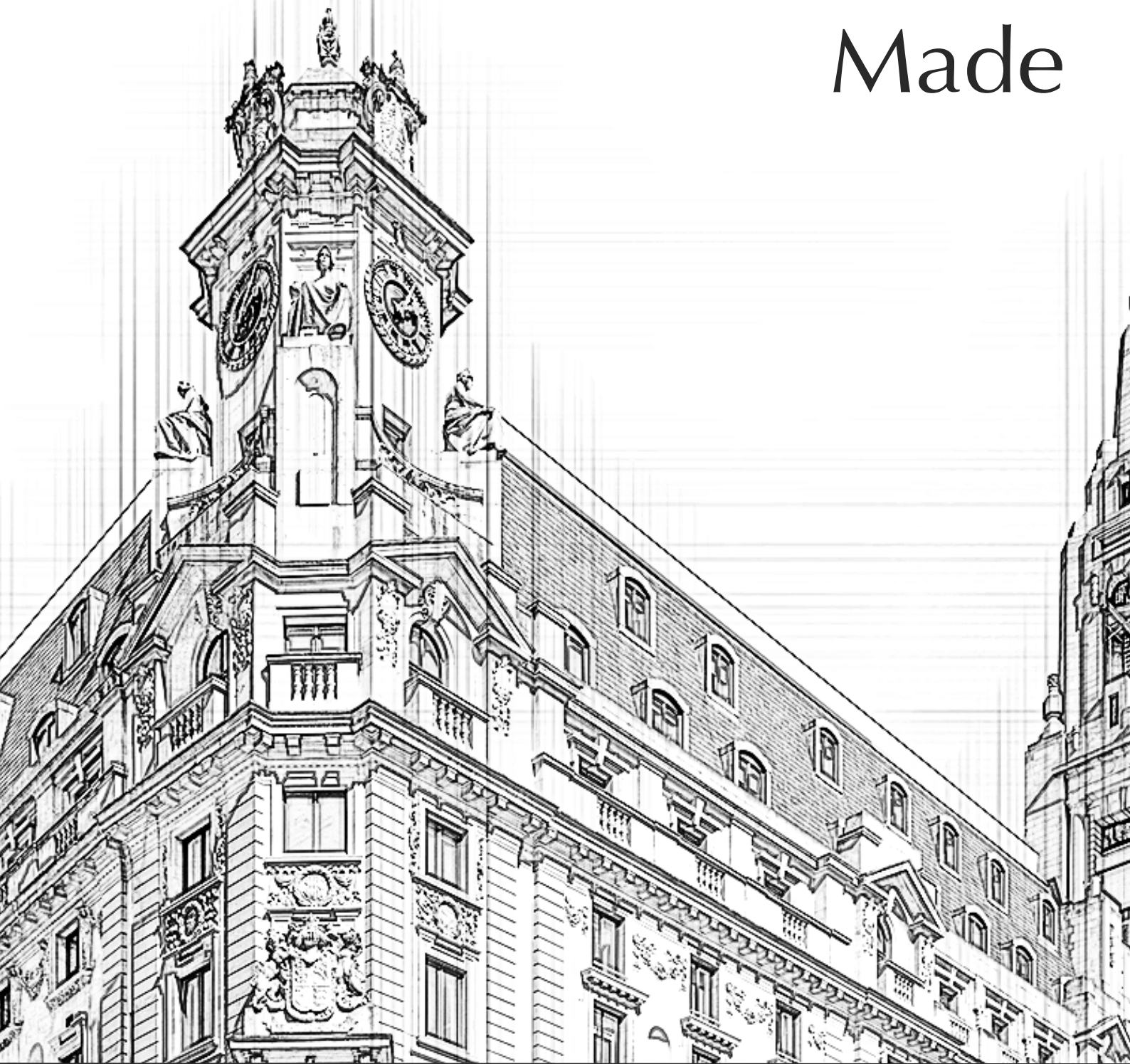


Made



Alphabeta Building

Fully Managed Space

4th Floor

8,990 sq ft

Fully fitted

£150.00 per sq ft per annum all inclusive



Made

Description

We are delighted to offer the fully fitted
part 4th floor at the iconic
Alphabeta Building.

