



# Workspaces where your people are our priority.

The best workspaces in London,  
fully managed for you.

[gpe.co.uk/fullymanaged](https://gpe.co.uk/fullymanaged)

**GPE.**  
Fully Managed

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GPE Fully Managed



Simon Rowley, Director



# A warm welcome

Every business is different, with its own unique needs. That's why we take time to get to know you and your business, so you can step into a space that's fully yours from day one.

Want a hassle-free experience?  
Then GPE Fully Managed is for you.

You'll have your own front door, meeting rooms, kitchen, and plenty of space to call your own.

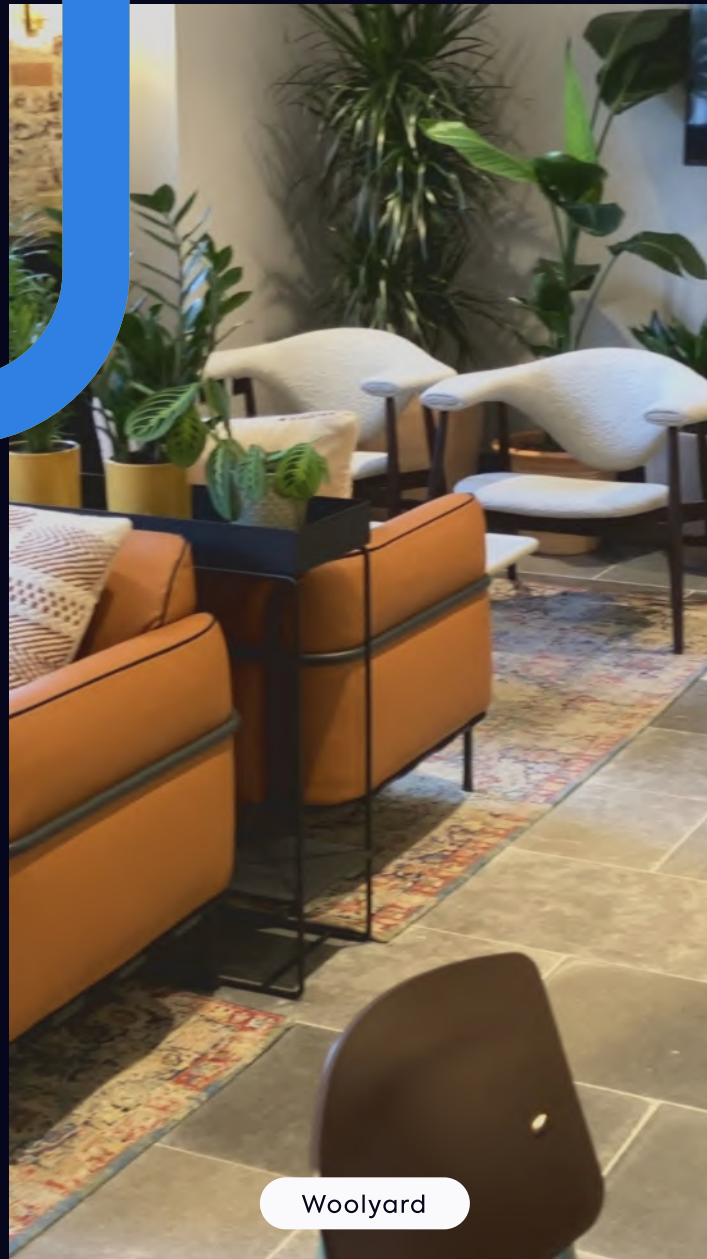
Our in-house teams have put their all into expertly designing and crafting your workspace, giving you a beautifully furnished, sustainable space your people will love, delivered by one of London's most respected property owners.

You can relax knowing that we are knowledgeable and experienced and will take care of everything - from a warm welcome to getting to know you and your business.

Your people are our priority. Think of us as an extension of your team - here to make sure you're well looked after; and your workspace is, and remains, just as you want it.

Ultimately, we make your life easier, so you can focus on doing what you do best - running a thriving business.

