



11 Gough Square
Blackfriars
EC4A 3DE

BESPOKE MANAGED OFFICES

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



THE OFFICE

A flexible work space that provides companies with a fully-fitted managed office. With its picturesque setting, the offices also profit from large windows with plenty of natural light.

Also this office benefits from a fit-out that nurtures your company's culture. At this location your space is designed to meet your business needs.

You will also have access to comfortable breakout spaces and modern meeting rooms. This cost effective location delivers an inspiring office experience that will run like clockwork. Every detail has been carefully considered to deliver a five star tenant experience.



THE LOCATION

Situated just off Fleet Street, 11 Gough Square is a tranquil spot in the middle of the bustling City. It equally benefits from the calm of a surrounding pedestrianised courtyard, and the notable amenities of New Street Square, Fetter Lane, Shoe Lane, and Chancery Lane.

NEAREST TUBE

Chancery Lane



AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Ground Floor	775	upto 16	£9,680	12/36 Months		
4th Floor	728	upto 16	£9,840	12/36 Months		
1st Floor	814	upto 20	£12,700	12/36 Months		
2nd floor	809	upto 20	£12,700	12/36 Months		
3rd Floor	806	upto 20	£12,700	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

- Passenger Lifts
- Kitchen and breakout areas
- Bike Racks & Showers
- DDA Compliant



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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