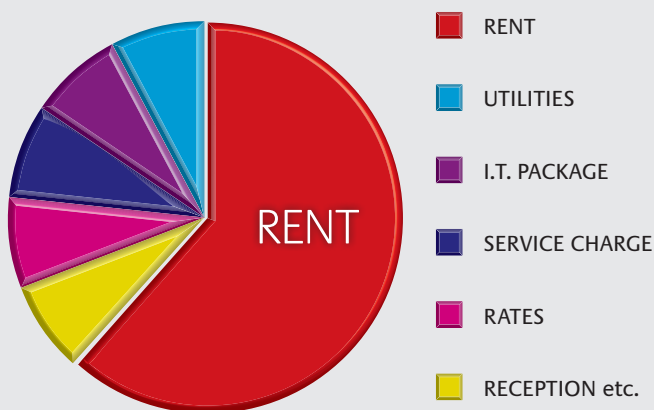


Are you paying too much for your serviced office?

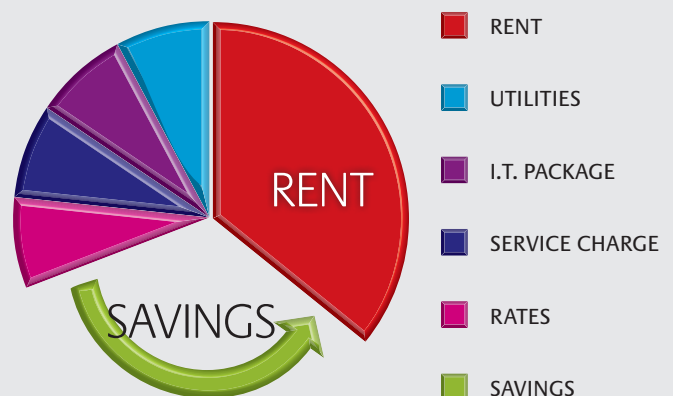
2 Bond Court is an alternative for occupiers who require the **LOCATION, QUALITY** and **SIZE OF SUITE** available from Serviced Office providers, but who do not require the “add ons” that sometimes come as part of the package.

Below is a pie chart comparison of a typical Grade A quality serviced office deal, versus taking a lease at 2 Bond Court.

TYPICAL SERVICED OFFICE RENTAL



2 BOND COURT



Many serviced office buildings are larger Office buildings which have been sub-divided to provide smaller suites. The Operator has often taken a lease themselves from the ultimate building owner. To ensure that they make their model work, the serviced operator has to charge their sub-tenants a larger rent than they are paying out themselves, this is often disguised in an all inclusive package which includes Business Rates, Service Charge, Telecom and IT Services, Utilities and Reception areas / Break out zones.

This model suits many tenants and indeed plays an important bridging gap between the start-up business and established companies taking traditional leases. What 2 Bond Court provides is the quality of the smaller suite but with the cost effectiveness of taking a direct lease from the landlord (just like your serviced office provider!). We recommend that you divide your annual deal by your office area and compare for yourself.

Some of the advantages of 2 Bond Court

- Own identity (maximum of 2 tenants per floor)
- Big Building Specification
- Non-traditional lease lengths considered
- Prime professional/financial district location
- Suites sizes from 1,000 sq ft - 2,440 sq ft
- Contemporary reception areas / common parts
- Gym Quality changing & shower facilities
- Award Winning Developer

Have you Measured Your Office Yet?

2 Bond Court rents from £25 per sqft / £269 per sqm

ALREADY SIGNED UP: COSTA COFFEE & LIBERTY MUTUAL



2 BOND COURT

SMALL OFFICES - NOT SERVICED OFFICES

www.2bondcourt.co.uk

A Development By:



www.wiltondevelopments.co.uk

Further Enquiries:



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