

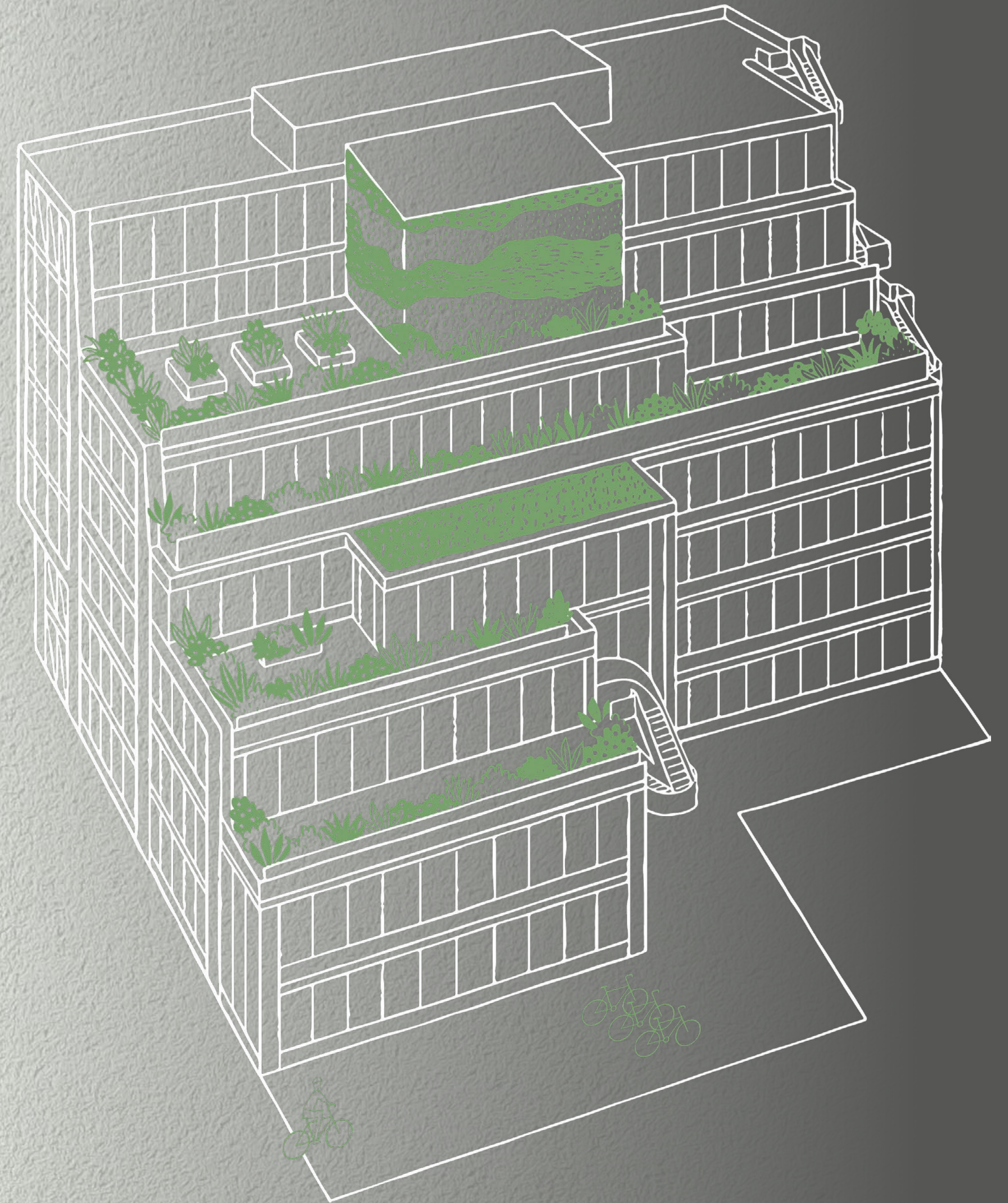
Made



Navigating the building

By retaining the existing structure and vastly improving its performance, Eden helps lead the charge for a greener way of working in London.

06 Level			LET
05 Level			LET
04 Level			LET
03 Level			LET
02 Level			LET
01 Level	9,640 sq ft	CAT A	AVAILABLE
Ground	9,040 sq ft	CAT A	AVAILABLE
Lower Ground	9,196 sq ft	CAT A	AVAILABLE



Your space

Managed-Lite CAT A+ and more

Our managed solution allows you to consolidate your costs into one monthly payment, enabling you to focus on what you do best, running your business. At Eden, benefit not only from modern, intelligent workspace, but a building that embraces the role it must play in reducing future global carbon emissions.

