



**10-12 Alie Street**  
**Aldgate**  
**E1**

## **BESPOKE MANAGED OFFICES**

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



## THE OFFICE

Wool + Tailor is a 26,448 sq ft comprehensively redeveloped office building of crafted, Grade A workspace offering fully Bespoke managed Office options on both the 2nd & 3rd Floors in the heart of Aldgate.

With design detail at its core, the building offers everything required to create a thriving place to work. Full refurbishment and extension of existing office building, exposing industrial features

Fibre optic, high speed internet enabled by Hyperoptic, CCTV, video entry system and key fob access, Photovoltaic generating electricity system. WiredScore Gold Cert & BREEAM Very Good.



## THE LOCATION

Alie Street is located in the Heart of Aldgate, Aldgate Underground Station is moments away, with various other connections within a short walk.

Fenchurch Street Station offers access to National Rail services, while Liverpool Street Station will further serve the area with the Elizabeth Line opening in autumn 2019.

## NEAREST TUBE

Aldgate



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
4th Floor	3,636	48 to 60	£20,000	12/36 Months		
3rd Floor	3,636	48 to 60	£20,000	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

- 7th Floor Communal Business Lounge
- Dual Aspect Terraces
- Cycle racks for 36 bikes and lockers
- 4 showers and changing area



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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