



1 Finsbury Avenue
Moorgate
EC2M 2PP

BESPOKE MANAGED OFFICES

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



THE OFFICE

1 Finsbury Avenue will provide a new Grade A office building benefitting from the amenities of both Broadgate and Shoreditch.

These offices can be made bespoke to a company's requirements – meaning that you can brand it and make it your own. With this managed space, all costs, from rent to fitout, will be rented as one monthly fee as advertised - Available from 12 - 36 month terms.

Offices available for Company Team Sizes from 40 - 120 Desks.

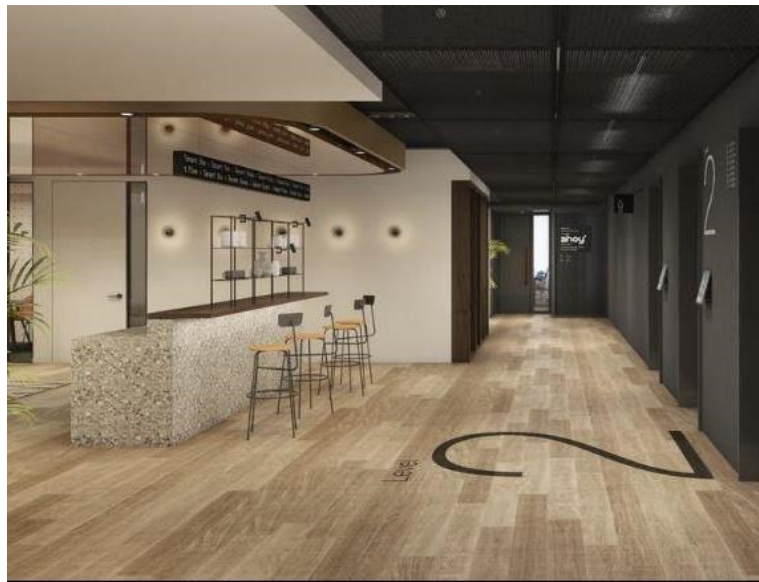


THE LOCATION

1 Finsbury Avenue is at the centre of London's financial, cultural, entrepreneurial and creative areas. Broadgate offers a vibrant lifestyle campus with a range of amenities and the building also benefits from the amenity of Shoreditch just to the north. The location offers excellent access to local and international transport links that will be enhanced further by Crossrail.

NEAREST TUBE

Moorgate



AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,500		£875	12/36 Months		
Unit 2-1	5,581	111 + Meeting Rooms	£97,667	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

- Ground Floor Boutique cinema & Gym
- Landscaped Roof Terrace with City Views
- Modern class cycling & shower facilities
- Access via Finsbury Avenue & Worship St



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



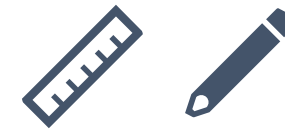
MINIMAL LEGAL



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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