



**8-10 Hill Street**  
**Mayfair**  
**W1J 5NG**

## **BESPOKE MANAGED OFFICES**

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



### THE OFFICE

Contemporary, light-filled office spaces in London occupy this prestigious building in upmarket Mayfair. The building retains much of its traditional townhouse features, but with a contemporary twist that creates a truly beautiful and enjoyable place to work. The building has been uniquely designed and decorated by the best, and is home to both office spaces and a wonderful collection of art, curated by internationally acclaimed art galleries and displayed throughout all public spaces. The building offers a range of features and facilities to make the work day go that much faster, including complimentary television, complimentary breakfast service in the lounge and even a mini fridge in each office.

Offices are fully furnished and serviced, and each one is finished to the highest standards. Each office is ready to use and well-equipped for business with high speed internet access and dedicated phone lines, as well as the latest in business technologies. There are dedicated reception and business support staff on and throughout the day to provide assistance as required, whilst a secretarial service deals with call handling, mail forwarding and administration in the name of the business.



### THE LOCATION

This building is within walking distance of a range of public transport services, heading through the city and out to surrounding areas. There are also road routes close by.

### NEAREST TUBE

Green Park



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000	4 to 50	£1,250	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

- Luxury Office Suites & Meeting Rooms
- Walled garden
- Bike Racks, Shower & Changing Facilities



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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