



2-7 Clerkenwell Green
Clerkenwell
EC1R 0DE

BESPOKE MANAGED OFFICES

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



THE OFFICE

These spaces, offered with bespoke fit-out and arrangements, are complemented by a fantastic breakout area and kitchen facility. Conference and meeting rooms are air conditioned and boast executive furnishings. CAT 5/5e/6 cabling and an extremely reliable internet connection make sure businesses constantly have their fingers on the pulse of international markets. Lease terms are negotiable, and subject to availability.



THE LOCATION

Close proximity to Farringdon and Barbican underground stations connect this business centre to the rest of the city with ease and reliability, and bus routes ensure travel is always efficient and cost-effective. Moorgate station is a short journey away - as is Kings Cross - for travel and commutes further afield.

NEAREST TUBE

Farringdon



AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Annex	1,750	25 to 30	£20,000	12/36 Months		
2nd Floor	3,700	40 to 60	£32,000	12/36 Months		
1st Floor	1,855	upto 40	£20,000	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+

Property Highlights

- Shower facilitates
- High speed internet
- Private balcony
- Manned reception



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



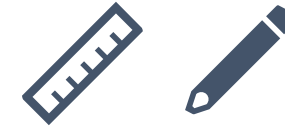
MINIMAL LEGAL



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

LONDON OFFICE

Scott House, Waterloo Station, London SE1 7LY
020 3998 3205

LEEDS OFFICE

1 Aire Street, Leeds LS1 4PR
0113 457 0186



Tony Beck

tony@mbspropertysearch.co.uk
07947522101