



**Marina Studios 4 Harbour Yard  
Chelsea  
SW10 0XB**

**BESPOKE MANAGED OFFICES**

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



## THE OFFICE

Offering a fantastic location with views over Chelsea Harbour, this modern space features impressive fully-fitted and furnished offices.

With office space tailored specifically to suit your needs, Marina Studios is ideally located in the heart of Chelsea's design district, adjacent to the Design Centre with a great selection of cafe's and a vibrant food market over lunch.



## THE LOCATION

Chelsea Harbour is a contemporary mixed-use development in South West London adjacent to Imperial Wharf Train Station.

The development consists of luxury apartments, contemporary Office Space, Chelsea Harbour Marina, Harbour Design Centre and The Chelsea Harbour Hotel.

## NEAREST TUBE

South Kensington



## AVAILABLE OFFICES

UNIT	SIZE	DESKS	RENT	TERMS	FLOOR PLAN	3D TOUR
Ground Floor Unit 1	1,950	32	£18,000	12/36 Months		
Ground Floor Unit 2	2,000	33	£18,460	12/36 Months		
First Floor	2,800	65	£25,844	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+

### Property Highlights

- Fully fitted and customisable Offices
- Super fast Dedicated internet line
- Dedicated Kitchen and dining areas
- Atrium Cafe & Boutique Retail Units



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED



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