



**1-2 Bolt Court  
Blackfriars  
EC4A 3DQ**

**BESPOKE MANAGED OFFICE**

**1,862 sq ft  
(26 to 38 Desks)**

**£17,100 per Month**

*The Flexible Future of Medium Term  
Office Space for Business.*



## THE BUILDING

Fully Managed Office within a picturesque setting, the offices also profit from plenty of natural light.

The property comprises a building arranged over four floors offering managed office accommodation. The property was constructed in the 1930's with modernised interior space, including new timber flooring, LED Lighting, Comfort cooling/heating & Fibre Connectivity.

The available suite is located on the 2nd floor of this attractive building and is arranged to provide open plan accommodation.



## THE LOCATION

Situated just off Fleet Street, Bolt Court 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

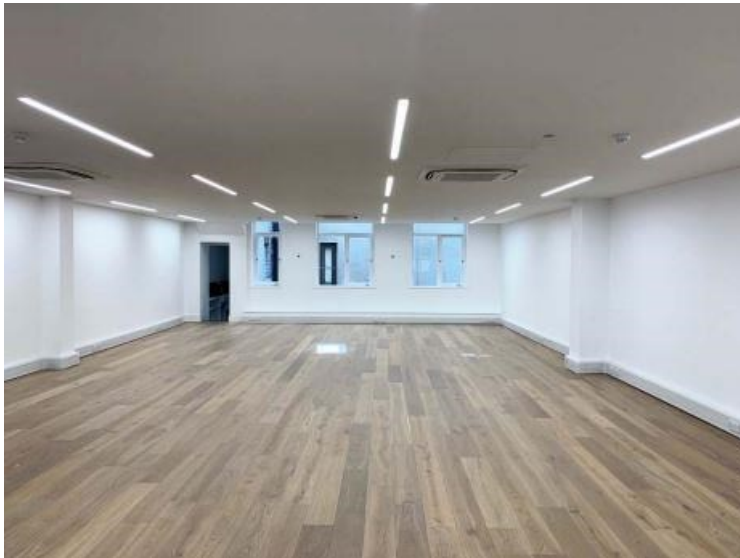


### THE OFFICE

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# OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
2nd Floor	1,862	26 to 38	£17,100	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/No Legal Costs.
- 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

- Lifts & DDA Compliant
- Private Meeting rooms
- Bike rack & Showers
- Kitchen and breakout 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

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