



16 Lower Marsh
Waterloo
SE1

BESPOKE MANAGED OFFICE

2,108 sq ft
(40 Desks)

£15,800 per Month

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



THE BUILDING

The office is situated on the 1st floor with a manned reception service. There are 3 meeting rooms (4-6pax MR, 10pax Board room & Exec office), open plan workspace for circa 40 people, with a kitchen point kitchen and toilets. Ultra- fast broadband internet is available throughout the floor. In terms of security, the property is covered by CCTV monitoring and benefits from a private reception and waiting area.

First floor access by way of 2 flights of stairs or small 4 person lift.



THE LOCATION

The fully fitted and furnished office space is just 3mins walk from Waterloo station, Located on the extremely vibrant Lower Marsh.

NEAREST TUBE

Waterloo



THE OFFICE

Current configuration allows c.40 open desk, with 2 exec offices and a main board room. The floor is self contained and amenities are all located on the floor.



OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
1st Floor	2,108	40	£15,800	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

- 24hr CCTV and Security
- High Speed Internet Included
- Fully Managed with 24hr access
- Private Kitchen facility
- Flexible terms



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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