



**207 Old Street**  
**Shoreditch**  
**EC1V 9NR**

## **BESPOKE MANAGED OFFICES**

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



## THE OFFICE

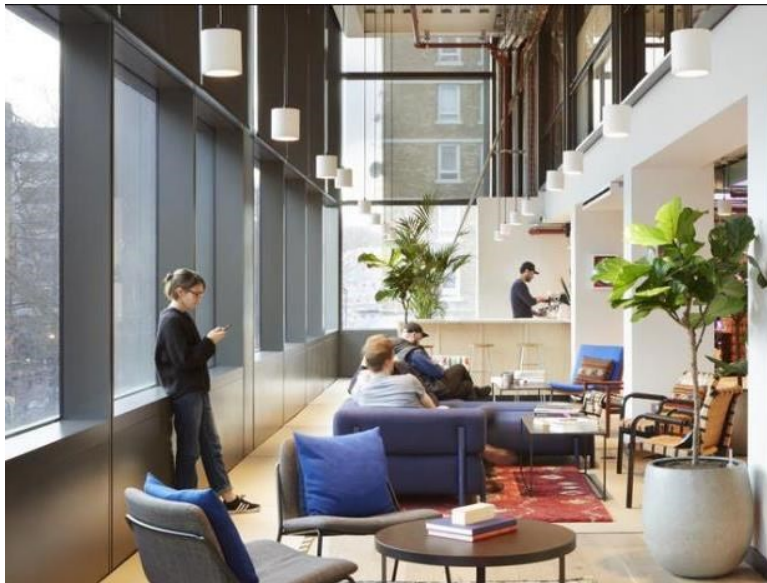
WeWork is a global network of workspaces where companies grow together. At this convenient address, discover floors of coworking and private offices that cater to needs you didn't even know you had. Our spaces are designed to promote productivity whether you're a team of one or 100, and month-to-month flexibility means your space is just as agile as you are. Plus, one all-inclusive rate makes things easy. Any workspace can have a lounge, but ours are decorated with custom murals. Your old office might have had a coffee pot, but ours has a micro-roasted coffee bar and fresh fruit water. We've considered every detail so you can focus on your business.



## THE LOCATION

Old Street Tube Stop (Less than a minute walk) Liverpool Street Station (7-10 Minute Walk) Moorgate Tube Station (7-10 Minute Walk)

## NEAREST TUBE



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,500	1-50	£600	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

- Private offices
- Dedicated & Hot Desks
- Bike Storage & Dog Friendly
- Cleaning Services



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



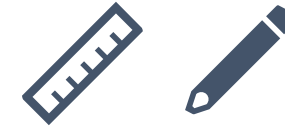
MINIMAL LEGAL



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



## Matthew Blair

matt@matthewblairsolutions.co.  
uk  
07952 910 358