108 x desks

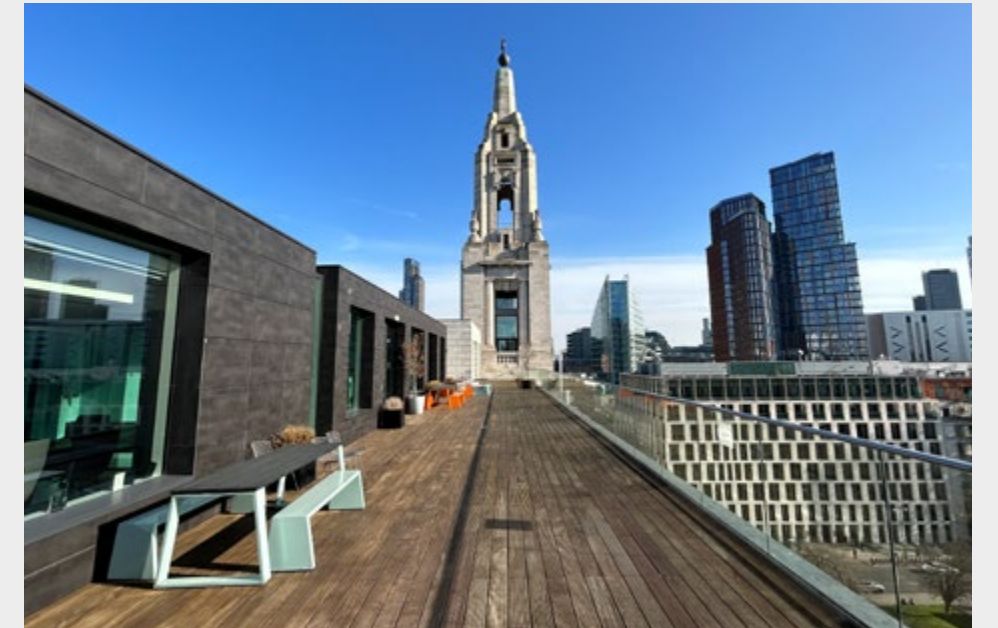
3 x large meeting rooms

1 x conference room

Coffee point

8 x person communal work station





4th Floor - 8,990 sq ft

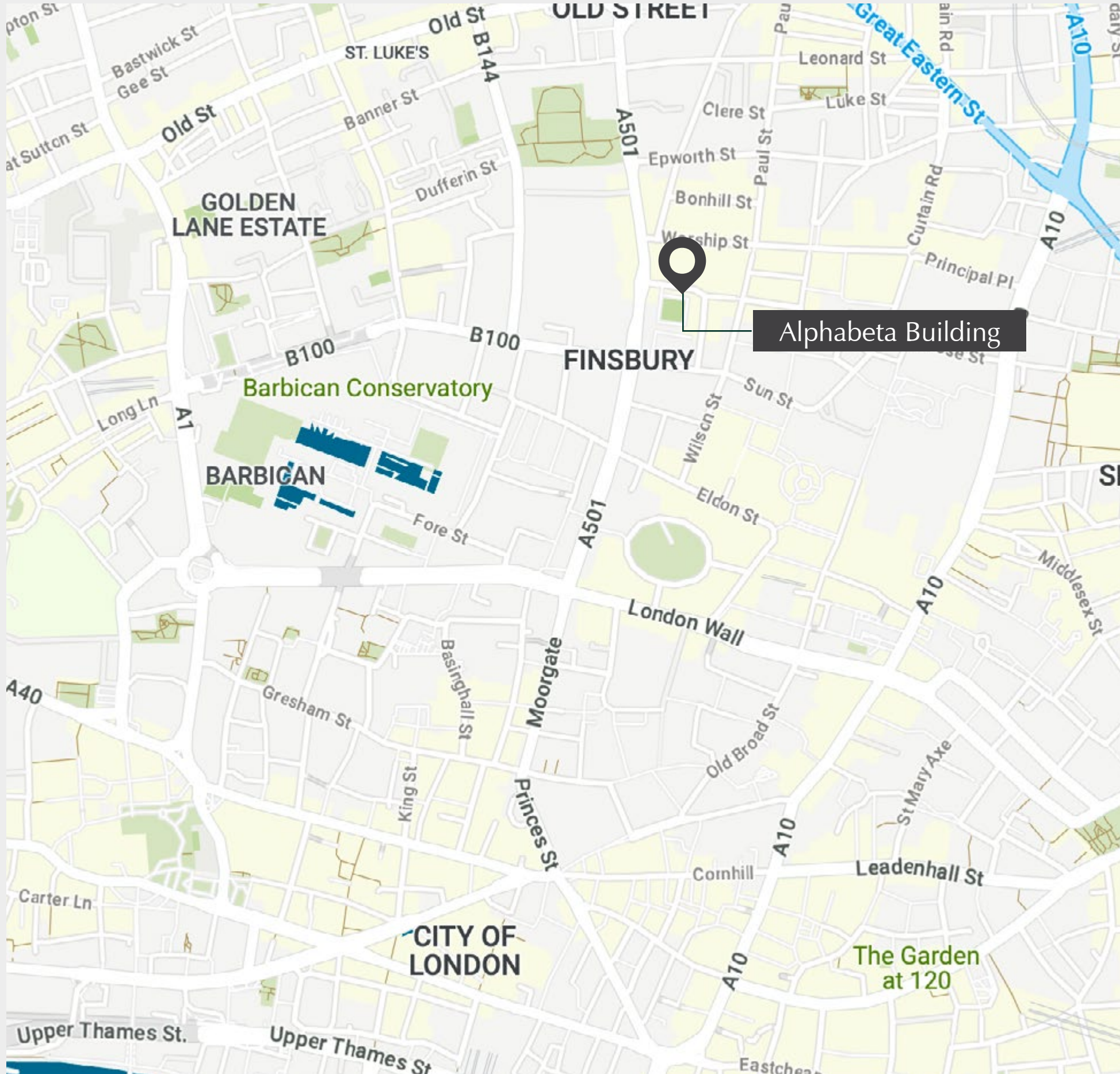
The part 4th floor is available and provides 8,990 sq ft of high quality fitted out accommodation. The space comprises two connected units fitted out to a high standard and offered on flexible sublease terms.



Alphabeta Building







Alphabeta benefits from an exceptional 7,800 sq ft modern atrium and boasts a variety of restaurants and a coffee shop nearby.

