



28-30 Kirby Street
Farringdon
EC1N 8TE

BESPOKE MANAGED OFFICES

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



THE OFFICE

Available as a fully bespoke, branded office, and fully operated by Management Team on 18/36 months terms.

A managed office is a timely, cost-effective solution with a layout matched to a client's specifications. Your team can be in a new workspace in a location of your choosing in as little as 4 weeks from the point of selection

Suitable for project offices, contact centres and corporate HQs.



THE LOCATION

Located between Holborn and Clerkenwell in the Hatton Garden Conservation Area in London. It is a fully refurbished office building, designed by Buckley Gray Yeoman.

NEAREST TUBE

Farringdon



AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
1st Floor	4,050	40+	£57,375	12/36 Months		
2nd Floor	4,141	40+	£58,664	12/36 Months		
3rd Floor	4,119	40+	£58,352	12/36 Months		
4th Floor	3,055	35+	£43,279	12/36 Months		
Ground & Lower Ground	7,123	70	£71,230	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

- Refurbished Ground Floor Reception
- VRV A/C & Raised floors
- Roof Terraces
- Bike racks & 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

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