**Simon Rowley**  
**Director of Flex Workspaces**  
**GPE Fully Managed**



# Make yourself comfortable

Step into a furnished, sustainable workspace that's fully yours and hassle-free.

## 6 reasons to choose GPE Fully Managed



### 1 – Fully managed and fully yours

Say hello to your furnished workspace that's exclusively yours - with your own front door, meeting rooms, and kitchen. Our Fully Managed service is a truly hassle-free experience - from making sure the teas and coffees are stocked to taking care of those odd jobs. We're here to keep everyone happy and everything up to scratch, so you don't have to.

[How we make it hassle-free](#)



### 3 – Relax, you're in safe hands

We've been doing this for a long time. Our in-house experts put their all into curating the perfect experience, so you can enjoy market-leading workspaces. We also own and manage our buildings, so you'll always deal directly with us. With a great range of spaces and locations across London, we'll help you find the perfect workspace for you today and as you grow.

[Learn more about us](#)



### 2 – All-in-one bill with no hidden extras

Say goodbye to multiple bills. Each month you'll receive just one all-inclusive bill from us, and for added peace of mind, your bill remains fixed for your contract period. Plus, there are no upfront costs for getting your space move-in ready; we've got it all covered. It all helps to make managing your costs that little bit easier.

[See what's included](#)



#### 4 – Plug in and go - your tech’s all sorted

You get safe, secure and fast wireless connectivity so you can work seamlessly from day one; with IT help on hand. Your meeting rooms will be set up and ready to go with high-quality video conferencing hardware. Plus, everyone gets access to sesame™, your workplace app. Consider your tech sorted.

[Head over to the tech](#)



#### 5 – Working towards a better world

We’re committed to becoming a net zero carbon business by 2040, sourcing 100% renewable energy and maximising material reuse to make it happen. And we don’t stop there - we’ll work with you to reduce your carbon footprint, creating sustainable spaces where your business can thrive.

