



**14 Clerkenwell Close**  
**Farringdon**  
**EC1R 0AN**

## **BESPOKE MANAGED OFFICES**

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



## THE OFFICE

The building itself is situated within a landscaped oasis - dispensing a sense of calm by the time you arrive at the door. An inviting lobby provides a warm welcome thanks to the airy colour palette and natural light which elegantly lifts the space. Subtle industrial undertones, such as the exposed brickwork, pay homage to Clerkenwell's signature style.

The newly refurbished space will offer occupiers a choice between open-plan office space, or alternatively a fully fitted and furnished solution tailored to a tenant's needs, perfect as a self-contained HQ or smart single floors.



## THE LOCATION

14 Clerkenwell Close is a unique building situated at the heart of Clerkenwell's creative scene. A short walk from Farringdon station, your new stomping ground would include the delights of Exmouth & Leather Lane markets and you'd be spoilt for choice with the vibrant cafe culture, cool bars and quality restaurants on the doorstep.

## NEAREST TUBE

Farringdon



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Ground & 1st floor	3,249	50	£33,600	12/36 Months		<a href="#">VIEW HERE</a>
2nd Floor	2,228	35	£27,850	12/36 Months		<a href="#">VIEW HERE</a>
3rd Floor	2,228	35	£27,850	12/36 Months		<a href="#">VIEW HERE</a>

### 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



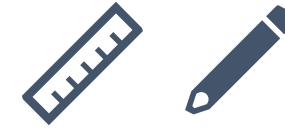
MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED

### Property Highlights

- Communal roof terrace
- Bike storage & shower Facilities
- Refurb Lifts & Original period features
- Excellent ceiling height & Daylight



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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