

# Made



## 2nd Floor Sutton Yard, EC1

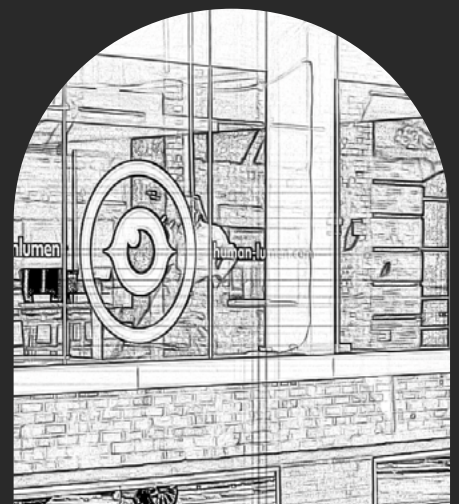
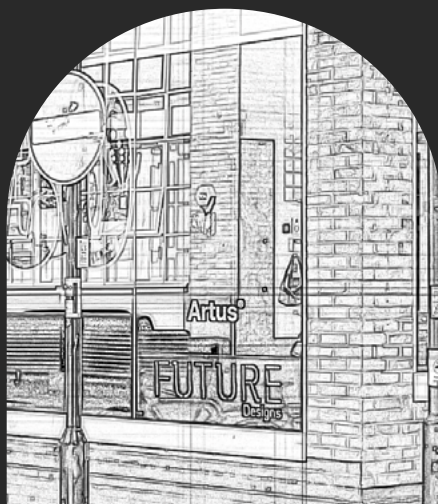
Fully Managed Space

1,866 sq.ft - 8,867 sq.ft

Fully fitted

£170.00 per sq ft per  
annum all inclusive

£26,435 - £125,616  
per month all inclusive



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## Description

From 1,866 sq ft to 8,867 sq ft, the 2nd floor at Sutton Yard provides a fully fitted office space in the heart of the creative district of Clerkenwell, London.

### 1,866 sq.ft Unit Part floor:

30-31 x Workstations

Kitchenette

Breakout area

### 8,867 sq.ft Unit Whole floor:

106 x Workstations

2x Boardrooms

1 x Meeting room

Large central kitchen area

12 x Hot desks

Central Breakout and Townhall area





## 2nd Floor - 1,866 sq ft - 8,867 sq ft

An exceptional office space featuring a fully-fitted floor with a flexible term. It's versatile layout can be customised to suit your needs, whether you require a single studio unit or an entire floor dedicated to a single office with exclusive, self-contained facilities.

