



**1-45 Durham Street  
Vauxhall  
SE11 5JH**

## **BESPOKE MANAGED OFFICES**

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



## THE OFFICE

Our newly refurbished spaces benefit from comfort cooling, huge windows and hard-wearing floor, with some duplex studios featuring a mezzanine level, floor to ceiling windows and incredible City skyline views. The minimal, modern aesthetic of the building has so far found fans in PR agencies, tech start-ups, artisan food brands and innovative NGOs and is the perfect new home for companies wanting to take advantage of flexible leases and a bustling creative atmosphere. Vox Studios has achieved a Gold WiredScore, awarded in recognition of reliable and diverse internet connectivity and prepared for connectivity needs of future customers.



## THE LOCATION

Located down a quiet street in the heart of Vauxhall, the former Marmite Factory has been reborn as Vox Studios.

## NEAREST TUBE



## AVAILABLE OFFICES

| UNIT           | SIZE  | DESKS | RENT | TERMS        | FLOOR PLAN | 3D TOUR |
|----------------|-------|-------|------|--------------|------------|---------|
| Private Office | 2,500 |       | £175 | 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

- 24 Hour Access
- Meeting Rooms
- Recycling Facilities
- Loading Bays



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



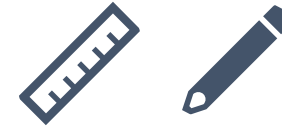
MINIMAL LEGAL



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