



**Lincoln House, 300 High Holborn  
Holborn  
WC1V 7JH**

**BESPOKE MANAGED OFFICE**

**1,350 sq ft  
(24-30 Desks)**

**£9,250 per Month**

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



## THE BUILDING

The building is stylishly appointed and has an attractive exterior which creates the best possible first impression for visitors and clients, and there is a receptionist available throughout the day to offer the warmest of welcomes.

Offices are fully furnished and Managed, and range in size from smaller individual work spaces to large team office suites, and are well-equipped with high speed internet access and dedicated phone lines, as well as the latest in business technologies. Stylish meeting rooms offer the perfect space to enjoy conferences, meetings, workshops and interviews, as well as special events as required. There is also a team of friendly and professional staff on hand throughout the day to provide support as required.



## THE LOCATION

This brand new business centre offers serviced offices in London, in a popular location close to excellent transport links and amenities. The building is based in Holborn, and there are plenty of major national and international corporations based close by, creating ideal networking opportunities for businesses based here.

This location is within walking distance of various public transport services, offering easy access from anywhere in London. There are also major road routes close by.

## NEAREST TUBE

Chancery Lane





## THE OFFICE

Fully Managed 24-30 desk self-contained office with kitchen/breakout space.

# OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
Unit 2	1,350	24-30	£9,250	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

- Fully Furnished Serviced/Managed Offices
- Super high speed internet
- Breakout/Event Spaces & Meeting Rooms
- Bike Racks
- 24/7 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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