



57a Hatton Garden  
Clerkenwell  
EC1N 8JG

## BESPOKE MANAGED OFFICES

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



## THE OFFICE

The building consists of 7 floors with a stunning rooftop terrace. Each floor is bright and spacious with floods of natural light, and Relaxed collaboration spaces.



## THE LOCATION

Located in the heart of Hatton Garden, Farringdon which has been one of central London's most prominent business districts for quite some time.

Its close proximity to the City, as well as the increasingly popular creative district of Clerkenwell, gives Farringdon the edge over many other business areas across the capital.

## NEAREST TUBE

Farringdon



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000	4 to 60	£645	12/36 Months		
5th floor	3,200	45 to 60	£20,000	12/36 Months		
4th Floor	3,200	45 to 60	£20,000	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 Legals.
- Flexible lease terms for SME Office Space.
- Move in within as little as 4-6 weeks.
- Suitable for any requirement of 18 months+



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



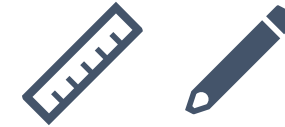
MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED

### Property Highlights

- Private Offices on Flexible Terms
- Gym Onsite
- High-Speed & Secure Internet
- Roof Terrace



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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