



**23 Finsbury Circus**  
**Bank**  
**EC2M 7UH**

**BESPOKE MANAGED OFFICES**

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



## THE OFFICE

All suites come with individually controlled air-conditioning units and have a 5\* boutique look and feel. In keeping with the boutique feel, workspaces are decorated according to the occupiers' taste and requirements. Meeting rooms are included, and are fitted out with the latest presentation technology, whilst breakout spaces and refreshment areas are also stylishly designed.

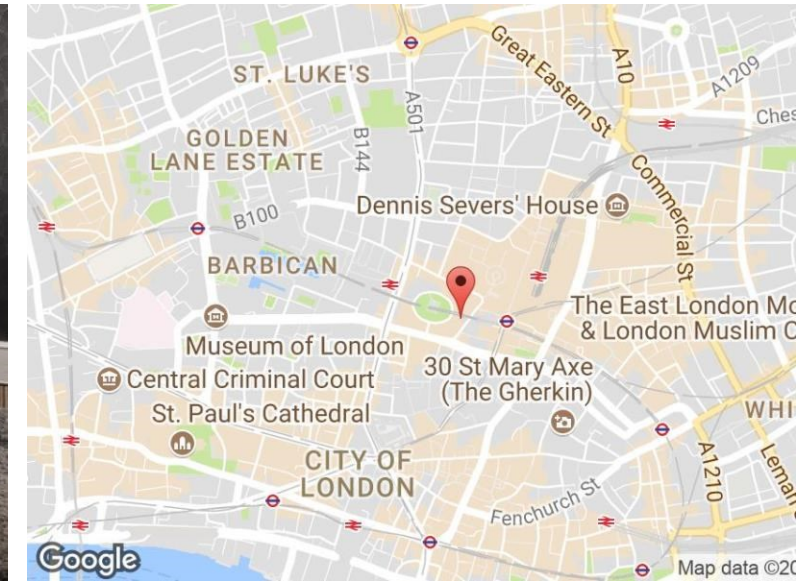


## THE LOCATION

Located at Finsbury Circus in the heart of the City, close to Liverpool Street and Moorgate stations, this spot is perfect when requiring to travel to any spot in London. Terrific lines are available from this station including Circle, Hammersmith and City, Central and Metropolitan.

## NEAREST TUBE

Liverpool Street



## AVAILABLE OFFICES

| UNIT            | SIZE  | DESKS    | RENT    | TERMS        | FLOOR PLAN | 3D TOUR |
|-----------------|-------|----------|---------|--------------|------------|---------|
| Private Office  | 2,000 | 4 to 50  | £550    | 12/36 Months |            |         |
| Mezzanine Floor | 2,400 | up to 61 | £33,500 | 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

- Office decorated to suit you
- Meeting rooms with interactive TV tech
- Keyless entry
- Refreshment zones and break-out spaces



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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