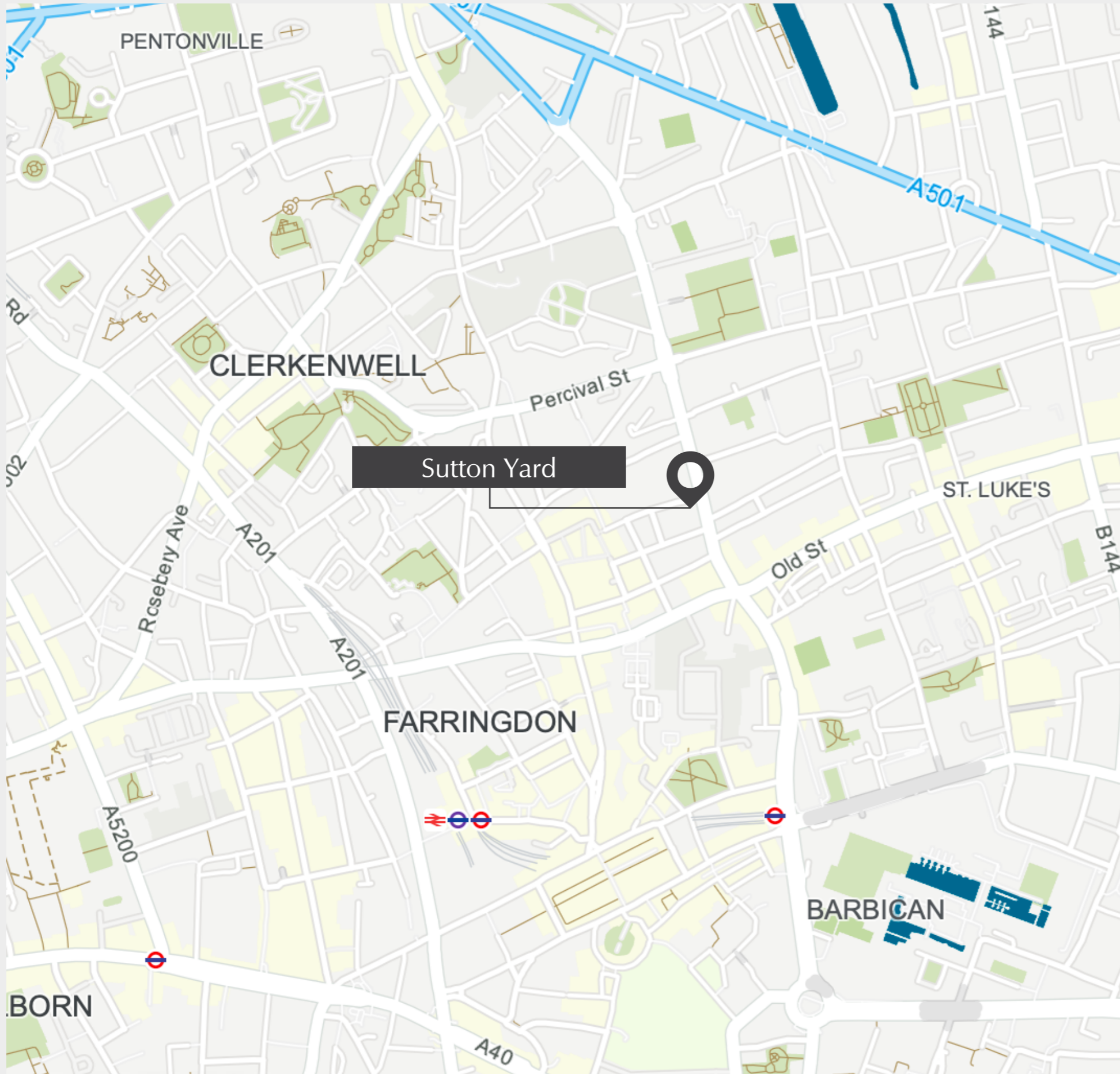


## 2nd Floor - 1,866 sq ft - 8,867 sq ft

The building offers a range of premium amenities designed for your convenience. The entire second floor features a variety of meeting spaces, breakout areas, and workstations, all interconnected by a central kitchen and collaborative zone, perfect for meetings and events.







## Location.

Sutton Yard is a beautifully renovated complex of buildings. Its lively social atmosphere, distinctive shops, and charming character also make it one of London's most sought-after spots for dining and drinking. The Building is located a short walk away from Farringdon and Barbican Stations which offer excellent transport connections across London, with Farringdon also providing access to the newly opened Elizabeth Line.











- Barbican
 🚶 8 minutes
- Farringdon
 🚶 12 minutes
- Old Street
 🚶 13 minutes



Amenities

The building features excellent facilities, equipped with secure bike storage, showers, and LED lighting.



- |                          |   |                             |   |
|--------------------------|---|-----------------------------|---|
| Excellent Natural Light  |    | 8 x Shower Facilities       |    |
| Large Reception          |    | Ground Floor Courtyard Area |    |
| 38 x Secure Bike Storage |  | Pendant LED Lighting        |  |
| Disabled WCs Access      |  | 4 x 13 Passenger Lifts      |  |
| EPC Rating: A            |  | Seperate WCs On Level 1-3   |  |



## Terms.

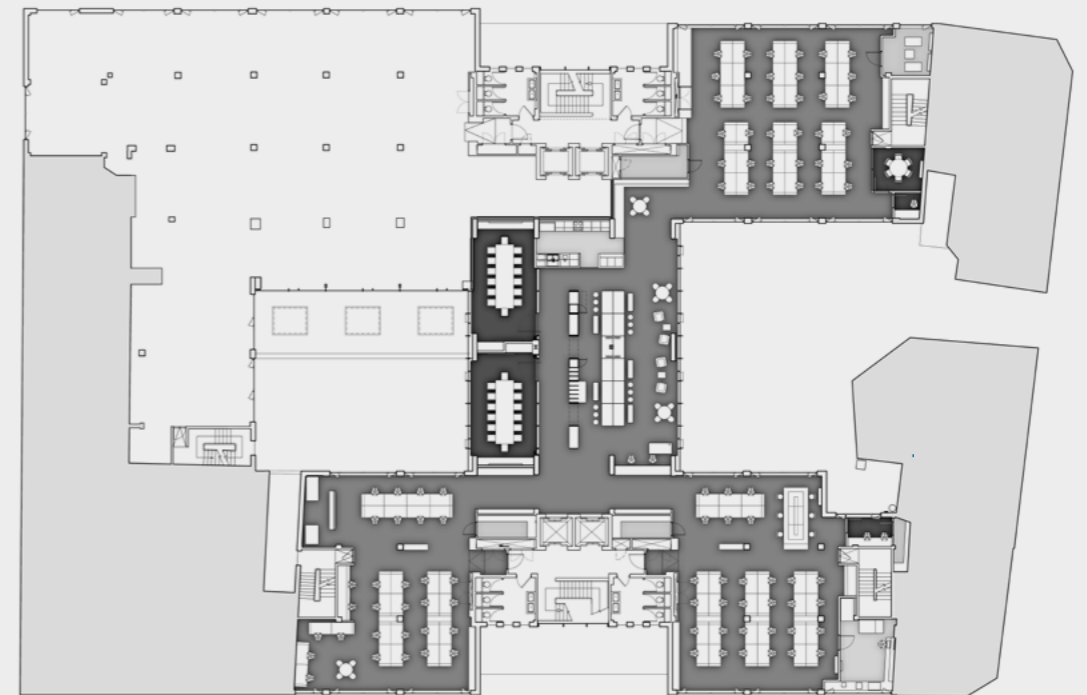
The 2nd floor is available on a Fully Managed basis ,  
expiring June 2027.

All-inclusive price

Per sq ft cost: from £170.00 per sq ft annum\*

Per month: from £26,435 - £125,616\*

\*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.



Option 1 - Part floor - 30-31 Workstations - 1,866 sq ft

Option 2 - Whole floor - 106 Workstations - 8,867 sq ft

# 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.



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## 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*

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## 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*

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## 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*

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## Facilities Management



- > Utilities
- > Wi-Fi connection and technology
- > 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
- > *...and more*

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## Hospitality & Catering



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

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## Additional Bespoke Services\*



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

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

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