



**32 Blackfriars Road**  
**Southwark**  
**SE1 8PB**

## **BESPOKE MANAGED OFFICES**

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



## THE OFFICE

Private Studios/offices are closed to help you truly focus, so you and your team can plan/create away from prying eyes. All shapes and sizes to fit your working needs

Additional space includes library desks, ergonomic chairs and wireless charging, so you can sit and get stuff done; to cosy corners and bright communal spaces with armchairs and daybeds built for dreaming. Dedicated dog-friendly areas, too, in case you want to bring your furry friend.



## THE LOCATION

Offices overlooking the Thames, situated inside The Hoxton, Southwark, located by Blackfriars Bridge in one of London's busiest boroughs. It's a place to sit and get stuff done, with all the cosiness of home, without the distractions.

## NEAREST TUBE

Southwark



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,500	4 to 50	£700	12/36 Months		
Open Studio	60	1	£500	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

- Private Offices, Meeting Rooms Open 24/7
- Onsite Cafe & Daily Lunches
- Wellness, Bike parking and Showers
- Lounge Coworking space with Phone booths



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



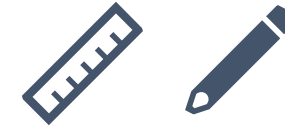
MINIMAL LEGAL



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

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## LEEDS OFFICE

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