



**OPEN  
SPACE.**  
BUSINESS CENTRES

01886886100  
[openspacerooms.co.uk](http://openspacerooms.co.uk)  
[openspacebusinesscentres.co.uk](http://openspacebusinesscentres.co.uk)

# OPEN SPACE SERVICED OFFICES



## HIGH SPEED CONNECTIVITY

A minimum of a gigabit network, private access & public Wi-Fi. Open Space gives you the connectivity your business deserves.



## SMART & PROFESSIONAL

Grade A space refurbished to a high spec with LED lights, new amenities and 24/7 access gives the right impression and creates a great workplace environment to grow & thrive.



## MOVE IN IMMEDIATELY

Open Space offices are ready-to-go. With onsite parking, leased-line internet, furniture and all the utilities and rates included, you could move in same day.



# What are SERVICED OFFICES

Serviced Offices allow you to have your own private office space without the hassle of running an office. Open Space deals with all bills and utilities and can even provide furniture as part of office rental.

"We have found the perfect location here and our actual move into our new office was quick and seamless because all the infrastructure is in place & maintained by the Open Space Team; we were open and ready for business immediately.

Open Space allows us to run our business without spending time on the practicalities of running an office. Open Space manage the administration & associated costs for our energy bills, our internet & telephone lines. The flexibility of the letting terms give us peace of mind and allow us to grow our business in this area without committing to a lengthy rental agreement. Sarah is always on hand. No request is too small and she provides help and support when we need it and even sometimes when we don't realise we need it."

- AMANDA WOODS, FRODSHAMS SOLICITOR -





TAKING THE  
HASSLE OUT  
OF HAVING  
AN OFFICE



# Why SERVICED OFFICES

The recent growth in serviced offices is unsurprising, as they provide both the flexibility and scalability needed by modern growing businesses.

With the reliance of most businesses on internet based services and communication, large fixed centralised offices are now less important. Serviced offices allow for wider recruitment and for the business needs to dictate space requirements. So businesses pay only for what they need. Furthermore with the increase in mobile working less desks are required and employers and employees are thriving with the increased flexibility provided by serviced offices solutions.

Whether the occupier is a start-up business making its first commitment to property or a large corporate business taking project or overflow space, serviced offices have responded to changing market conditions by providing flexible, cost effective, low maintenance and practical solutions.

## SAVE MONEY WITH SERVICED OFFICES

- Pay for the office, not the facilities.
- Already fitted out.
- Fixed business rates & utility bills included.
- Outsourced staffing costs.
- Flexible space.
- No dilapidations.
- No phone or internet contracts
- No agent fees
- No lead time
- No maintenance or cleaning costs



## NEW BUSINESS AND START UPS

Serviced Offices are ready to go. No need to fork out on furniture, internet, telephony contracts, kitchen goods or anything else that usually comes with an office. By having 1 fixed monthly bill your new business knows exactly what its costs are and you won't need to waste time on utility and internet providers because we do that for you.



## ESTABLISHED BUSINESSES

Serviced Offices allow you to move in immediately and with no hassle. Bring your current furniture or not it's up to you. All our offices support VOIP systems so if you already have a provider it is easy to move it to your new offices. With at least 100/100Mb leased line as soon as you move in you are connected and ready to trade. We do all the boring stuff for you and managing maintenance, cleaning and bills which frees you and your staff up to focus on your business not running an office.

# Fully managed Serviced Offices

## JUST 1 MONTHLY BILL

Make running your office easy so you can focus on what's important.

It is our job at Open Space to provide top quality Space for our Tenants. We take pride in keeping our centres clean, tidy and a desirable place for our tenants to work and to host guests.

Tenant Businesses can avoid the time consuming and boring details of running their office by joining Open Space. We manage all bills and maintenance so our tenants can focus on what is important.

We also know what is important for the modern business which is why everything on the right is included in one monthly rental bill. Allowing our tenants to have one fixed known cost and none of the stress.

All the offices are ready to be occupied immediately. The internet is cabled and live, and as we also provide furniture it is no exaggeration to say you could move in and be trading today.

## Just 1 monthly bill

Including all of the following:

### Simple Tenancy

1

Just 1 monthly bill



Flexible monthly terms

### Pleasant Functional Spaces



Onsite car parking



Furnished/unfurnished



Communal Facilities



Shower room



Views of the Malvern Hills



Air Conditioning (subject to office)



Free onsite meeting rooms

### We deal with all the bills



Utility Bills



Weekly Cleaning



Maintenance



Business Rates

### Secure and protected offices



Secure Entry & Intercom



Private post box or manned reception



CCTV & Security



24/7 access



Key Fobs & Digilocks

### Top Quality Connectivity



100/100Mb Internet



Private Secure Network



Telephone capability



Public Wi-Fi & Private available

# CONTACT US

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[info@openspacerooms.co.uk](mailto:info@openspacerooms.co.uk)

