



45 Fitzroy Street
Fitzrovia
W1T 6EB

BESPOKE MANAGED OFFICES

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



THE OFFICE

Opened late May 2015, this fully managed office is available on flexible terms in a newly refurbished Georgian period Grade II listed building.

IT and telecoms are already installed to enable you to move in and start up in immediately - Licence fee is inclusive of rent, rates, energy, furniture, and cleaning.

This office will give you the benefit of a serviced office but without the feel of shared space.



THE LOCATION

Great location close to Warren Street & Portland Street Underground and local services.

A plethora of restaurants and bars all within a 2 min walk from the property.

NEAREST TUBE

Warren Street



AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000	4 to 25	£400	12/36 Months		
350 sqFt Private Office	350	7 to 10	£3,750	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

- Flexible easy in/out license agreement
- Excellent natural light and tall windows
- Fully furnished & Office cleaning
- Brand New Telecom system



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



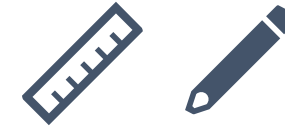
MINIMAL LEGAL



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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