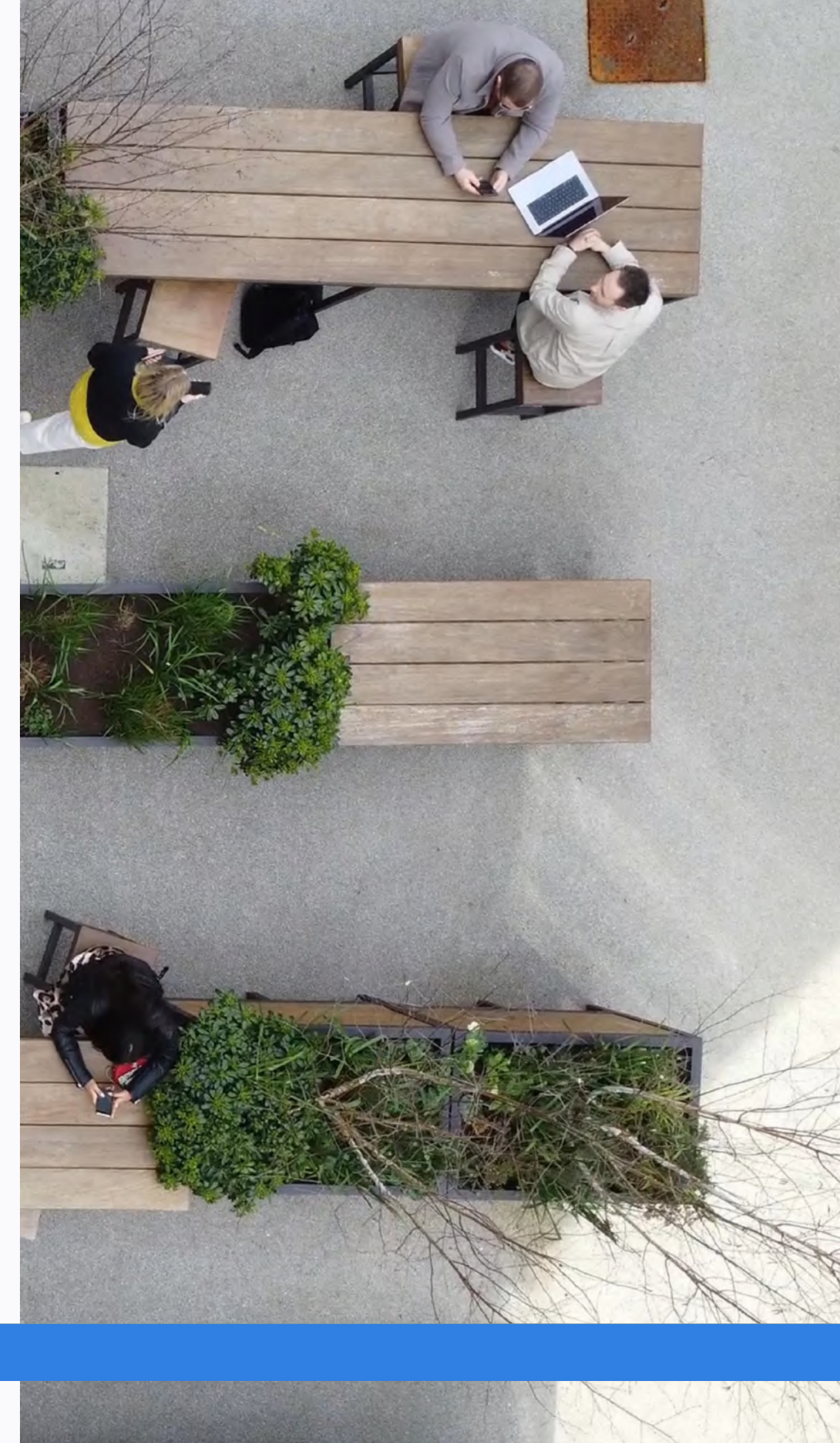
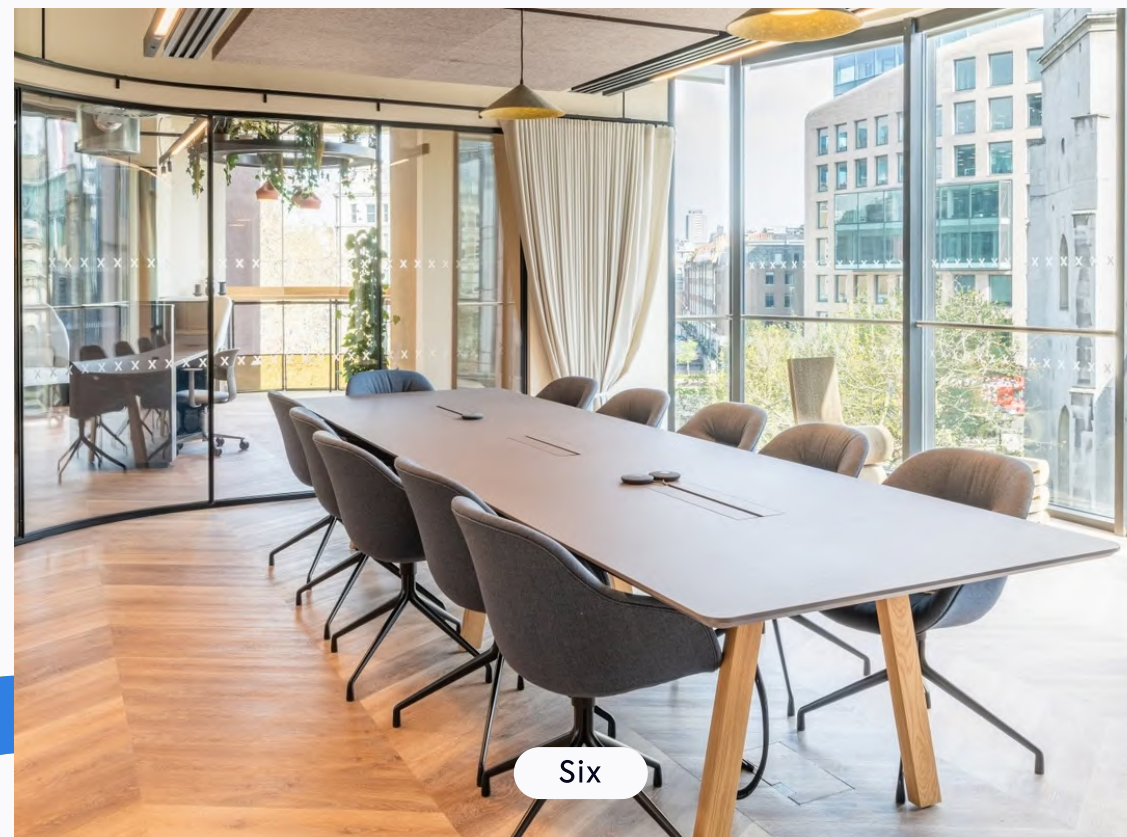
[How we’re reducing our impact](#)