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## Open Space Rooms

Open Space Rooms  
Upper Interfields  
Malvern  
Worcestershire  
WR14 1UT

## Open Space Business Centre

Willow End Park  
Blackmore Park rd  
Malvern  
Worcestershire  
WR13 6NN

## Open Space Business Centre

Chequers Close  
Enigma Park  
Malvern  
Worcestershire  
WR14 1GP



## WHAT OUR CLIENTS SAY

“Open Space has allowed me the freedom to build my business with a simple monthly bill that covers everything I need. After 10 years of working from home and providing an exclusive home visit service, I am now changing my business model and have had great feedback from clients, on the modern and clean feel, when they enter the building.

Most of my clients now come in to see me and this is helping drive efficiencies in my time, that are more than compensating any initial worries about taking on a rental lease.

I believe Open Space genuinely care about their business and the management team genuinely want their tenants to have the right space. I’m certainly happy, as not only is my business growing, my home and work life balance is now exactly where it should be..”

- PAUL, FRESH APPROACH FINANCIAL PLANNING -





Open Space Business Centre

# ENIGMA PARK



Open Space Enigma Park offers smart, contemporary serviced offices. Open Space offices can be furnished or unfurnished for you to move into immediately and make your own.

We manage the building, maintenance and connectivity for our tenants so they can concentrate on their businesses. The offices boast a minimum of a gigabit leased line internet which is vital for the modern business. Enigma Park benefits from onsite parking, 24/7 access and a great location by the retail park. With offices to rent from 1-30 people available on a flexible lease your business can grow with us. Join us and benefit from high tech quality space for you and your staff.

