

# Made



## The Courtyard Building, EC1

Fully Managed Space

2nd-5th Floors

3,745 - 32,000 sq ft

Fully fitted

£170.00 per sq ft per annum all inclusive



# Made

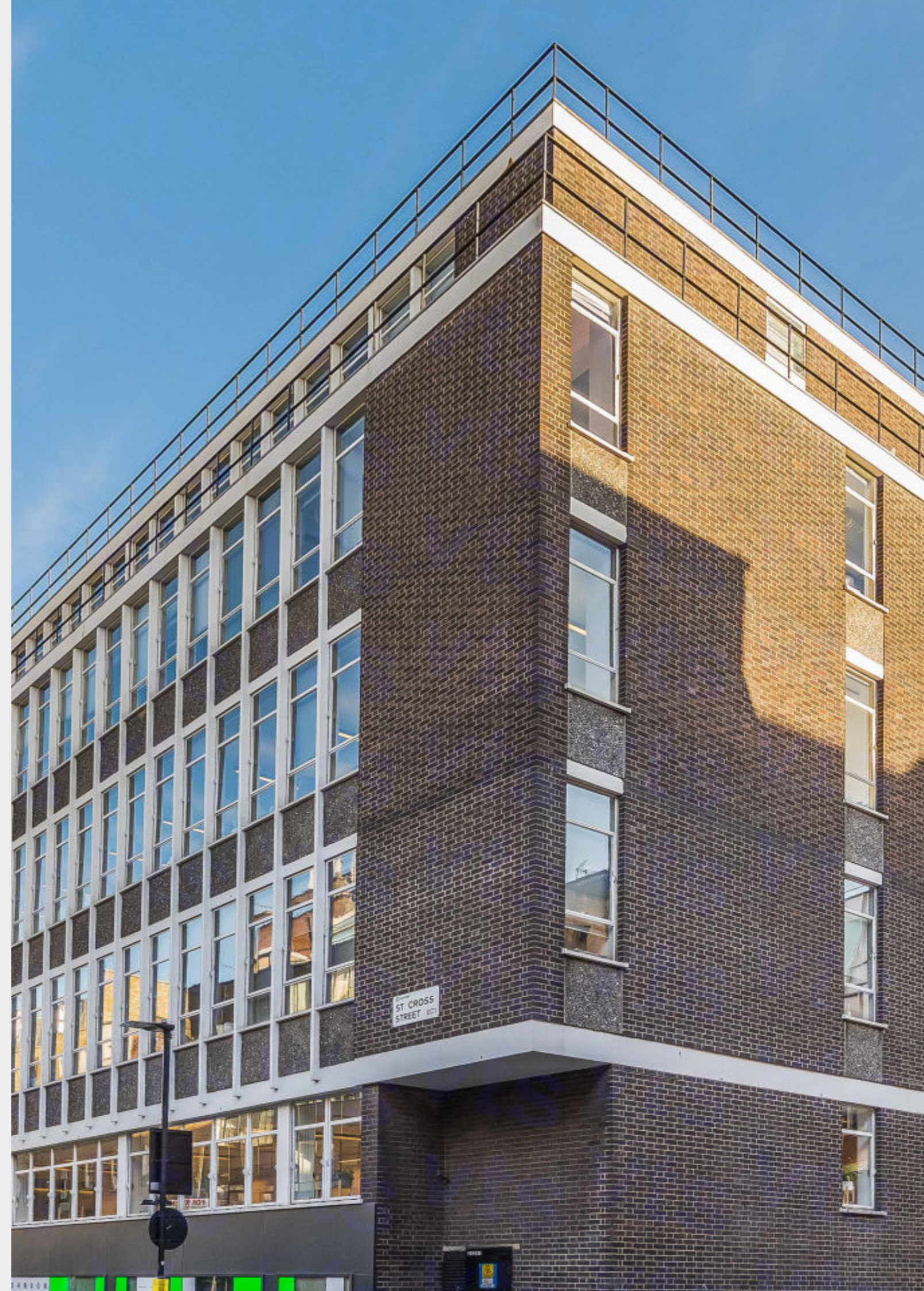
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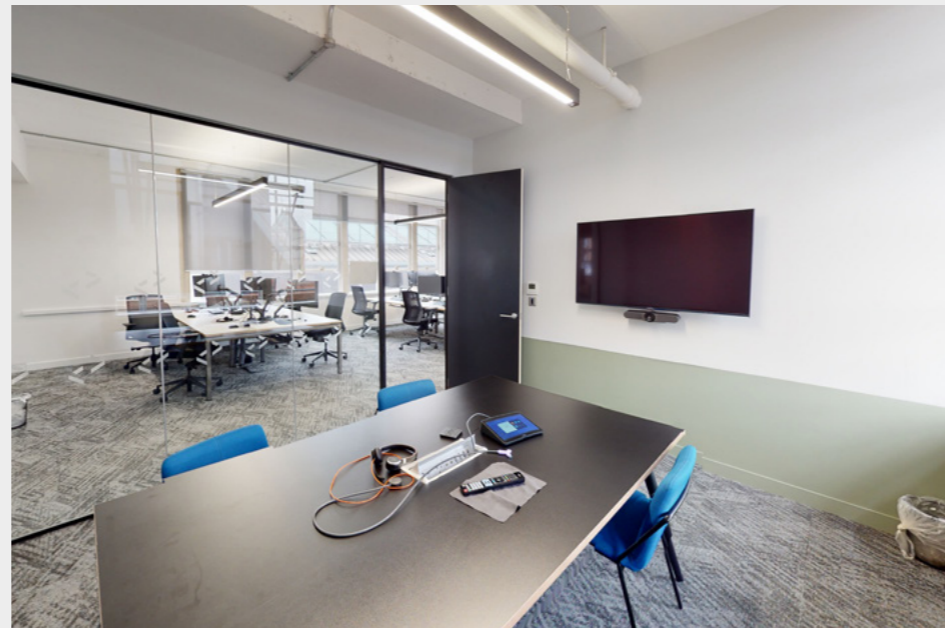
## Description