↘ Size

From 9,040 sq ft - 9,640 sq ft of self contained floorplates

↘ Price

From £125,053 per month / £166.00 per sq ft per annum

↘ Location

Sitting only seconds from Spitalfields Market and Liverpool Street

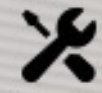


Everything done for you

What's included for you to tailor-make your perfect office



Account Management



Utilities



Facilities Management



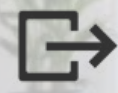
Wi-Fi & Technology



Fit-Out



Insurance



Dilapidations



Plant care



Cleaning Services



Health & Safety Management



Hospitality & Catering



Additional Bespoke Services

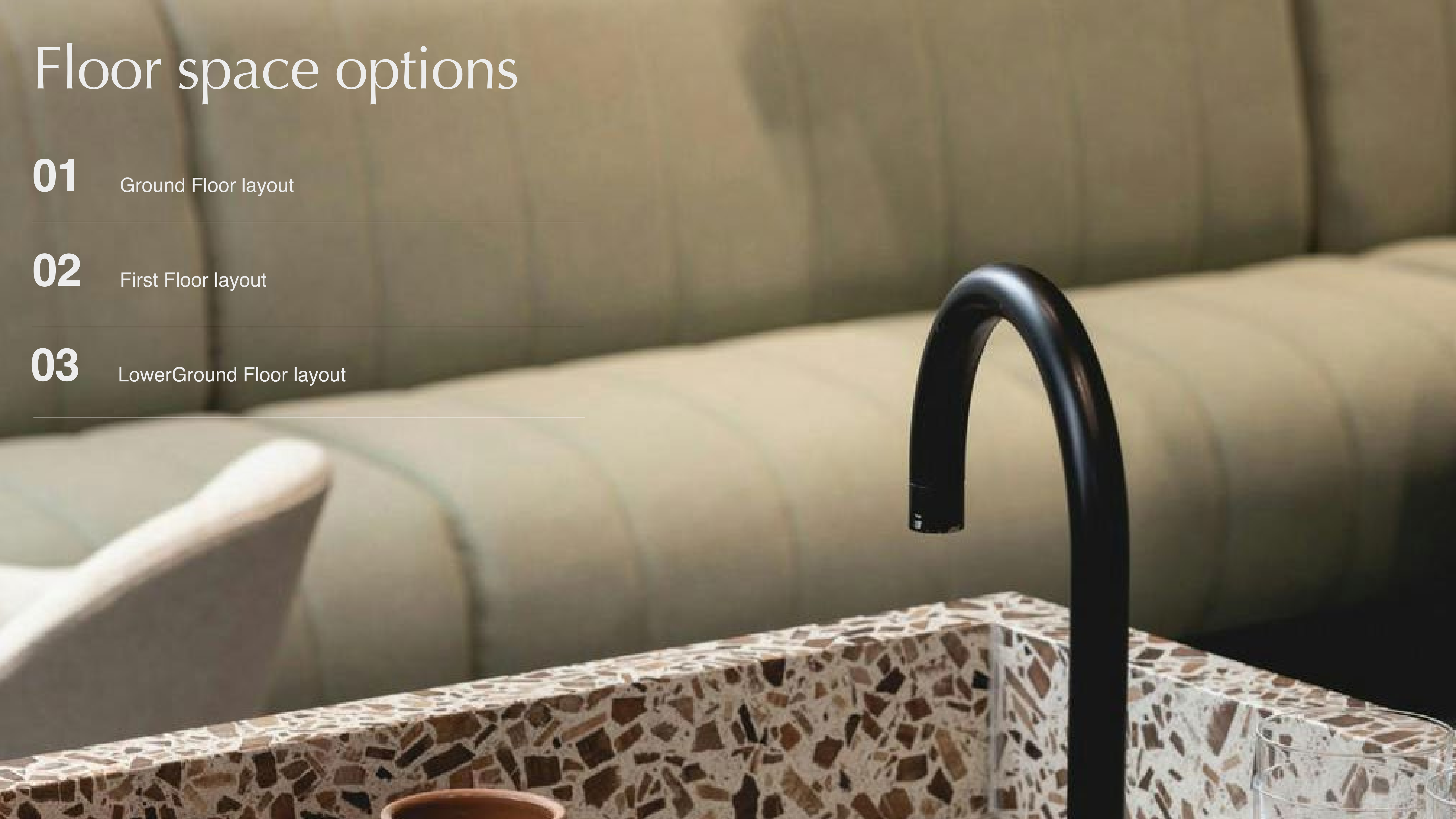


Floor space options

01 Ground Floor layout

02 First Floor layout

03 LowerGround Floor layout



01 Ground Floor Layout

OFFICE

9,040 sq ft

840 sq m



02 1st Floor Layout

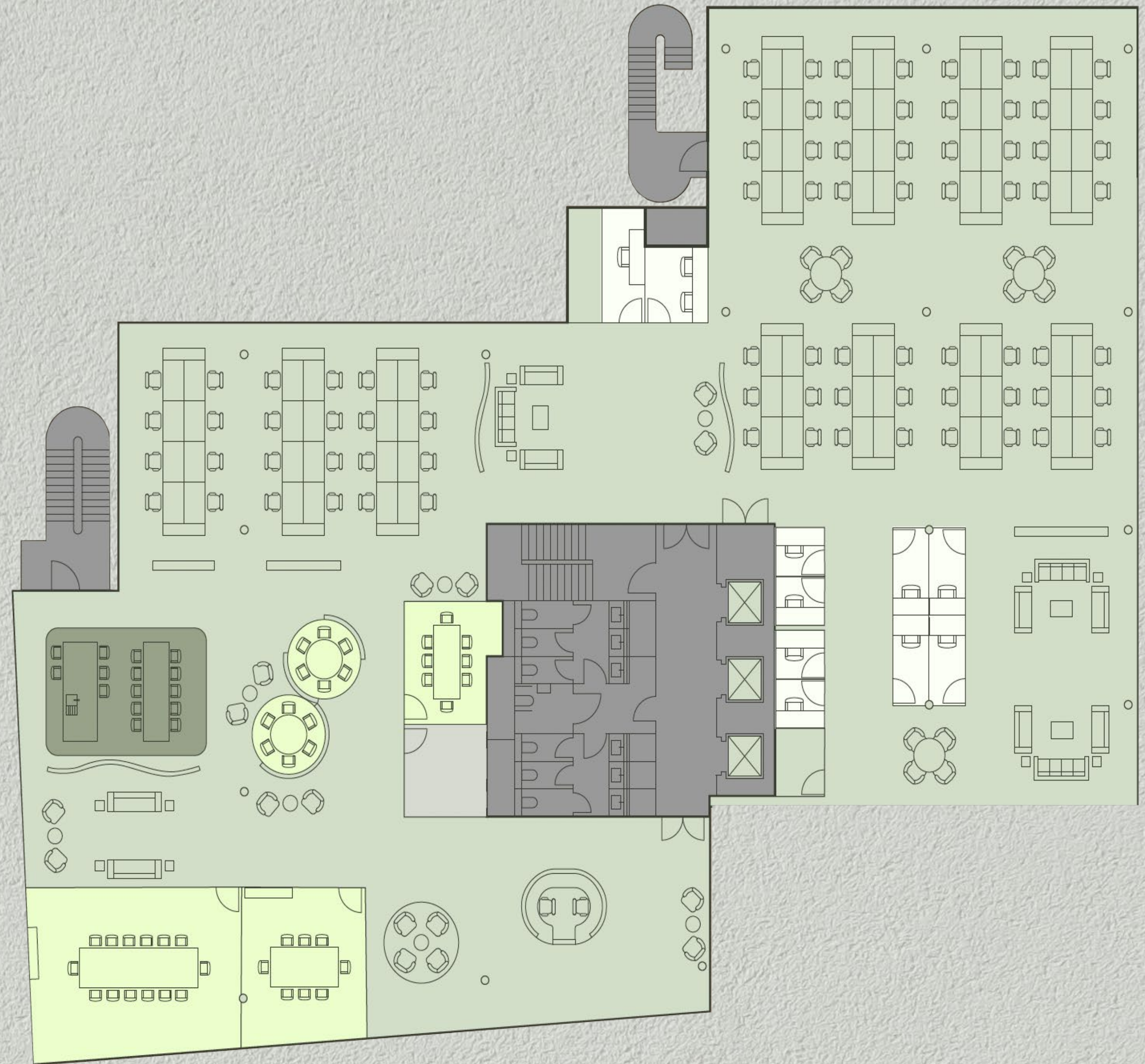
80 Workstations

OFFICE

9,640 sq ft

896 sq m

Reception	01
Workstations	80
14 Seats Meeting Rooms	01
8 Seats Meeting Rooms	02
1 Seat Quiet Rooms	09
2 Seat Quiet Rooms	01
Private Rooms	03



