



**1 Hermes Street**  
**Islington**  
**N1 9JN**

**BESPOKE MANAGED OFFICES**

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



## THE OFFICE

Self contained office floors with bespoke fit outs to include meeting rooms, kitchen and breakout space Brand new, fully fitted and customisable plug and play space.

All-inclusive monthly costs including daily cleaning, coffee, and weekly or daily fruit baskets, customised cleaning hours, External meeting room bookings at other UK locations - all rolled into one monthly invoice.



## THE LOCATION

Around the corner from buzzing Upper Street, Hermes Street has the best of both worlds. Just off Pentonville Road, between King's Cross and Angel Stations, this building's location couldn't be more appealing.

You and your team will never be short of something to do with Saddler's Wells Theatre, The O2 Academy and numerous bars, cafés and restaurants nearby

## NEAREST TUBE

Angel



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Lower Ground	3,085	51	£30,593	12/36 Months		
Ground Floor	2,292	38	£27,504	12/36 Months		
1st Floor	2,935	49	£35,709	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

- Bespoke fully-fitted plug n play offices
- Self contained - meeting / lounge space
- Your Company Branding
- Fully Stocked Kitchenette.



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



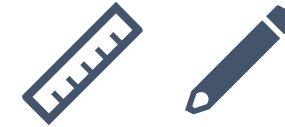
MINIMAL LEGAL



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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## LEEDS OFFICE

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