## KEY BENEFITS



24/7 access



Onsite car parking



Great location



Furnished/unfurnished



Private Secure Network



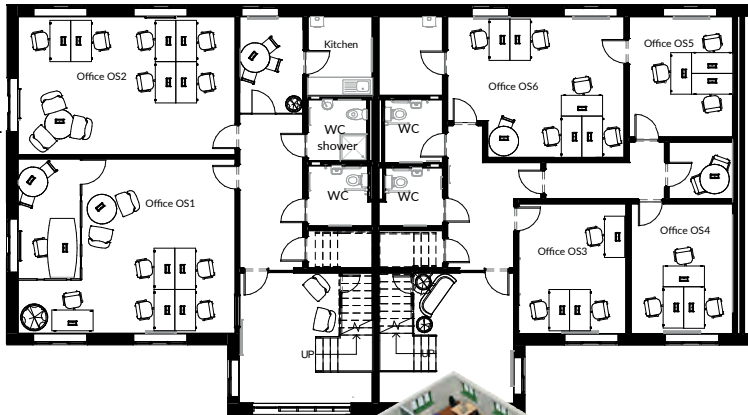
Bills & rates included



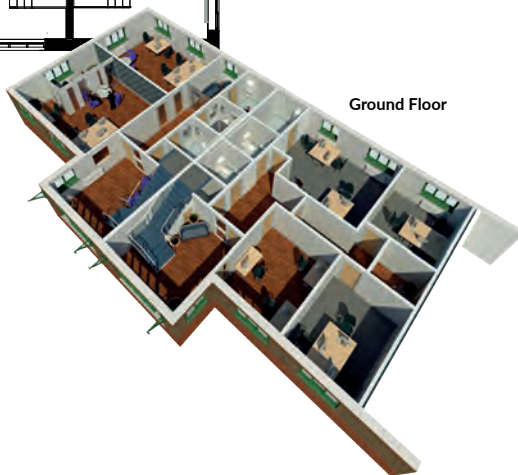
# OFFICES AVAILABLE from 1 to 15 desks

## ENIGMA PARK

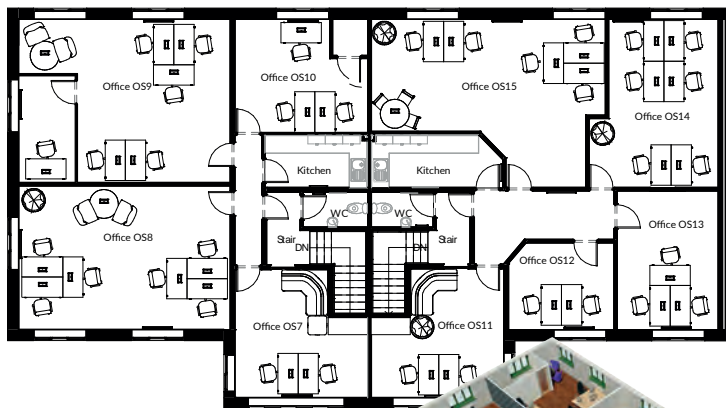
### Ground Floor



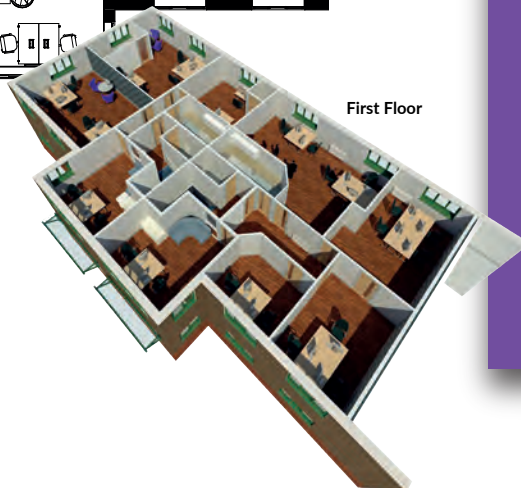
Ground Floor



### First Floor



First Floor



Complimentary Onsite Meeting Room





**OPEN  
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BUSINESS CENTRES

Open Space Business Centre

# WILLOW END



Open Space Willow End offers smart, contemporary serviced offices. Open Space offices can be furnished or unfurnished for you to move into immediately and make your own.

We manage the building, maintenance and connectivity for our tenants so they can concentrate on their businesses. The offices boast a minimum of a gigabit leased line internet which is vital for the modern business. Enigma Park benefits from onsite parking, 24/7 access and lovely quiet location with a stunning view of the Malvern Hills. With offices to rent from 1-15 people available on a flexible lease your business can grow with us. Join us and benefit from high tech quality space for you and your staff.