03 Lower Ground Floor Layout

OFFICE

9,196 sq ft

854 sq m

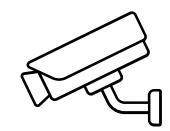




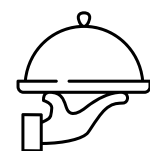
Bespoke your services

A managed office is a fully fitted and furnished workspace, run on your behalf by a third-party provider delivering a broad and bespoke range of amenities for your business. These amenities, plus the usual leasing liabilities of rent, rates, services charge, dilapidations and even your initial fit out cost is rolled in to one all-inclusive monthly cost. This provides businesses with a valuable combination of cost certainty, transparency, speed of set-up and space customisation. A managed office removes the hassle of set-up and ongoing management, leaving you, the occupier, to get on with what you do best, running you business.

Some of our upgraded options



**Security
& CCTV**



Catering



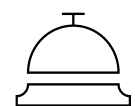
**Bespoke
events**



**Staff
experiences**



**Staff
Birthday**



**Concierge
services**

and more...







FAQs

Leasing Structure Options

A tenant either signs a normal lease or in some cases a shorter licence agreement with the landlord. Adjacent to either the lease or licence is a 'Master Services Agreement' (MSA), which details the extent and provision of the managed services. Alternatively they may sign a 'managed lease' (also known as an 'all-inclusive' or 'co-lease'). This option joins all elements of the lease and services into one document and removes the need for a separate MSA.

Payment Structure

This is dependent on your leasing structure. In the case of a 'managed lease', a tenant will make one single payment quarterly in advance that will cover all of their financial obligations associated with their tenancy. If an MSA is needed because of the leasing structure opted for, then a tenant will simply make two quarterly payments in advance to cover these same financial obligations – one to the landlord and one to Made.

Deposit

It is likely that there will be a deposit payable to the landlord under the lease agreement. Additionally, Made charges a 2 month services-only deposit which we take on completion of the lease and return to you upon expiry.

Refurbishment Financing

If you would like to remove any upfront capex, you can spread the fit-out costs using our third-party financing partner. The financing costs can be offset by tax savings. At the end of your lease, you will have a dilapidations liability, where you will need to return the space to the condition you took it in, we can also cover this within our management agreement on your behalf.

Building Service Charge

This is different to the management services offered by Made. The building's Service Charge covers the costs for running the common parts of the building and any amenities outside of your demise. This is reviewed annually and subject to change. Any matters relating to this must be disclosed directly to your landlord. Made aims to support occupiers where possible.

Business Rates

Business Rates are a tax payable to the local authority related to the valuation of your building. Should you wish to include this within our management services agreement, then we can arrange to pay these on your behalf. These are reviewed every 5-7 years and we will endeavor to keep you informed of any upcoming rates reviews.

Stamp Duty

Depending on the lease structure agreed you may be required to pay stamp duty. This is a tax applied to standard commercial leases. License agreements are exempt from this. This is due on completion of the lease and your solicitor will take responsibility for collecting this from you.

Legal & Professional Costs

Depending on the lease structure agreed you may need to factor in a capex cost for covering legal fees and the fees of your acquiring agent. With a short-form lease these costs are likely to be minimal. If you require support or recommendations on legal professionals, we have a team of preferred suppliers that we can refer.

Utilities & Other Services

Costs shown are an estimate and are recharged based on usage. We will always notify you when usage has exceeded standard allowances. We will also have a preliminary 'over-spend' allowance agreed with you that will enable us to respond to emergency maintenance services not typically expected to occur during an occupancy.

EDEN

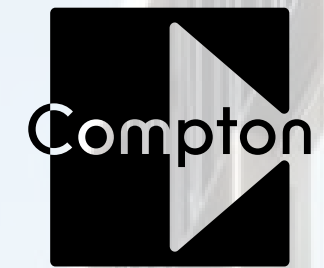
LONDON

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