# MANAGED WORKSPACE OPPORTUNITY





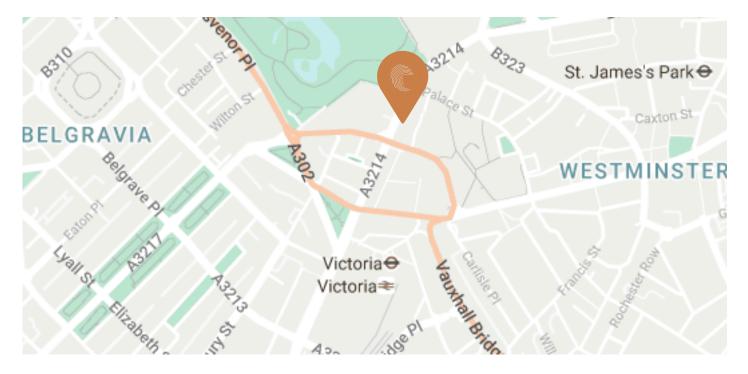
REDEFINING THE TRADITIONAL

### REIMAGINED WORKSPACE

Warwick House offers your business flexibility of term, service and cost under a managed office structure of your choosing. Giving you cost certainty and a host of unique amenities in a stunning historical facade building and offering the 2nd floor, currently partially fitted.



#### **BUILDING LOCATION**



The local area features a host of vibrant bars and restaurants, along with excellent transport links. The building is surrounded by green spaces and is only a short walk away from Victoria station. Nova and Cardinal Place are on the doorstep, providing a high number of food and drink options.

#### **OFFICE AMENITIES**



New VRF Air Conditioning



Lockers



Large Communal Roof Terrace



Showers & Changing Facilities



Newly Installed Fibre



Bike Storage

Design your space reflecting you and your business in an attractive property.



**Existing Fit Out** 



Central Location

# WHAT CAN BE INCLUDED AT YOUR CHOICE

## PROPERTY EXPENDITURE

Rent Rates Service Charges Insurances

# CAPITAL EXPENDITURE

Building Surveys
Design & Fit-Out Works\*
Furniture Fixtures & Fittings
Stamp Duty Land Tax
Legal Fees & Property Searches
Acquisition Fees

### OPERATIONAL EXPENDITURE

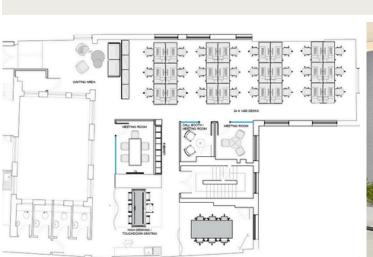
Utilities
Cleaning & Waste Disposal
Facilities Management
Repairs & Maintenance
Health & Safety & Compliance
Security
IT Connectivity

\*To a Pre-Agreed Value

#### **PRICING**

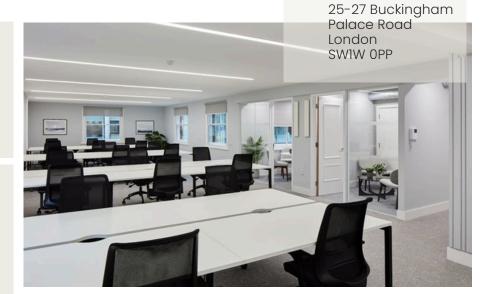
PER SQ. FT FROM £194







#### **Q** Location







### THE SPACE



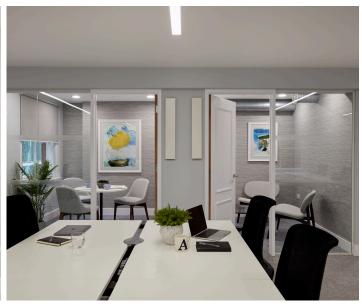












Images of 3rd Floor Fit-Out which can be replicated onto the 2nd Floor



# FOR ENQUIRIES CONTACT US

Telephone: 020 3988 8930

Email: enquiry@identityworkspace.com

Web: www.identityworkspace.com

