



**30 Dukes Place**  
**Aldgate**  
**EC3A 7LP**

**BESPOKE MANAGED OFFICE**

**1,312 sq ft**  
**(40 Desks)**

**£18,000 per Month**

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



## THE BUILDING

The imposing Irongate building looks over newly developed landscaped gardens and is surrounded by coffee shops, gyms, restaurants and cocktail bars.

Boasting floor to ceiling windows that let in natural light on all sides, this contemporary building has six floors of office space and a stylish lounge area, offering plenty of room for growing businesses.



## THE LOCATION

Irongate House is located on the north side of Dukes Place, close to its junction with St Botolph Street. The location enjoys easy access to Aldgate, Liverpool Street and Fenchurch Street mainline and underground stations.

## NEAREST TUBE

Aldgate



## THE OFFICE

Self contained part 3rd Floor Office for upto 40 desks with private internal Meeting Room.



# OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
Part 3rd Floor	1,312	40	£18,000	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

- Furnished & Full IT & telephony solution
- Air conditioning / heating
- CCTV & 24hr access
- Conference/BreakOut Space & Phone Booths
- Bike storage & Showers



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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