## KEY BENEFITS



24/7 access



Onsite car parking



Great location



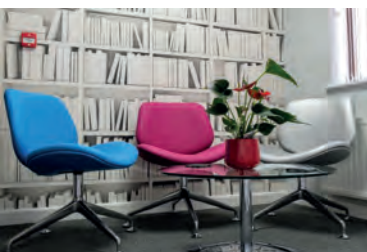
Furnished/unfurnished



Private Secure Network



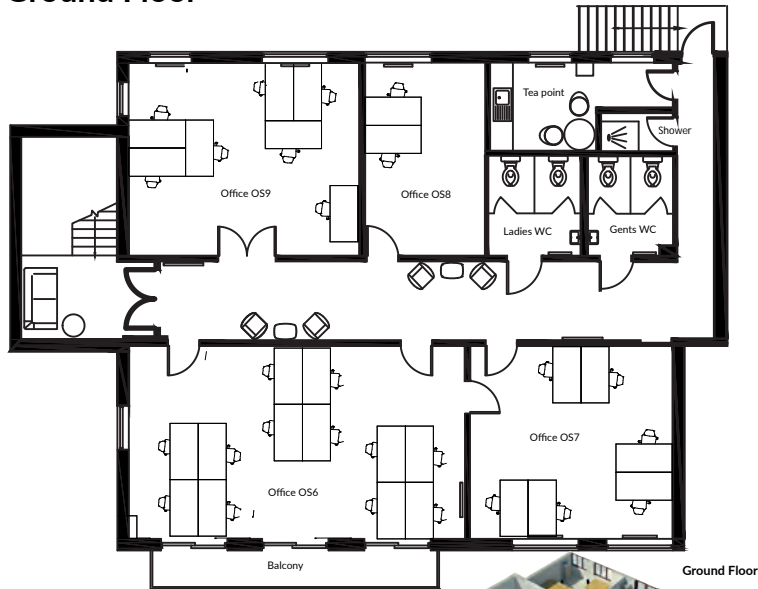
Bills & rates included



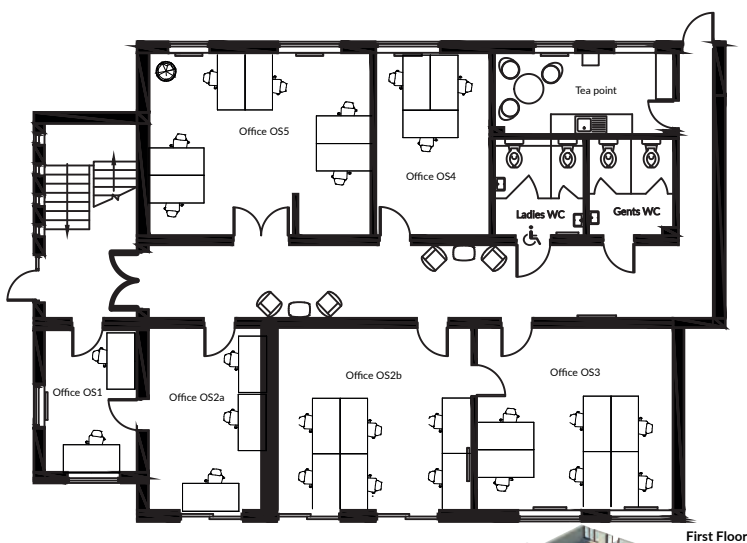
# OFFICES AVAILABLE from 1 to 15 desks

## WILLOW END

### Ground Floor



### First Floor



Complimentary Onsite Meeting Room



# OPEN SPACE ROOMS



**OPEN  
SPACE.**  
MEETING ROOMS



## KEY BENEFITS



24/7 access



Onsite car parking



Great location



Furnished/unfurnished



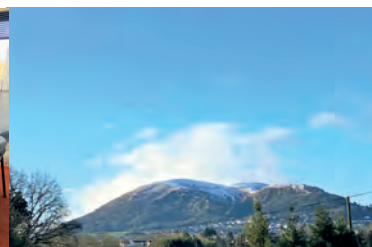
Private Secure Network



Bills & rates included

Open Space Rooms offers smart, contemporary serviced offices. Open Space offices can be furnished or unfurnished for you to move into immediately and make your own.

We manage the building, maintenance and connectivity for our tenants so they can concentrate on their businesses. The offices boast a minimum of a gigabit leased line internet which is vital for the modern business. With ample onsite parking, 24/7 access, its own picnic area and beautiful views of the Malvern hills its the perfect working location. With offices to rent from 1-15 people available on a flexible lease your business can grow with us. Join us and benefit from high tech quality space for you and your staff.

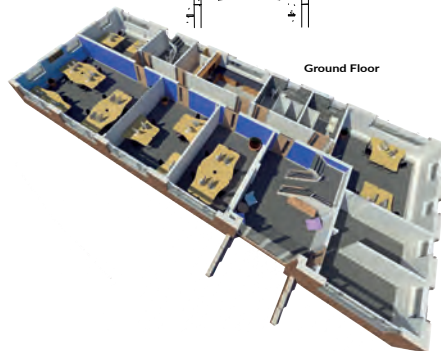
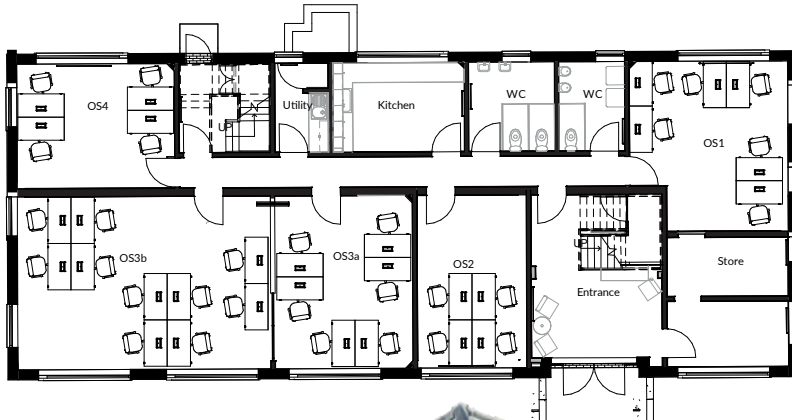




# OFFICES AVAILABLE from 1 to 15 desks

## OPEN SPACE

### Ground Floor

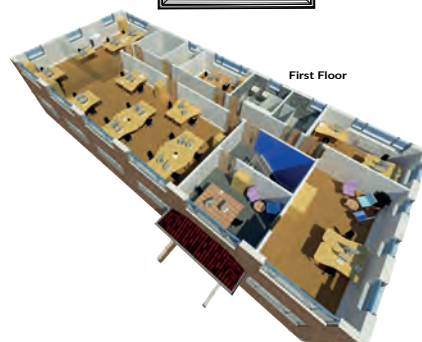
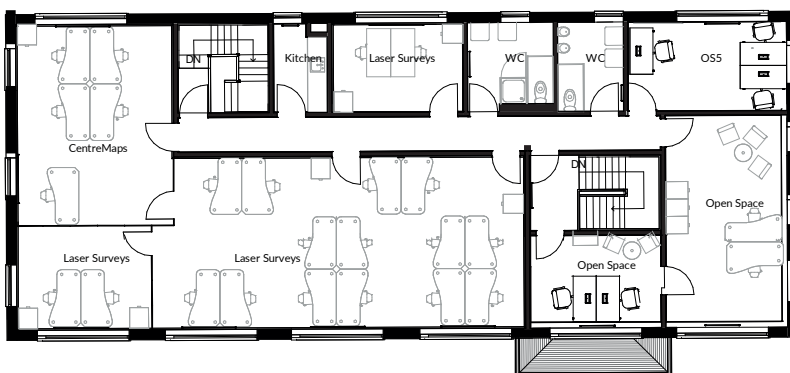


Ground Floor



Complimentary Onsite Meeting Room

### First Floor



First Floor