



**Mandeville Place**  
**Marylebone**  
**W1S**

## **BESPOKE MANAGED OFFICES**

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



## THE OFFICE

This Victorian red brick building was extensively rebuilt in 1990 and is currently undergoing substantial internal refurbishment creating beautiful work spaces with design and function elegantly blended.

Access to meeting rooms & Kitchen and breakout facilities on each floor.



## THE LOCATION

Located minutes from Bond Street Station, opposite the boutique Mandeville Hotel and a stone's throw from Selfridges; this superbly located building is surrounded by amazing amenities bordering Mayfair, Knightsbridge, Marylebone and Soho.

## NEAREST TUBE

Bond Street



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000		£1,000	12/36 Months		
3rd Floor	3,250	78	£33,000	12/36 Months		
Level 5 Private Floor	1,098	20	£22,000	12/36 Months		
Level 4 Private Floor	2,680	45-60	£48,000	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+



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



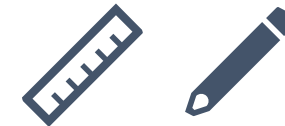
MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED

### Property Highlights

- 24-hour access
- Outside terrace
- 200MB IT monitored 24/7
- UPS back up & back up line



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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## LEEDS OFFICE

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