



**91 Goswell Road
Clerkenwell
EC1V 7EX**

BESPOKE MANAGED OFFICES

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



THE OFFICE

Featuring a modern, spacious interior, this office space is perfectly designed for the collaborative.

The windows lining the street side wall allow the space to be constantly bathed in natural light whilst providing a view of the bustling street below.

Make it your own... partner with our design experts to make it yours from a blank canvas - Space for 40 desks with meeting rooms, breakout space, desking, focus areas and more!



THE LOCATION

91 Goswell Road is at the heart of Clerkenwell. The office is a 10 minute walk from Farringdon, Old Street and Angel station, providing ample connections to tube and rail services.

It is also a 5 minute walk from Barbican station. Being a stone's throw from Shoreditch means that the vegan heart of London is right on your porch, providing a wealth of restaurants, bars and cafés as well as specialised grocery stores for the adventurous eater.

NEAREST TUBE

Barbican



AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
3rd Floor	2,715	40+	£33,750	12/36 Months		VIEW HERE
4th Floor	2,715	40+	£33,750	12/36 Months		VIEW HERE

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

- Plenty of natural light
- Shower facilities
- DDA compliant
- Expert Interior Design Partner



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



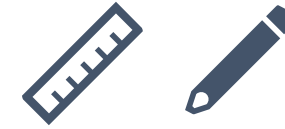
MINIMAL LEGAL



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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