#### 6 – Exceptional service as standard

Your people are our priority. It’s why we’ve developed our customer charter — the values by which we operate — so we can deliver you a great experience. Through passion and dedication, we have proudly achieved a Net Promoter Score of +49.1, setting a standard way ahead of the office industry average of just +13.6\*. So you can be confident your people will be well looked after.

[Learn more about our services](#)





# Discover our Fully Managed offering



## Beautiful Workspace



- ✓ Your own front door, kitchen and meeting rooms
- ✓ A fully furnished workspace
- ✓ High-quality meeting room technology and hardware
- ✓ No upfront fit-out costs
- ✓ Includes quality fixtures and fittings
- ✓ Spaces designed with sustainability at the core
- ✓ Carefully-curated interior design
- ✓ Expertly-designed, inclusive environment



## The Ultimate Experience



- ✓ Dedicated Customer Experience team
- ✓ Industry-leading customer service
- ✓ Shared amenity space\*
- ✓ Unlimited teas and coffees
- ✓ Regular locally-sourced snacks and treats
- ✓ sesame™ - your workspace app
- ✓ Fast, secure internet access and private Wi-Fi
- ✓ Curated on-site social events\*



## Exceptional Management

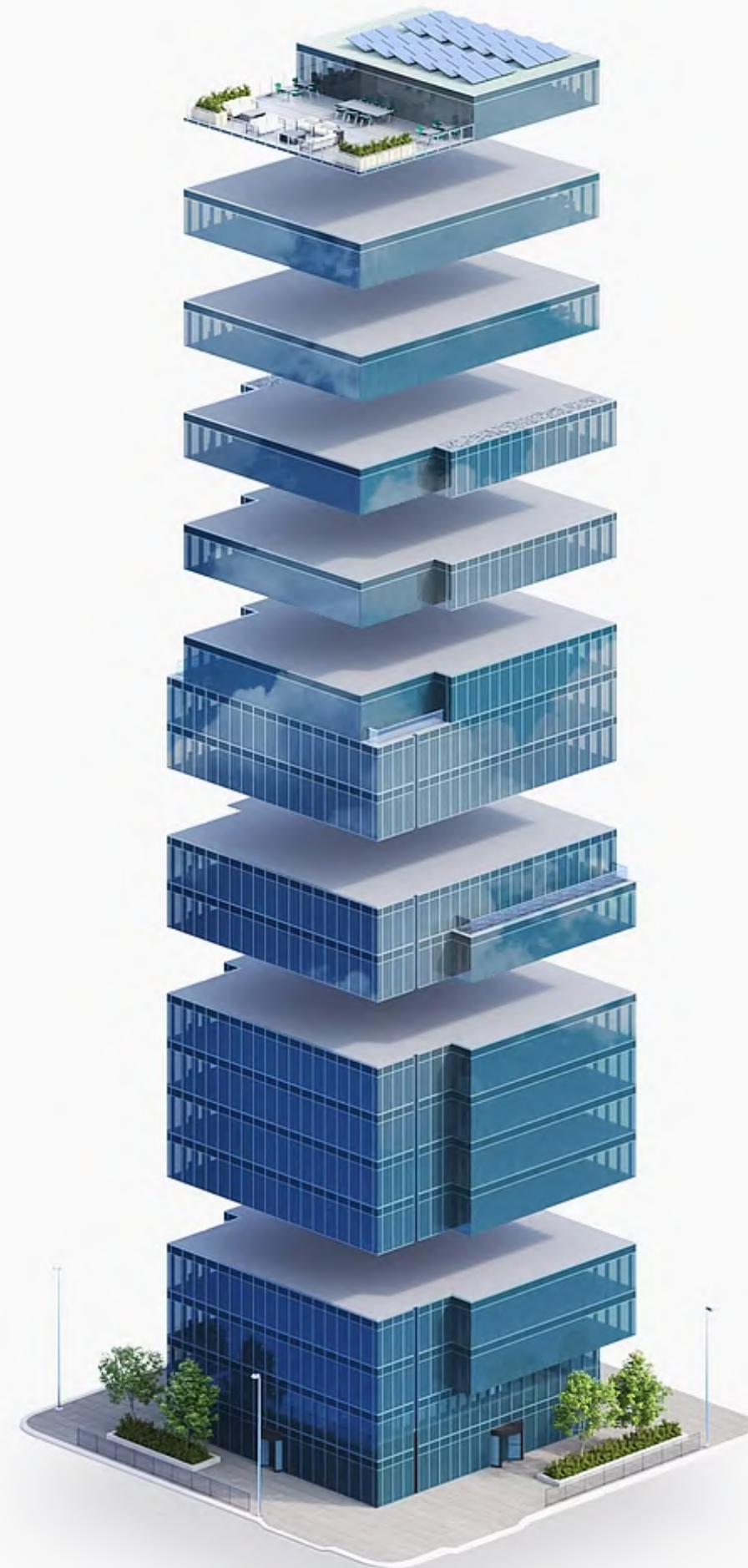


- ✓ Utilities
- ✓ Cleaning
- ✓ Security
- ✓ Expert IT support
- ✓ 24-hour help desk
- ✓ Handyman services
- ✓ Landscaping and indoor plant maintenance



# It's all included in one bill, no hidden extras

With your rent, rates and all your utilities, tech and building needs covered, you can focus on continuing to make your business thrive.



- Events, Food and Beverages
- Security
- IT Connectivity and Support
- Utilities
- Cleaning and Maintenance
- Fully Furnished Workspace
- Building Service Charge
- Business Rates
- Rent

**Step into a  
space that's  
fully managed  
and fully yours.**





# Relax, you're in safe hands



**Choosing a new workspace is a big decision and you want to know you're in safe hands. Well, you've come to the right place.**

We've been creating best-in-class spaces in London since the 1950s, so you could say we've earned our reputation. We're proud of our Net Promoter Score of +49.1 - streets ahead of the industry average of just +13.6\*.

