



**31A Great Sutton Street  
Farringdon  
EC1**

## **BESPOKE MANAGED OFFICES**

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



## THE OFFICE

Available as 2 x 25 desk offices with a private twelve person board room and private roof terrace or as one (50 desk office with two private boardrooms and two private roof terraces).

This private, fully managed flexible workspace is positioned over 3 light filled floors in the heart of Clerkenwell. Situated in a character building that offers generous amounts of space, two private roof terraces and two dedicated loft style meeting rooms. Completely tailor this workspace to your company's identity through customised branding options and layout flexibility that your team will love.



## THE LOCATION

Great Sutton Street is one of Clerkenwell's best addresses - surrounded by fantastic eateries, bars and restaurants and just minutes walk from Crossrail and Farringdon station.

31A is a self-contained building located within a peaceful courtyard to the rear of No 31.

Within a few minutes walk from Farringdon and Barbican Stations, close to a huge variety of leisure and retail that the area currently has to offer.

## NEAREST TUBE

Farringdon



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Ground Floor	930	upto 25	£11,400	12/36 Months		
3rd Floor	1,790	upto 25	£20,700	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

- 100MB internet with upgrade options
- Ground floor & street signage
- Shower & Bike Storage
- Fully Managed Offices



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



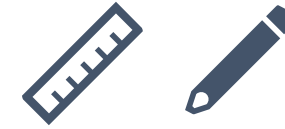
MINIMAL LEGAL



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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## LEEDS OFFICE

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