



6 Orsman Road  
Hoxton  
N1 5QJ

## BESPOKE MANAGED OFFICES

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



## THE OFFICE

Orsman Road is a newly constructed, sustainably-focused building in Haggerston comprising over 34,000 sq ft and 5 floors of flexible & Managed workspace.

Designed by Shoreditch-based architects Waugh Thistleton, leaders in engineered timber and environmentally sustainable architecture, the design combines cross laminated timber with steels, left exposed to provide open floorplans and a unique interior.

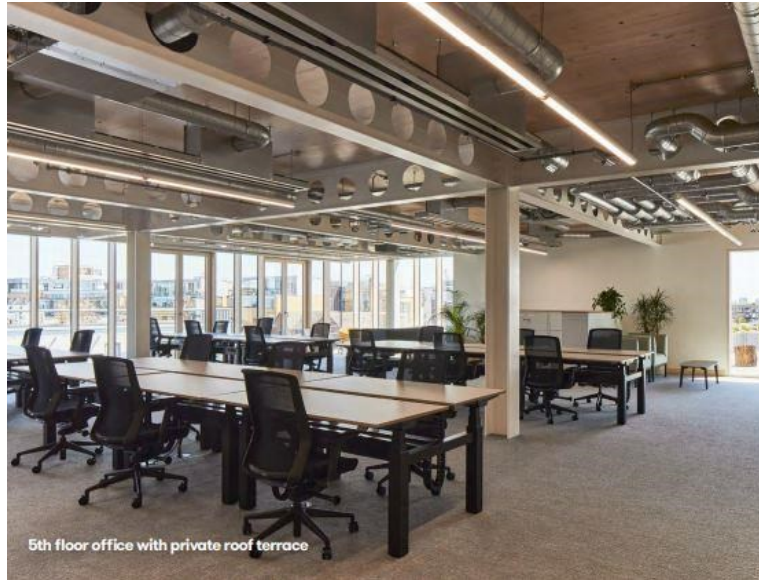
Sitting on the bank of the Regent's Canal, the waterside space features private and communal roof terraces with inspiring views across the City and along the canal.



5th floor lounge



Ground floor office overlooking the Regent's Canal



5th floor office with private roof terrace

## THE LOCATION

Orsman Road is located in the heart of Haggerston, equidistant between Hoxton and Shoreditch to the south, and Dalston to the north. The building benefits from a prominent frontage overlooking Regent's Canal, just west of the junction with Kingsland Road and just a 4 minute walk to Haggerston overground station.

## NEAREST TUBE

Old Street



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Unit 0A	2,029	42	£20,790	12/36 Months		
Unit 1A	2,329	47	£23,265	12/36 Months		
Unit 1B	1,323	27	£13,365	12/36 Months		
Unit 1C	1,731	36	£17,820	12/36 Months		
Unit 1D	2,400	48	£23,760	12/36 Months		
Unit 4 A	2,331	47	£23,265	12/36 Months		
Unit 4B	1,323	27	£13,365	12/36 Months		
Unit 4C	1,461	30	£14,850	12/36 Months		
Unit 4D	2,126	44	£21,780	12/36 Months		
Unit 5A	2,272	47	£23,265	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

- Showers/changing rooms & Bike Racks
- Shared break-out areas on Ground & 5th
- Fast, secure, resilient WiFi
- Daytime and evening cleaning services



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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