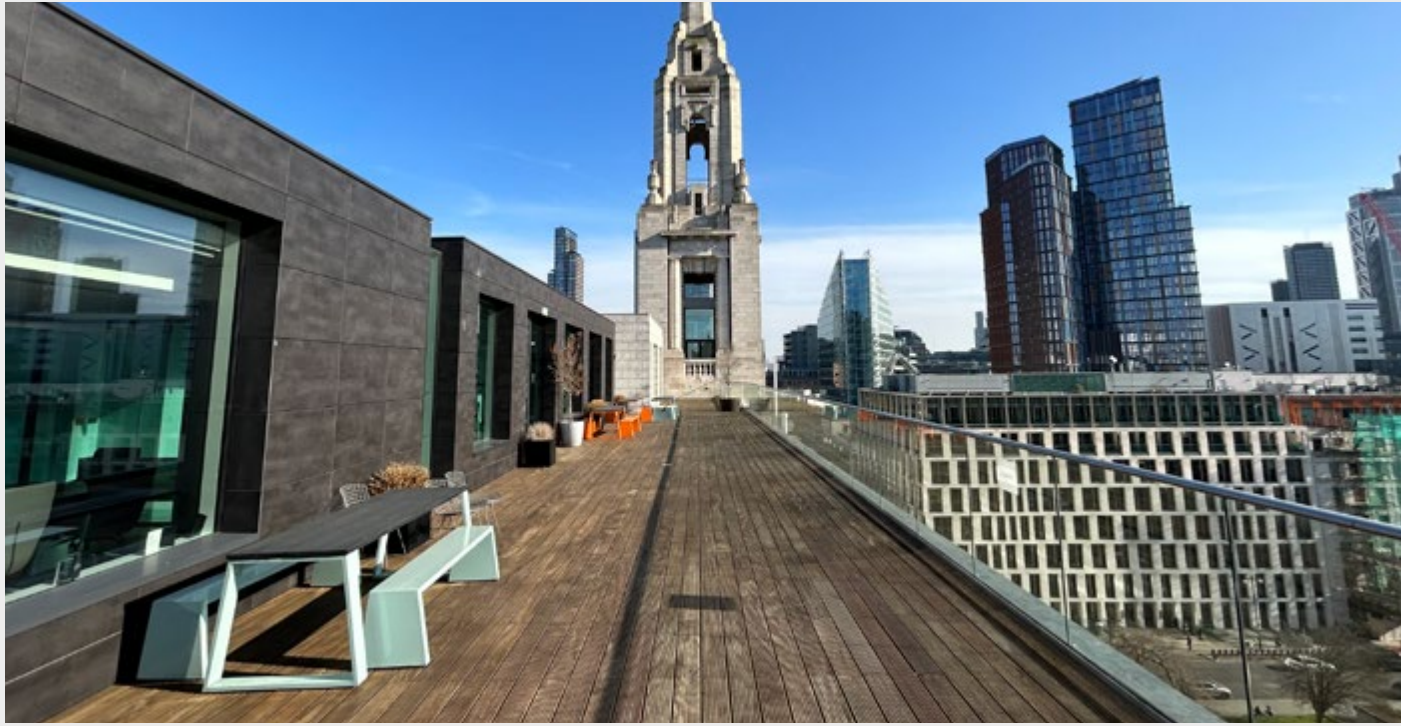




Location.

