



**168 Lavender Hill
Clapham
SW11 5TG**

BESPOKE MANAGED OFFICES

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



THE OFFICE

An attractive early 20th century property with a luxurious interior design scheme that fits seamlessly around period features, this office space on London's fashionable Lavender Hill benefits from bespoke furnishings throughout and a low maintenance roof terrace overlooking Battersea Park to the east. With a host of major transport links nearby, and proximity to both Clapham Common and the wealth of amenities that surround Clapham Junction, this business centre offers a prime location in the heart of one of the Capital's most desirable districts.

Facilities at this serviced office space include; access to executive conference suites and comfortable lounge areas; ergonomic furnishings; A/V presentation equipment; personalised telephone answering; kitchen and catering facilities; secretarial and administrative services; virtual office rental; 24 hour access through a manned reception point and a comprehensive IT and communications infrastructure.



THE LOCATION

The office is only a short walk from Clapham Junction station, providing access to the London Overground network and National Rail services. Clapham South and Wandsworth Town stations are also accessible on foot, and provide further access to the Northern line and National Rail services. Alternatively, the site is serviced by a number of bus, road and cycle routes.

NEAREST TUBE

Clapham Common



AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000	4 to 50	£350	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

- Meeting Rooms & Boardroom
- Super high speed internet
- 24/7 access
- Central heating & A/C



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



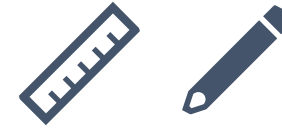
MINIMAL LEGAL



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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