



174 Hammersmith Road  
Hammersmith  
W6 7JP

## BESPOKE MANAGED OFFICES

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



## THE OFFICE

One of the newest and shiniest spaces in Hammersmith. This building has a lovely, spacious feel, with high ceilings and great big show-stopping windows. Walking or cycling through the local area is also a joy, as we're just a hop, skip and a jump away from the winding River Thames.



## THE LOCATION

West London's next big thing: find plenty of pizzazz, gorgeous people, and a simply splendid atmosphere for working.

## NEAREST TUBE

Hammersmith



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000		£525	12/36 Months		
Dedicated Desk	60		£350	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

- Private Offices & Coworking
- Private phone booths & Meeting rooms
- Ninja-fast WiFi
- Free yoga & Weekly breakfasts



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



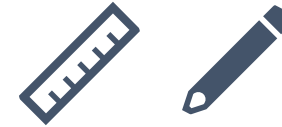
MINIMAL LEGAL



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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