



**17 Bevis Marks  
Leadenhall  
EC3**

## **BESPOKE MANAGED OFFICES**

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



## THE OFFICE

No 17 Bevis Marks offers a completely self-contained solution for clients looking to create their own office identity and culture in a private space. The building comprises of a Ground Floor reception with office space spread across 8 individual floors.

The internal building will be completely refurbished offering exposed ceilings and open plan desk space, each floor with its own individual kitchenette catering for your own staff and internal breakout space.

Providing off street bike storage, showers, bathroom facilities and a manned reception, No 17 Bevis Marks offers a perfect solution for a company looking to have a presence in the heart of the City with a fully Managed solution.



## THE LOCATION

17 Bevis Marks occupies a prominent position on the west side of Creechurch Lane at the junction with Bevis Marks.

Excellent transport links with Liverpool Street, Aldgate, Fenchurch Street, Tower Hill underground all within a short walk.

## NEAREST TUBE

Aldgate



## AVAILABLE OFFICES

	UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
1st	Private Floor	2,814		£30,485	12/36 Months		
2nd	Private Floor	3,034	40 to 50	£30,000	12/36 Months		
3rd	Private Floor	3,047		£32,895	12/36 Months		
4th	Private Floor	3,049		£32,895	12/36 Months		
5th	Private Floor	3,042	35-45	£32,895	12/36 Months		
6th	Private Floor	3,011	30 - 50	£32,895	12/36 Months		
7th	Private Floor	2,213		£23,974	12/36 Months		
8th	Private Floor	2,234		£24,200	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

- Space: Self-contained floors
- Furnished: Fully furnished
- Facilities: Own kitchenette
- Manned reception/ call handling



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

Scott House, Waterloo Station, London SE1 7LY  
020 3998 3205

## LEEDS OFFICE

1 Aire Street, Leeds LS1 4PR  
0113 457 0186



**Tony Beck**

tony@mbspropertysearch.co.uk  
07947522101