



**Tileyard Quarter, 230-238 York  
Way  
Kings Cross  
NW1 9UJ**

**BESPOKE MANAGED OFFICES**

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



## THE OFFICE

This excellent fully managed work space is situated in a fantastic location in an area home to many thriving media and tech companies, this space provides an ideal environment to base your HQ. Once an industrial space, the building has been beautifully renovated and now boasts several office units with high ceilings all filled with natural light.

The space is fully customisable, offering bespoke layout solutions for your business and all furnishings can be supplied. Alternatively, it can be provided as a blank canvas, allowing you to infuse your brand on the space. The space also boasts meeting rooms and a lovely reception area to welcome visiting clients.



## THE LOCATION

At the heart of change - Tileyard Quarter is a new complex of flexible workspace a short walk from Granary Square, King's Cross – one of the largest and well received regeneration projects in Europe.

## NEAREST TUBE

Kings Cross St Pancras





## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Unit 1A.1	1,275	20 to 25	£7,000	12/36 Months		
Unit 1B	3,500	upto 60	£19,000	12/36 Months		
Unit 4.1	1,180	upto 15	£6,400	12/36 Months		
Unit 4.2	1,080	upto 15	£5,850	12/36 Months		
Unit 4.3	3,215	upto 40	£17,450	12/36 Months		
Unit 4	6,500	upto 100	£35,000	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

- Furnished open plan offices
- Flexible terms & Fully customisable
- Meeting rooms & Breakout space
- Reception 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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