



**37 Cremer Street
Hoxton, Shoreditch
E2 8HD**

BESPOKE MANAGED OFFICES

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



THE OFFICE

Rent stunning offices with flexible leases, masses of natural light, high ceilings and whitewashed walls, giving you the chance to put your stamp on your office with the layout, décor and furniture that works best for your brand.

The industrial design of the building features a steel-frame interior, home to The Kiln Café, plenty of inspiring breakout spaces and two industrial-chic meeting rooms. The large, central atrium is perfect for informal meetings, networking and hosting events.



THE LOCATION

Brickfields is right in the heart of creative Hoxton and offers stunning offices for growing, ambitious companies. Base your business right next to Hoxton station, a stone's throw from the vibrant Kingsland Road and surrounded by a buzzing entrepreneurial community.

NEAREST TUBE

Old Street



AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Floor (1st Floor)	2,471	35 -55	£10,160	12/36 Months		
Private Floor (3rd Floor)	2,145	30 - 45	£10,071	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

- Staffed Reception & Building Manager
- 24 Hour Access & CCTV
- Showers & Cycle Racks
- DDA Compliant



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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