



**11 - 13 Broadcourt  
Covent Garden  
WC2B 5PY**

## **BESPOKE MANAGED OFFICES**

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



### THE OFFICE

11-13 Broad Court offers a managed solution on the 1st floor of this handsome Grade II listed workspace located just off of the iconic Covent Garden Piazza. Our Broad Court office space has been newly refurbished to a high standard, whilst still retaining many of its original period features.

There are 5 offices spread across this 1,200sqft self-contained floor. In addition, the suite benefits from its own reception area, kitchen and toilet facilities.

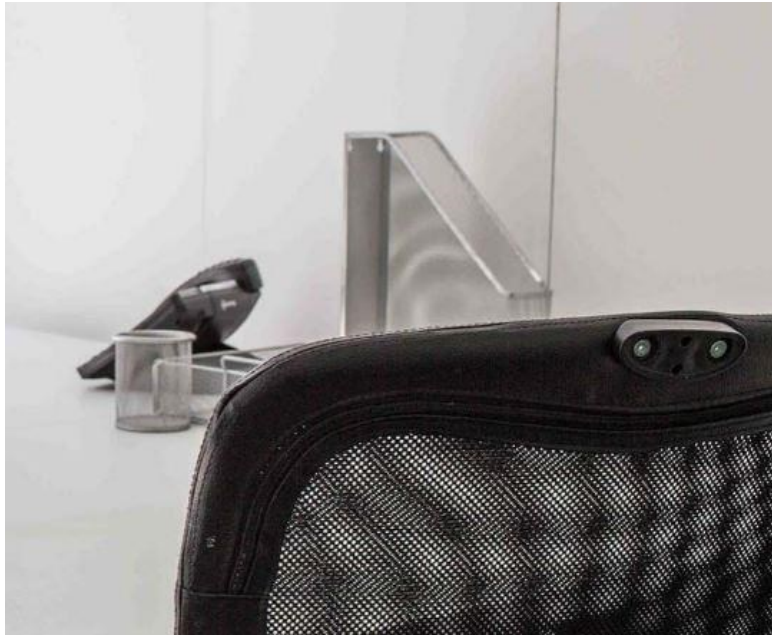


### THE LOCATION

11-13 Broad Court is a 2 minute walk to this centre's sibling - a fully serviced offices at 7 Henrietta Street, where you will benefit from the use of the on-site concierge team, as well as the fully-equipped boardroom and interview rooms.

### NEAREST TUBE

Covent Garden



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	1,200		£285	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 Managed Office
- Managed presence
- 24 hour access



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



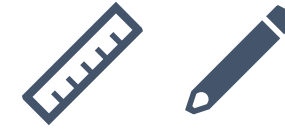
MINIMAL LEGAL



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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