



**The Bloom, 48-50 Cowcross
Street
Farringdon
EC1M**

BESPOKE MANAGED OFFICES

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



THE OFFICE

The Bloom is designed to break down the traditional distinctions between the creative and corporate sectors, creating space where tech giants and advertising agencies can work alongside financial and legal specialists, in a building that provides a thoroughly modern workplace.

The building comprises of office floors from levels 1-7, but boasts some of the largest floor plates within the Farringdon core district. In addition it also benefits from roof terraces across multiple floors, including a communal roof terrace on level 7.

The ground floor front of house will benefit from an integrated café that seamlessly flows and blends into the entrance lobby.



THE LOCATION

Located in the heart of creative Clerkenwell, surrounded by bars and restaurants & directly above the new Farringdon Station with quick access to the Elizabeth Line of Crossrail. You can't get much closer to the platform if you tried !

With the opening of Crossrail, The Bloom is one of the best-connected buildings in London. Farringdon is the only interchange with Crossrail, 3 Underground Lines and Thameslink.

Employees can reach both the West End and City in 2 minutes & Internationally connected: 4 minutes to King's Cross and 30 minutes to Heathrow.

NEAREST TUBE

Farringdon





AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Whole Floor	9,500	50 to 160	£154,000	12/36 Months		
Part Floor	3,200	60+	£52,000	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



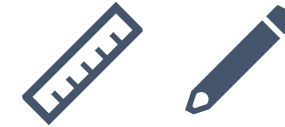
MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED

Property Highlights

- Plug n Play Offices - 3,200 to 9500 sqft
- 10,000sqft+ Terrace Space
- 243 cycle racks
- Fitness studio, showers & changing rooms



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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