
Space for business.*



THE OFFICE

With private offices or hot desks, breakout spaces and meeting rooms, members can enjoy a creative environment for dedicated work. Benefits include excellent customer service, beautiful spaces designed with productivity in mind and superfast Wi-Fi.

The centre is suitable for businesses of all sizes, from the individual entrepreneur, to startups and scale-ups. Also, the workspace allows clients to have 24 hours access in 7 days of the week. There are lounges and breakout areas where you can take a break during a hectic workday.



THE LOCATION

Located in the heart of Manchester, the centre keeps its members connected to the city. Near St Peter's Square Metrolink, Oxford Road and Piccadilly Stations. Easy access to the International Convention Centre, Manchester Central and the Palace Theatre, in addition to countless shops, cafes and restaurants. There is two-way access to reach this place which is by car or public transport as such as taxi, Metro train and bus. Fantastic transport links are available due to the central location of this space.

NEAREST TUBE



AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Fixed Desk	60	1 to 4	£225	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 Legals.
- 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 Private Offices & Coworking
- Services included & fixed Costs
- Flexible term & Fast move in
- High Speed Internet



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



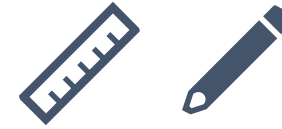
MINIMAL LEGAL



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