



**7 Grosvenor Gardens**  
**Victoria**  
**SW1W 0BD**

**BESPOKE MANAGED OFFICES**

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



## THE OFFICE

This elegant business centre comprises serviced offices in London, in a prime location perfect for any growing business. The building is situated moments from Victoria station, a bustling area at the heart of the City, with excellent local transport services and plenty of amenities close by. The building itself features high ceilings and wide windows with plenty of natural light, creating a pleasant and productive working atmosphere.

Offices are fully furnished and serviced and are well-equipped for business with high speed broadband and the latest in IT and communications technologies. Each office space is fitted out with modern and comfortable furnishings to create a great first impression with clients. A team of professional staff are on hand throughout the day to act as company receptionist and support staff as well.

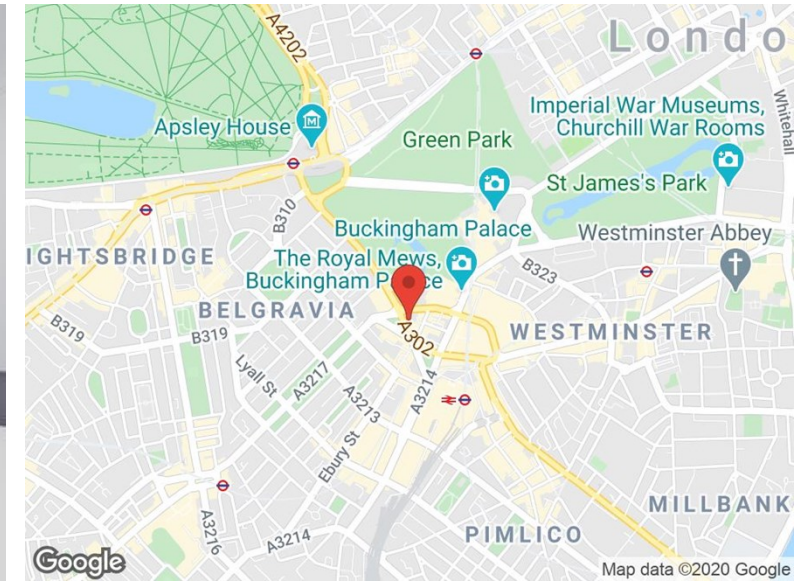
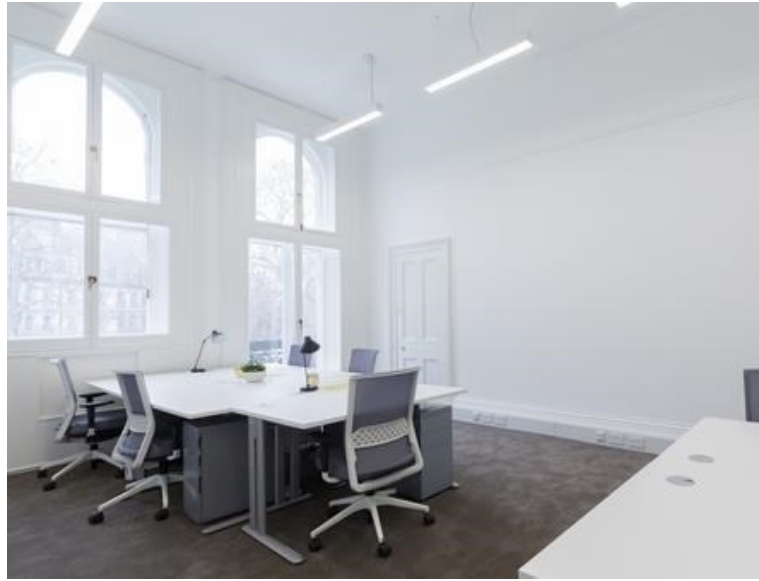


## THE LOCATION

This location is moments from Victoria station, which offers various underground links through the City, mainline train services to almost anywhere in the UK, and coach services to everywhere else. There are also major bus routes close by.

## NEAREST TUBE

Victoria



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000	4 to 50	£700	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 Office & Meeting Rooms
- 24 hour access
- High ceilings
- Fibre-optic broadband



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



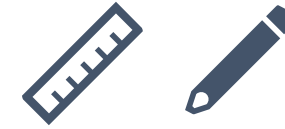
MINIMAL LEGAL



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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