



**27 Furnival Street  
Chancery Lane, Midtown  
EC4A 1JQ**

## **BESPOKE MANAGED OFFICES**

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



## THE OFFICE

5 Floors of high quality Managed Plug n Play Office space newly available in the City of London close to Chancery Lane tube station.

With offices suitable for up to 35 Desk, this excellent new office has a wide range of amenities and facilities including: Superb Natural light, Secure Bike storage, Showers and a bespoke branded office Fitout.

All of the office floors are available on a fully self contained basis on flexible licence terms.



## THE LOCATION

The building is situated on the corner of Furnival Street and Norwich Street, a short walk from Chancery Lane Tube Station, with Farringdon, Holborn and Thames Link all within a 7-minute walk away. Situated off the hustle and bustle of High Holborn, but close enough to thriving retail, restaurant and bars of the local area, with Hatton Garden and Leather Lane markets nearby. Serviced both by the Central Line tube as well as a number of well-connected bus routes.

## NEAREST TUBE

Chancery Lane



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Ground Floor	1,483	25	£16,200	12/36 Months		
Lower Ground Floor	1,567	20	£12,000	12/36 Months		
1st Floor	1,574	35	£23,750	12/36 Months		
2nd Floor	1,551	35	£23,400	12/36 Months		
3rd Floor	1,610	35	£23,750	12/36 Months		
4th Floor	1,476	32	£22,500	12/36 Months		
5th Floor	1,168	28	£18,200	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



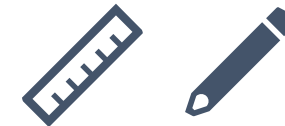
MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED

### Property Highlights

- 200mbps Dedicated Internet per floor
- Showers, lockers and bike racks
- Secure Access 24/7
- Bespoke Fitout



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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