

6 New Street Square, EC4

Made



Navigating the building

6 New Street Square is part of the wider New Street Square estate, which offers over 700,000 sq.ft office space.

17th Floor

9,146 sq ft

35 desks

Available

Fitted



Your space

Managed-Lite 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. The 17th (top) floor offers 9,146 sq.ft a Grade A space together with views spanning across central London and benefits from a high specification fit out delivered by the existing tenant.

Size

17th Floor : 9,146 sq ft

Price

From £180 per sq ft per annum, £137,190 per month, £1,646,280 per annum

Location

The communication is excellent, with Chancery Lane Underground, City Thames-link stations, and Farringdon station all within walking distance.



Everything done for you

Services available to tailor-make your perfect office



Account Management



Utilities



Facilities Management



Wi-Fi & Technology



Fit-Out



Plant Care



Cleaning Services



Health & Safety Management



Hospitality & Catering



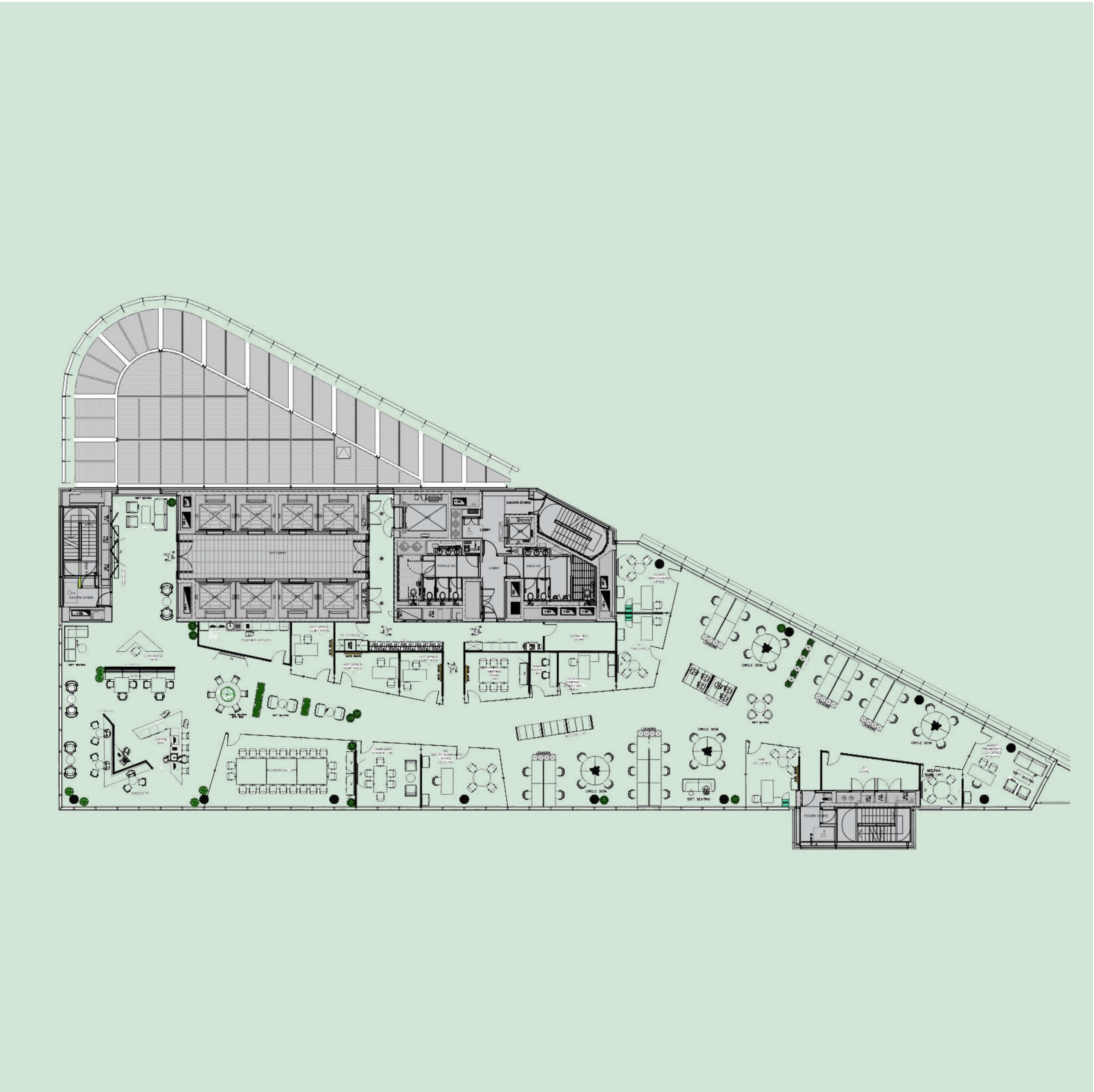
Additional Bespoke Services












17th floor layout

9,146 sq ft 35 Desks









Welcome area & reception	01
Breakout area & open plan kitchen	01
Open plan desks	35
Boardroom (10 person)	01
Meeting rooms	03
Executive offices	10
Lockers	88



Bespoke your services

 24/7 Account Management	 Cleaning Services	 Utilities
 Facilities Management	 Wi-Fi & Technology	 Health & Safety Management
 Maintenance & Repairs	 Fit-Out	 Plant care

Some of our upgraded options

- 
Filtered & boiling taps
- 
Coffees, teas & milks
- 
Fruit & snacks
- 
Event Catering
- 
Security & CCTV
- 
Toiletry Packages
- 
Dilaps & Exit
- 
Eco Services
- 
Plus 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.

6 New Street Square, EC4

Leased by

DEVONO

David Barrington
db@devono.com
M: +44 (0) 07967 345 830

Jack Knivett
jk@devono.com
M: +44 (0) 07730 762 857

Managed by



Hugo Morrissey
hugo.morrissey@made-re.com
M: +44(0)7894 229 796

Luke Philpott
luke.philpott@made-re.com
M: +44 (0)7884 268 003

Alice Guidetti
alice.guidetti@made-re.com
M: +44 (0)7871 871 748