



**Aldgate Studios, 41-71
Commercial Road
Aldgate
E1 1LA**

BESPOKE MANAGED OFFICES

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



THE OFFICE

This former design university will be brought back to life as a creative workspace to cater for established businesses, start-ups and freelancers alike.

Spread across seven floors, the space boasts studios of all sizes and a wide array of on-site amenities. Tenants will benefit from 24-hour access, an onsite management team and communal kitchen facilities throughout. Our in-house design team can also offer a customised fit-out, allowing tenants to create their own bespoke HQ. All-inclusive price, including superfast broadband.



THE LOCATION

Nestled conveniently between the City of London & vibrant East London.

NEAREST TUBE

Aldgate East





AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000	4 to 50	£250	12/36 Months		
Unit 201	3,825	50 to 70	£19,125	12/36 Months		
Unit 211	1,850	25 to 35	£9,250	12/36 Months		
Unit 202	1,645	20 to 25	£8,225	12/36 Months		
Unit 502	2,665	38 to 45	£13,400	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



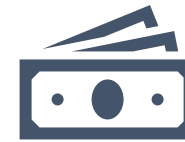
QUALITY ASSURED

Property Highlights

- Great natural lighting throughout
- 2 x passenger & 1 x service lift
- 24-hour access
- Bike storage & shower facilities



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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