



**65 Curzon Street**  
**Mayfair**  
**W1J 8PE**

**BESPOKE MANAGED OFFICES**

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



## THE OFFICE

65 Curzon Street comprises of high end, fully furnished self-contained Managed office space. Boasting a large manned reception, a prominent west end location and excellent natural light.

8 floors of high-end office space. The building will be completely refurbished, with a stunning new reception area that makes use of three lifts and a fully manned reception by an onsite Management team.

Each office will be fitted with a brand-new kitchenette catering for your staff, leaving the design of the rest of your office down to you.



## THE LOCATION

Situated on the south side of Curzon street in the heart of Mayfair, with Piccadilly to the south and Berkeley Square a stone's throw away. Within walking distance of Green Park Underground station (Piccadilly, Victoria and Jubilee lines) serving easy access to the city and West London.

## NEAREST TUBE

Green Park



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
1st Floor	6,000	85 to 110	£80,000	12/36 Months		
Part 2nd Floor	1,350	25 to 35	£16,000	12/36 Months		
3rd Floor	6,000	85 to 110	£80,000	12/36 Months		
4th Floor	6,000	55 to 70	£80,000	12/36 Months		
5th Floor	5,500	80 to 100	£73,333	12/36 Months		
Part 6th Floor (North)	2,750	upto 65	£36,666	12/36 Months		
Ground Floor	4,200	60 to 70	£56,000	12/36 Months		
Lower Ground	2,200	35 to 45	£29,326	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

- Self Contained Managed Office Floors
- 200mb dedicated lease line
- 24/7 access and CCTV



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