



**57 Southwark Street**  
**Southwark**  
**SE1 1RU**

## **BESPOKE MANAGED OFFICES**

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



## THE OFFICE

The building caters to all types of companies, especially those where staff well-being, creativity and happiness are integral to your business. With an entire floor dedicated to breakout space, function space, games area, free boardrooms, free meeting rooms and a stunning roof terrace, we believe every staff and business needs has been catered for.

Design led, the space is innovated, trendy yet always professional with exceptional service standards.



## THE LOCATION

Located in the much sought after area of SE1, minutes away from London Bridge, Borough Station and Southwark. The centre is ideally located with excellent transport links and local amenities

## NEAREST TUBE

London Bridge



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,500		£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+



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



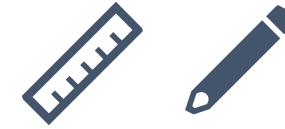
MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED

### Property Highlights

- Exceptional Service Standards
- Fully furnished Office Space
- Free Boardrooms & Meeting Rooms.
- Stunning Roof Terrace & Large Breakout



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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