And, unlike many providers, we own and manage all our buildings and have an in-house team, so we can curate the whole experience from the moment you step inside to the moment you leave. You'll also always deal directly with us.

In 2018 our forward-thinking, experienced team began delivering market-leading furnished spaces.

Today, we have many of these workspaces, fully managed by us, all over the capital. With new properties in development, our portfolio continues to expand so we can help with your business needs today and as you grow.

All this is why some of the world's biggest brands trust us to provide their workspaces.





# Market leading workspaces across London



Take a look at the availability of our fully managed workspaces

[See our workspaces](#)



# Plug-in and go - your tech's all sorted



**Work seamlessly from day one, with market-leading tech to keep you and your people connected.**



## **High-quality video conferencing hardware**

A must for hybrid working. All your acoustically-treated meeting rooms will be ready to go, with video conferencing hardware, plug and play connections and sleek wall-mounted screens.



## **Tech support when you need it**

Our engineers will be on-hand to get your tech working seamlessly when you move in. But they don't stop there. They'll onboard your teams, get everyone set up and business-ready, and can provide ongoing support when you need it.



## **The speed you need**

Every business is different. That's why you can choose the bandwidth that's right for you. As standard, you will have access to a shared 1GB\* internet service within most of our buildings with the ability to upgrade to a dedicated bandwidth service depending on your requirements. We've got your Wi-Fi sorted too; with multiple networks included in your package, you can set up your business exactly how you want it. Every workspace comes with dual diverse fibre that's proactively monitored 24/7, so it's safe and secure, as well as speedy.

