



**130 Fenchurch Street**  
**Langbourn, City**  
**EC3M 5LY**

## **BESPOKE MANAGED OFFICES**

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



## THE OFFICE

Featuring office spaces for between 30 and 150 desks, units can be custom-fitted to include private meeting spaces, breakout areas and bespoke layouts.

Refurbishment of the space completes in March and units are available from 1st April 2020.



## THE LOCATION

Fountain House 130 Fenchurch Street is entirely unique – high quality workspace, in a prime location, at an unbeatable price.

## NEAREST TUBE

Monument



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
1st Floor (1)	3,277	50+	£25,200	12/36 Months		
1st Floor (2)	1,556	16 to 30	£12,000	12/36 Months		
1st Floor (3)	2,085	20 to 40	£18,000	12/36 Months		
1st Floor (4)	2,268	25 to 50	£21,000	12/36 Months		
1st Floor (5)	1,803	18 to 36	£14,400	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



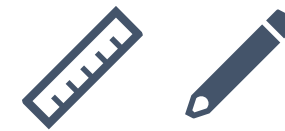
MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED

### Property Highlights

- Up to 10GB internet speeds
- On-site office manager
- Fully furnished Offices & Communal Areas
- Communal kitchen with refreshments



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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