We are pleased to offer the 2nd-5th floors, located in Johnson Gardens, The Courtyard Building, which provides a combination of high-quality fitted space and CAT A delivered space.

108 x Work Stations  
Kitchen  
Break Out Areas  
Print Area  
Dedicated Lift Access  
Bike Storage  
Floor-To- Ceiling Glazing  
Communal Roof Terrace

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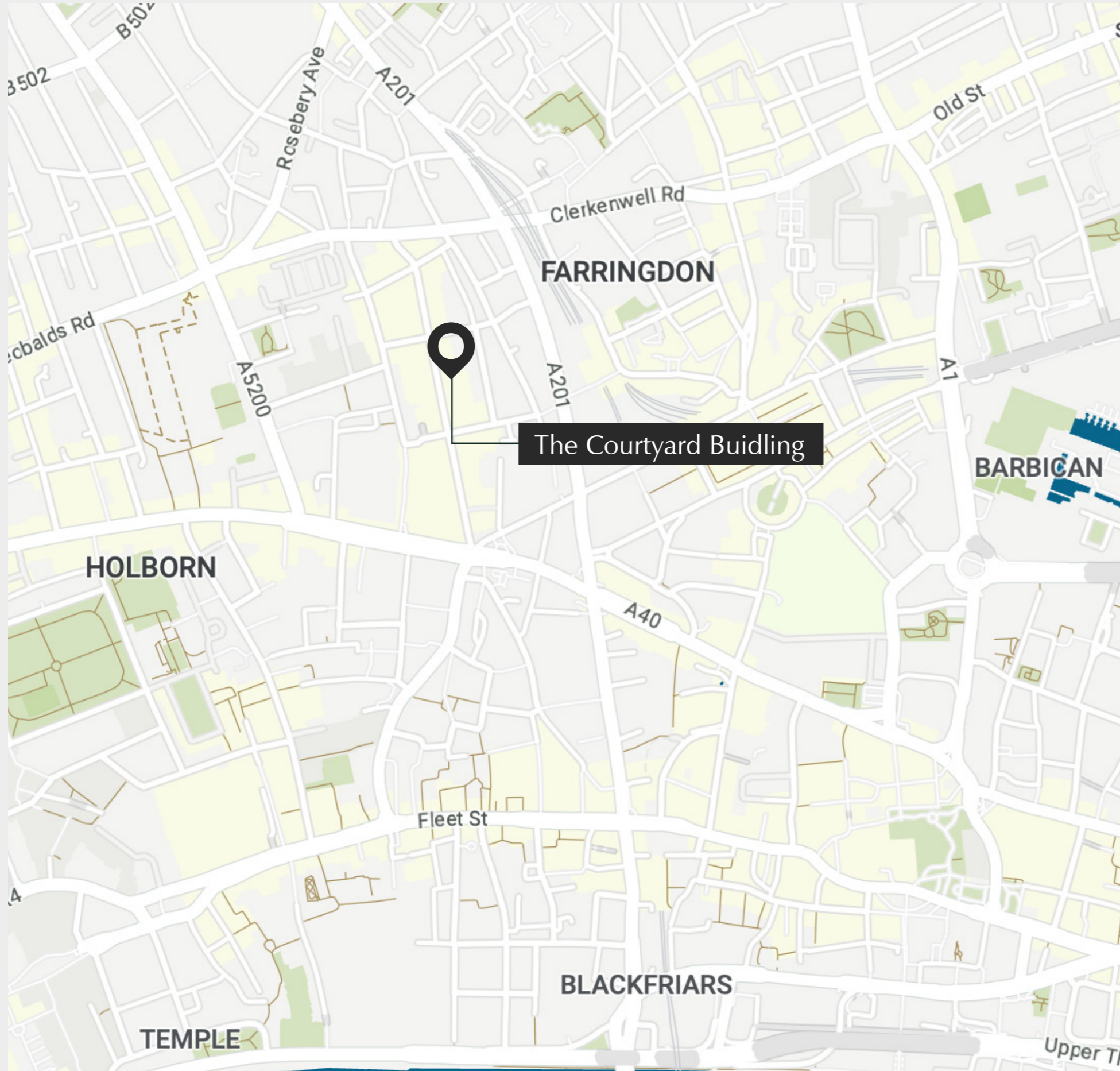




2nd-5th Floors - 3,745 - 32,000 sq ft







The Courtyard Building forms part of the wider Johnson Gardens development and comprises of 5 floors with a newly refurbished communal roof terrace and superb end-of trip facilities.