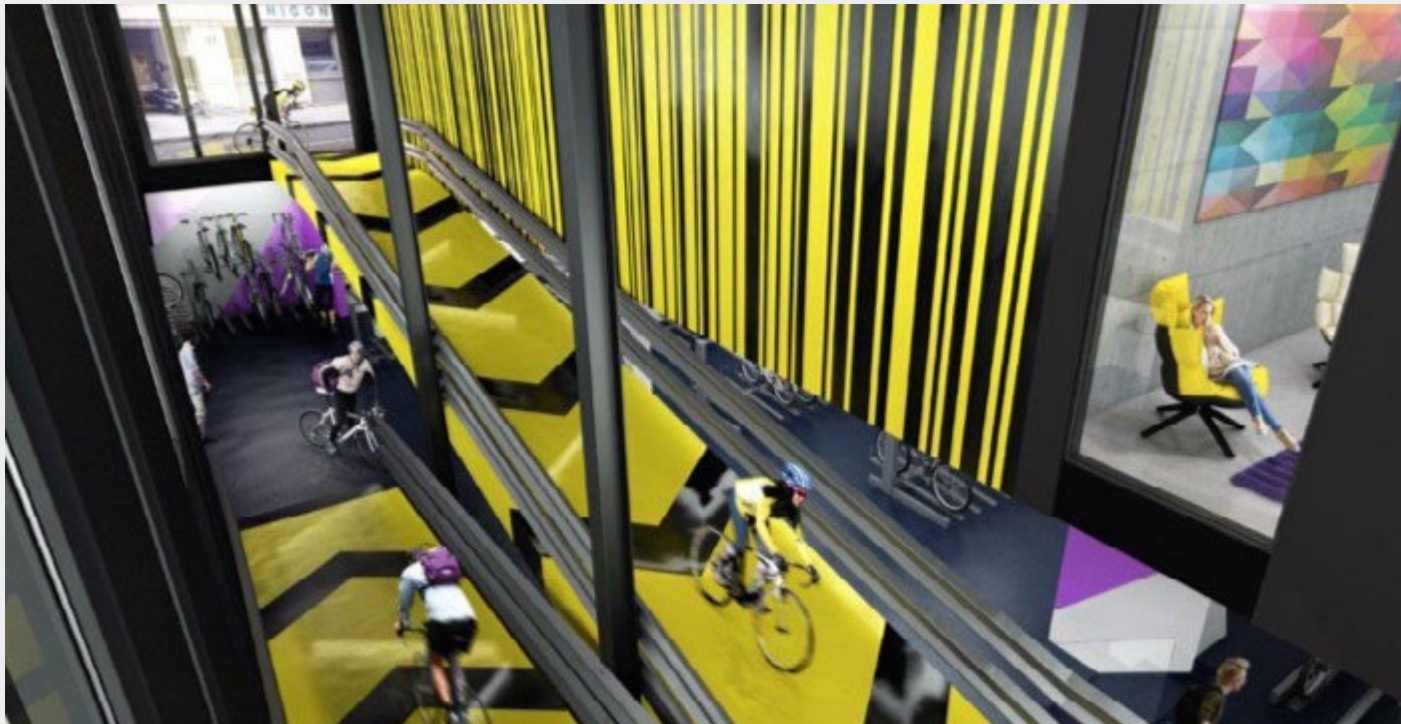
The Alphabet Building is located between Shoreditch and the City of London, prominently situated on the northwest side of Finsbury Square. Shoreditch High Street & Box Park are close by, offering a range of diverse and exciting outlets. The building benefits from excellent transport links with Old Street, Moorgate and Liverpool Street underground and mainline (including the Elizabeth line) stations within less than 10 minutes walk.

-  Moorgate  4 minutes
-  Liverpool Street  4 minutes
-  Old Street  5 minutes



Amenities

The building also offers a communal roof terrace and a 'ridein' bike ramp down to a secure area boasting 300 bicyclespaces and associated welfare facilities.



