



**85 Gresham Street  
Bank  
EC2R 7HE**

**BESPOKE MANAGED OFFICES**

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



## THE OFFICE

The building has recently undergone a full and comprehensive refurbishment. This elegant building has offices for up to 90 desks, each designed to offer you an effortlessly stylish place to base your business. And while you work, our team delivers the proactive, personal and seamless support you demand to stay focussed.

Choose from a contemporary private office for between two and 90 desks, or a desk in the open, collaborative coworking space. The property also features five meeting rooms, two member lounge areas and a relaxed coffee bar. Members are able to ride to work easily, with secure bike parking available within the building, as well as shower and changing facilities.



## THE LOCATION

Also known as Guildhall House, due to its proximity to the City's famous Guildhall, 85 Gresham Street is at the heart of London's banking district, with one of the area's most iconic addresses. Opposite the Guildhall, this imposing corner building offers six floors of workspace.

## NEAREST TUBE

Bank



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000	4 to 50	£800	12/36 Months		
Ground Floor	3,250	upto 70	£46,800	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

- Fully Furnished Private Offices
- High Speed Internet
- 24/7 access, CCTV and Manned Reception
- Concierge with 5 Star First Impression



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



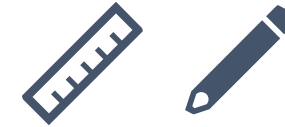
MINIMAL LEGAL



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

**Matthew Fielden**

matt.fielden@mbspropertysearch.co.uk  
07462 626057