



**9 White Lion Street  
Islington  
N1 9PD**

## **BESPOKE MANAGED OFFICES**

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



### THE OFFICE

This bespoke workspace is specifically designed for small businesses, start-ups and entrepreneurs. Dedicated desks, each with their own lockable storage unit, are set within an open plan area, giving members the opportunity to network, socialise and collaborate with other like minded businesses.

Everything is included within the price; all bills, rates, services, fast broadband and WiFi, use of meeting rooms, printing, scanning, even freshly ground coffee, cappuccino, and espresso. The agreement is on a flexible rolling monthly basis, and no deposit is required.

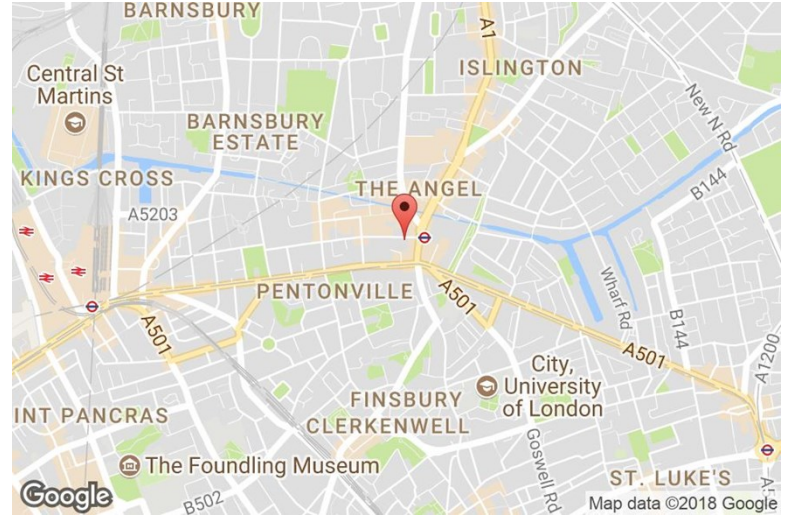
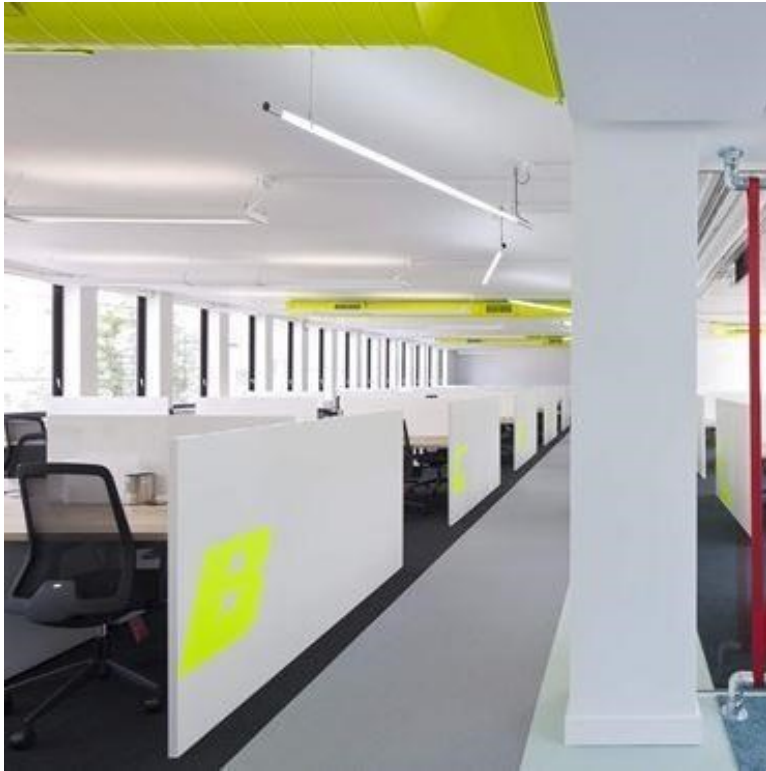


### THE LOCATION

This workspace is located a stone's throw from Angel tube (Northern Line) and just a short walk from Kings Cross (National Rail, Victoria, Northern and Piccadilly Lines). The many shops, bars and restaurants of Upper Street are on the doorstep, and Old Street is also within walking distance.

### NEAREST TUBE

Angel



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Dedicated Desk	2,000		£549	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

- Dedicated desk with ergonomic chair
- Personal lockable storage unit integrate
- Dedicated leased line broadband and wifi
- Ready to use VoIP phone



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



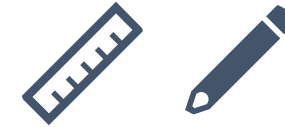
MINIMAL LEGAL



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

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## LEEDS OFFICE

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