24 HR Access and Security



EPC Rating C



Breem Rating Very Good

BREEAM

Raised Access Floors



Fully Air Conditioned



Fully Fitted



Bicycle Racks



Eleven Passenger Lifts

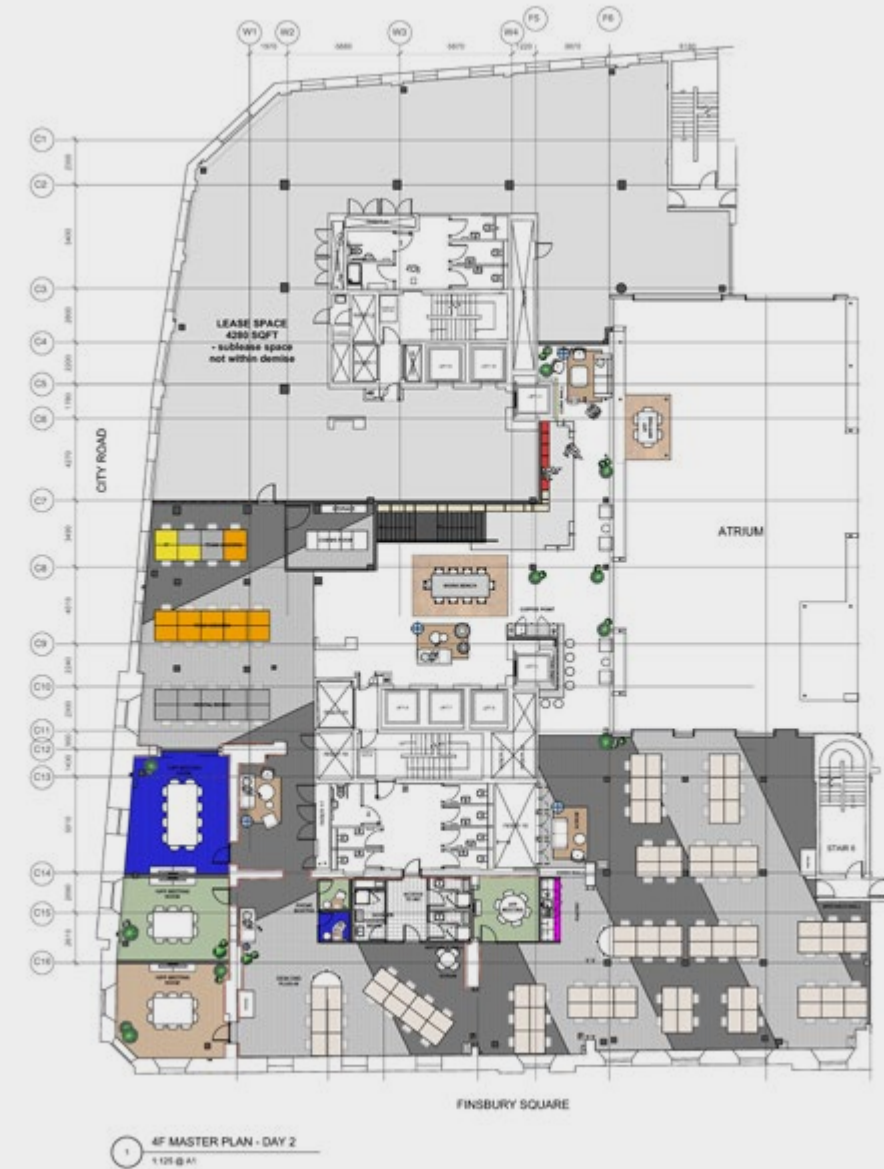


Terms.

The floors are available on a Fully Managed basis for a term expiring in July 2025.

All-inclusive cost: £150.00 per sq ft per annum*

*The all-inclusive rent is comprised of: rent, business rates, service charge, full facilities management, Wifi connectivity, cleaning, waste management, and more. Utilities included on a base rate that is variable upon consumption. Additional managed services information is included on the following page.



Managed services included.

Our team is trained to deliver the highest levels of customer service and operational capabilities, covering key areas such as hospitality, client engagement, health & safety, contract and invoice management and more.

Additional bespoke hospitality services are also available on request.



Account Management



- > Dedicated local account manager
- > Day to day management of all services
- > Customer and landlord liaison
- > Compliance reporting
- > Monthly H&S and FM site inspection
- > *...and more*

Cleaning Services



- > Daily cleaning service 2 hours per day including cleaning supplies and consumables
- > Refuse removal from general waste and recycling disposal points
- > Quarterly internal window clean
- > *...and more*

Health & Safety Management



- > Annual Fire Risk Assessment by qualified contractor
- > Annual H&S Risk Assessment by qualified contractor
- > Water Risk Assessment by qualified contractor
- > *...and more*

Facilities Management



- > Wi-Fi connection
- > 24/7 facilities help desk and out of hours response
- > Management of the site/landlord relationship to manage building facilities issues
- > Monthly planned preventative maintenance
- > Annual power testing
- > *...and more*

Hospitality & Catering



- > Bean to cup coffee machine
- > Daily replenish of all consumables
- > Kitchenware
- > *...and more*

Additional Bespoke Services*



- > Dedicatted receptionist
- > Office supplies
- > Bespoke catering
- > *...and more*

*these additional bespoke services are not included in the list price

Hugo Morrisey

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Two large, solid black arches are positioned in the lower half of the page, partially overlapping the word 'Made'.