



**25 Eccleston Place**  
**Victoria**  
**SW1W 9NF**

## **BESPOKE MANAGED OFFICES**

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



## THE OFFICE

Community is at the heart of everything this centre offers. Striving to create an environment where office members can work, network, learn, grow and socialise together.

Able to accommodate larger teams as your company grows. But wherever you call HQ, all of the brands coworking spaces are open for you to drop into.

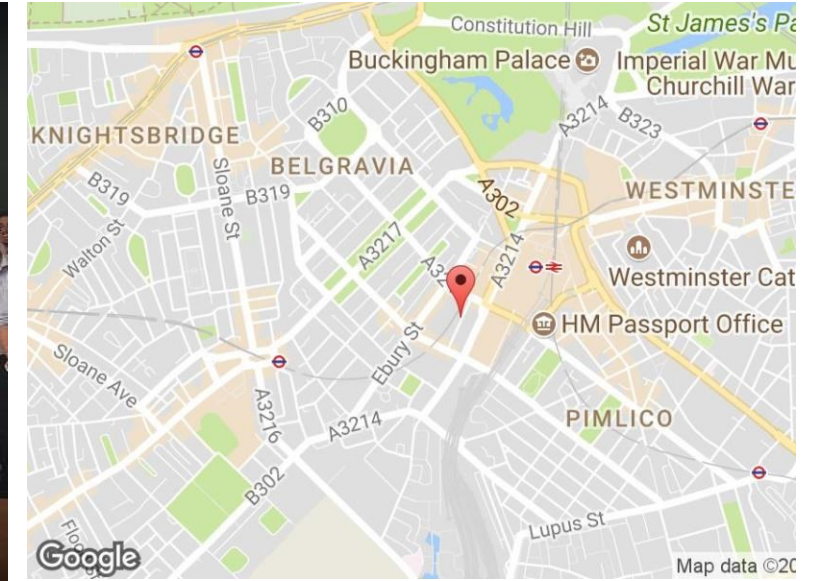


## THE LOCATION

Located between the historic Belgravia, Pimlico and Sloane Square, situated in the beautiful development, Eccleston Yards, next to the incredibly well-connected Victoria station. With a vision to create a new destination bringing together food, fashion, retail, coworking and wellbeing, this is a great spot for locals and commuters from further afield, nestled within a beautiful walled garden.

## NEAREST TUBE

Victoria





## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000		£675	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+

### Property Highlights

- Outdoor courtyard & Dog Friendly
- Phone Booths & Breakout Spaces
- Showers & bike storage
- 24hrs access & security



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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