



**275 Grays Inn Road**  
**Kings Cross**  
**WC1H 8BD**

## **BESPOKE MANAGED OFFICES**

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



## THE OFFICE

The offices benefit from excellent natural light and have been refurbished to a contemporary specification with exposed services ideally suited to occupier demand. Completed to Cat A+ (fully managed and furnished) condition including data cabling to risers and pre-installed fitted kitchenettes on each floor.

The refurbishment also included the installation of new end of commute facilities including bicycle racks (accessed via a secondary entrance adjacent to reception), showers and lockers.



## THE LOCATION

Grays Inn Road is a commuter's dream, located conveniently close to King's Cross, easily accessible to anywhere in the City. Surrounded by brilliant restaurants, historic pubs, canals and sleek bars, you'll never be short of something to do on your lunch hour. There's plenty of places to explore after work too, with the charming Exmouth Market nearby.

## NEAREST TUBE

Kings Cross St Pancras



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
2nd Floor	2,316	45	£26,055	12/36 Months		<a href="#">VIEW HERE</a>

### 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

- Dedicated Building Reception
- Personalised Branding & High Speed IT
- Showers, Lockers & Secure Bike Storage
- Fully Fitted & Stocked Kitchen



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



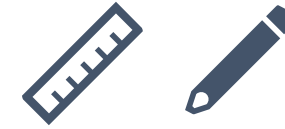
MINIMAL LEGAL



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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