



114-116 Curtain Road
Shoreditch
EC2A 3AH

BESPOKE MANAGED OFFICES

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



THE OFFICE

A sixties-retro converted warehouse is far from ordinary. In fact, Curtain Road houses a fabulous onsite coffee shop exclusively for clients – a brilliant space to meet, network and hold events. Inside there's a laid-back industrial look with unique coffered ceilings and reclaimed furniture. Luxurious detailing, textures and layering throughout this on-trend site give a playful nod to the area's urban heritage. Offering private serviced offices and open-plan floor plates, this site can cater to all businesses of all sizes and yes, a roof terrace!



THE LOCATION

114-116 Curtain Road dominates this iconic Shoreditch address in East London, which is known as the third largest hub for tech and digital industries in the world.

NEAREST TUBE

Old Street



AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000		£550	12/36 Months		
2nd Floor	2,500	upto 50	£33,750	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

- Roof Terrace & Ground Floor Coffee Shop
- VoIP telephony & Fibre-optic broadband
- Break-out areas & Meeting rooms



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



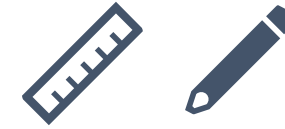
MINIMAL LEGAL



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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