



**Thomas House, 84 Eccleston
Square
Victoria
SW1V 1PX**

BESPOKE MANAGED OFFICES

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



THE OFFICE

An imposing 7 storey building with a grand, regency styled façade. Architects and Designers SODA have contrasted the exterior with an unashamedly minimal and calming interior, taking inspiration from classical regency and the rich history of the site itself. High ceiling heights offers an abundance of natural light, with a vast, open plan reception with spaces for eating, meeting, working and events. Natural materials give a sense of wellbeing throughout, complemented with meditation rooms, music room, library, a gym and two garden terraces.



THE LOCATION

Located on one of London's most prestigious addresses, 84 Eccleston Square moments away from Victoria Station and the prestigious Belgravia Neighbourhood.

NEAREST TUBE

Victoria





AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Private Office	2,000		£850	12/36 Months		VIEW HERE
Self-Contained Office	2,579	upto 50	£45,133	12/36 Months		VIEW HERE

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



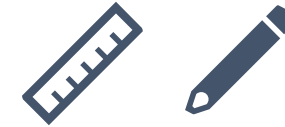
MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED

Property Highlights

- Roof Garden/Terrace
- Cafe, Kitchen & Dining Areas
- Gym, Bike Storage & Showers
- Focus booths



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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