\*In selected buildings.



Kent House

# Make more of every day with sesame™ - your smart workplace app

Across our workspaces, the sesame app provides a host of benefits, from contactless building and office space access to meeting room booking\* and property update notifications.



## Contactless access\*

Just one tap and you're in. No sign-ins, key fobs, or access cards required - simply use your phone. For an even smoother experience, you can now add your access card to Apple Wallet for fast, hassle-free entry.



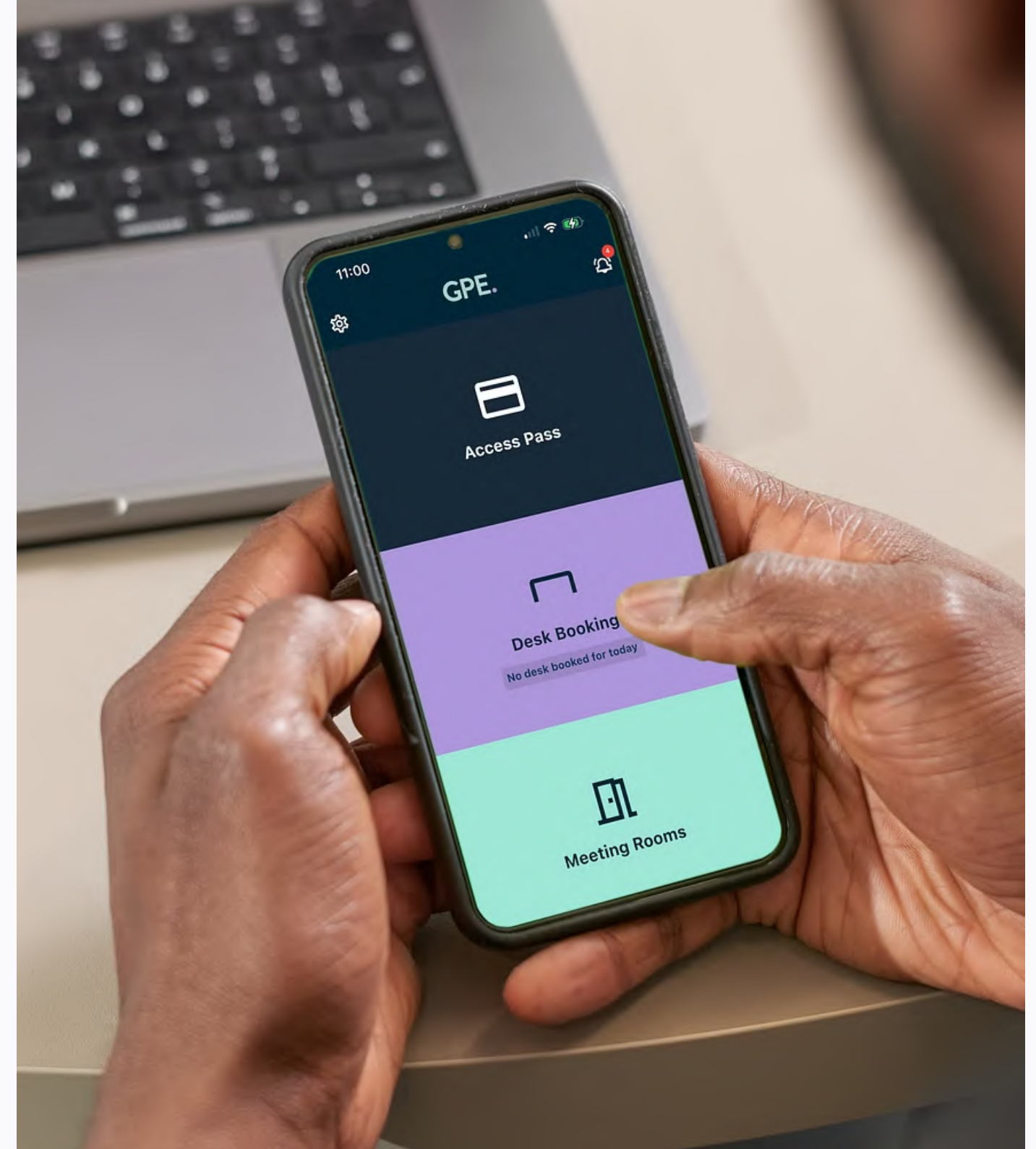
## sesame™ puts the workplace at your fingertips

