



**Here East, 14 East Bay Lane  
Stratford  
E20 3BS**

## **BESPOKE MANAGED OFFICES**

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



## THE OFFICE

east London's coworking space and innovation centre that believes in the power of collaboration. The spacious, 68,000 square foot workspace has been designed with accessibility in mind, and comes with plenty of meeting rooms, as well as snugs and private booths that are free to use.

Join a community of startups, scaleups, large corps, charities and social enterprises that work in cybersecurity, mobility, inclusion, VR, AI, edtech and many more. The onsite innovation consultancy team who deliver programmes for clients such as Innovate UK, Transport for London and the Department for Digital, Culture, Media and Sport. The team looks for opportunities to connect members with Plexal's public sector and enterprise clients.



## THE LOCATION

Here East is a Tech campus in east London's Queen Elizabeth Olympic Park.

It's just a 10-minute walk from Hackney Wick train station or you can catch a free shuttle bus from Stratford train, underground and bus stations

Members enjoy life at the buzzing Canalside, where you'll find bars, cafes, a barber shop and restaurants. There are also regular events and street food on campus at Here East.

## NEAREST TUBE

Stratford



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000	4 to 50	£400	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

- Access to Plexal's innovation services
- Regular events and meetups
- Showers, lockers and indoor bike racks
- Rapid prototyping with 3D printers



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



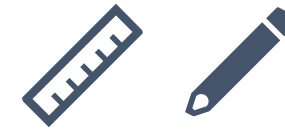
MINIMAL LEGAL



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



**Tony Beck**

tony@mbspropertysearch.co.uk  
07947522101