



**Albion Works, Greenhill Rents,  
Cowcross Street  
Farringdon  
EC1M 6BW**

**BESPOKE MANAGED OFFICES**

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



## THE OFFICE

This prominent five storey warehouse building retains many original features, giving it a characterful industrial style. The building itself is set within a 3,000 sq ft gated courtyard, giving it privacy and designating it an expansive hub.



## THE LOCATION

Situated in the heart of Clerkenwell, the space is adjacent to the vibrant Cowcross Street and its many restaurants, pubs and coffee houses. Clerkenwell is home to the creative industries, with many of the world's leading media, design and tech businesses based in the area.

## NEAREST TUBE

Farringdon





## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Ground Floor	999	25 to 30	£16,250	12/36 Months		
Lower Ground Floor	538	upto 17	£9,775	12/36 Months		
1st Floor	1,640	upto 40	£27,675	12/36 Months		
2nd Floor	1,650	upto 40	£27,675	12/36 Months		
3rd Floor	1,670	upto 40	£27,675	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

- Roof Terrace/Outside Space
- Bike Racks & Showers
- Close to Farringdon & Barbican Tube St.



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



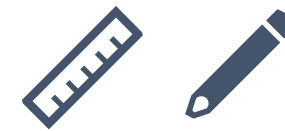
MINIMAL LEGAL



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

## LONDON OFFICE

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## LEEDS OFFICE

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