From receiving property updates via push notifications to booking communal meeting rooms, event spaces, and managing visitors\*\*, sesame streamlines your day-to-day.

Need to book a desk or private meeting room in your office? You can book those too\*\*\* - all from one intuitive app.

\*\*Features vary by building

\*\*\*Available at an additional cost



# Keep your people happy and connected



Tahnee Anderson, Wunderkind. Current Customer.

**"One of the great things about GPE workspaces is that it feels really individual and personalised."**



Oliver Foster, Pagefield. Current Customer.

**"We have been so impressed with GPE from day one to now, negotiations were very smooth, we had lots of questions which were answered very quickly, we've had various changes we've made to our space which has been done really efficiently."**



# Our Customer Charter

## Our promise to you

At GPE, everything we do starts with one belief: **when our customers thrive, we thrive.**

Because we own and manage all our buildings, we can shape every detail of your experience – putting you at the heart of everything we do.

Our **Customer Charter** is our promise to you: a clear commitment to exceptional service, transparency and support, at every stage of your journey with us.

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GPE Fully Managed



## We get to know you

Listening, learning, and taking time to understand your business, to deliver solutions that work for you.



## We always bring the energy

Passion, enthusiasm, and energy are a given, helping create dynamic, inspiring experiences that will help you thrive.



## We create exceptional spaces

Crafting sustainable, vibrant spaces where your business and talent will flourish.



## We evolve with you

Adapting and refining our approach to meet your changing needs - our spaces and services work for you at every stage of your journey.



## We stay determined and dedicated

Remaining committed to delivering on our promises with transparency and professionalism.



# Working towards a better world



**Workspaces that prioritise the environment, community and wellbeing of your team.**

We're on a mission to reduce our carbon footprint and we're excited to work with you so you can reduce yours. Together, we can make a positive impact on the environment.

We'll always be upfront about how our buildings perform - keeping it real and transparent.

## Your goals and ours

We're committed to becoming a net zero carbon business by 2040 and to crafting spaces that are not only healthier, but more inclusive too.

You can be confident we prioritise minimising carbon emissions. Our team of sustainability experts are here to proactively work with you to reduce the carbon footprint of your workspace, and provide on-going support as you strive to achieve your own sustainability goals. Count on us to be by your side every step of the way.

## Restore and reuse

We are championing the circular economy - it's at the core of our design process. Our passion lies in minimising waste and embracing circularity.

We're proud to use renewable energy to power all our buildings and you'll discover a unique touch—pre-loved furniture and fittings that have been given a second life. Through reusing, repurposing and recycling, we strive to make a positive impact on the environment and create spaces that are both sustainable and full of character.

## Future London

We acknowledge the challenge of climate change and the need to adapt our businesses. We believe that we can create spaces that not only meet the needs of today but are also well-prepared for the challenges of tomorrow.



# Exceptional service as standard



## Everything taken care of

Our welcoming customer management team will ensure a hassle-free experience for you and your employees. Let our team take care of everything so you can focus on running your business.



Building management



Community management



Statutory compliance



Food & Beverage



24/7 Helpdesk



Health & safety



Maintenance



Access & visitor management



Events

### Purposeful partnerships

We're passionate about working closely with our thriving local communities, supporting local businesses and social enterprises. By choosing a Fully Managed workspace, you help these fantastic businesses every day.



# Get in touch

We hope we've piqued your interest, but it's only just the beginning. We'd love to show you more. Get in touch to book your viewing today.



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Talk to us

Download as PDF



Find a space that's fully yours. More locations across London.

See availability