## Location.

The property benefits from an excellent location on the west side of Hatton Garden between St Cross Street and Greville Street. Leather Lane market runs parallel to Hatton Garden, offering daily lunchtime eateries. Farringdon (Elizabeth/Thameslink, Circle, Hammersmith & City and Metropolitan Lines) and Chancery Lane (Central Line) underground stations are within walking distance.

-  Farringdon  3 minutes
-  Chancery Lane  7 minutes
-  Barbican  10 minutes



Amenities

The Courtyard Building offers fully fitted 5th floors, along with a dedicated lift, communal roof terrace and bike storage.

Floor-to-Ceiling  
Glazing



Dedicated Lift  
Access



Bike Storage



Full Access  
Raised Floor



AC Units



Fully  
Fitted 5th Floor



Communal  
Roof Terrace



# Terms.

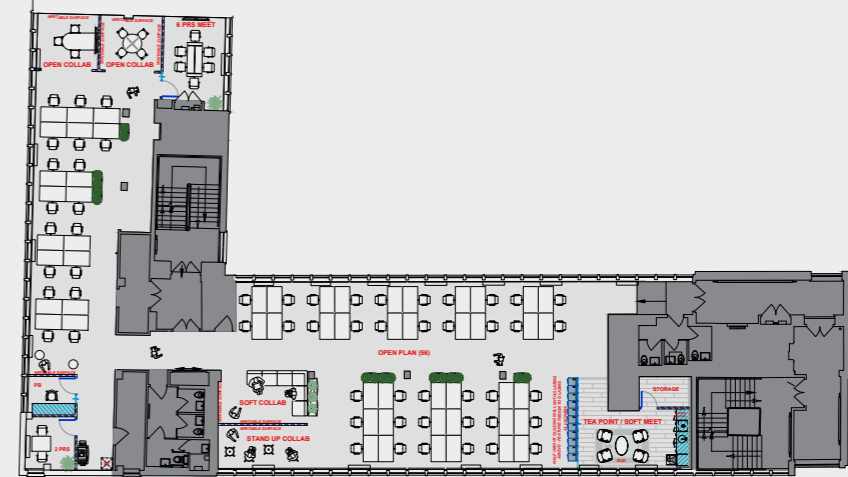
The floors are available on a Fully Managed basis for a term expiring in May 2028.

All-inclusive cost: £170.00 per sq ft per annum\*

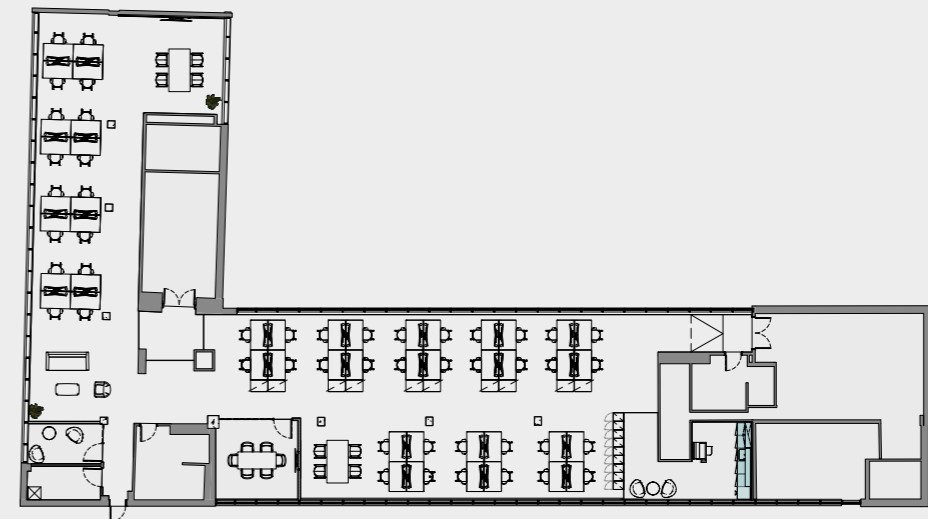
\*The all-inclusive rent is comprised of: rent, business rates, service charge, full facilities management, Wifi connectivity, cleaning, waste management, and more. Utilities included on a base rate that is variable upon consumption. Additional managed services information is included on the following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



3rd Floor



5th Floor



\*Floor plan not to scale

# 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



- > 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*

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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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Two large, solid black arches are positioned in the lower half of the page, partially overlapping the word 'Made'. The arches are identical in size and shape, with their bases resting on the bottom edge of the white area. They are spaced apart, with a gap between them.