

WELCOME TO WORKSPACE

0203 514 0227

enquiries.team@workspace.co.uk

workspace.co.uk



 IT ALL
HAPPENS AT
WORKSPACE[®]

OFFERING FLEXIBLE WORKSPACES TO LONDON'S SMES

Our purpose is to inspire businesses and give them the freedom to grow. We believe in the right space and with the right support and community, businesses can achieve more.

ADAPTABILITY

Workspace offers spaces to suit everyone, from offices to studios and workshops to industrial spaces, with a range of sizes for teams of 1-200+. And when you're ready to scale up or down, we can help you adapt to your team's circumstances.

FLEXIBILITY

Our unique approach ensures every business has a flexible space on a lease that's tailored to them, which they can customise so it's perfectly suited to their individual needs. And if you need a little help, we also offer furniture options.

LOCATION

Join 4,000 of London's brightest businesses already making it happen in one of our 60 London locations. From Chiswick to Camden, Waterloo to Whitechapel, we have you covered.



**HOME TO
OVER 4,000
OF LONDON'S
BRIGHTEST
BUSINESSES**

COMMUNITY

From artist to architect, designer to video producer, the Workspace community has a home for everyone. We create vibrant communities around our customers to support them on their journey. Our properties have locally run cafés, meeting rooms and breakout spaces, and we run a full calendar of events to bring people together, share their knowledge, collaborate and help each other grow, from panel discussions to wine tasting and craft sessions.

SUSTAINABILITY

Because we know you care about the environment, we've introduced sustainability initiatives across our locations, helping you to save energy and cut your carbon footprint.

WE'RE ALL OVER LONDON

CENTRAL

- 1 60 Gray's Inn Road
- 2 Archer Street Studios
- 3 Clerkenwell Workshops*
- 4 Exmouth House*
- 5 Fleet Street*
- 6 Goswell Road
- 7 Ink Rooms
- 8 Peer House
- 9 Salisbury House*
- 10 The Record Hall

NORTH

- 11 Busworks
- 12 Leroy House*
- 13 ScreenWorks
- 14 The Centro Buildings*
- 15 The Chocolate Factory*
- 16 Wenlock Studios

SOUTH EAST

- 17 Cannon Wharf
- 18 Cargo Works
- 19 China Works
- 20 Corinthian House
- 21 Edinburgh House*
- 22 Fuel Tank
- 23 Metal Box Factory*
- 24 Parkhall
- 25 The Biscuit Factory*
- 26 The Leather Market*
- 27 The Print Rooms
- 28 Vox Studios

SOUTH WEST

- 29 One Castle Lane
- 30 Havelock Terrace
- 31 Kennington Park Business Centre*
- 32 Morie Street Studios
- 33 Swan Court
- 34 The Light Bulb

EAST

- 35 Bow Enterprise Park
- 36 Brickfields
- 37 E1 Studios
- 38 East London Works
- 39 Lock Studios
- 40 Mirror Works*
- 41 Mare Street Studios
- 42 Pill Box
- 43 Portoken
- 44 The Frames*
- 45 The Old Dairy

WEST

- 46 Barley Mow Centre*
- 47 Canalot Studios*
- 48 Chiswick Studios
- 49 Evergreen Studios
- 50 Grand Union Studios
- 51 Pall Mall Deposit
- 52 Q West
- 53 The Mille
- 54 The Light Box*
- 55 The Shaftesbury Centre
- 56 The Shepherds Building,
- 57 Westbourne Studios

OUTSIDE LONDON

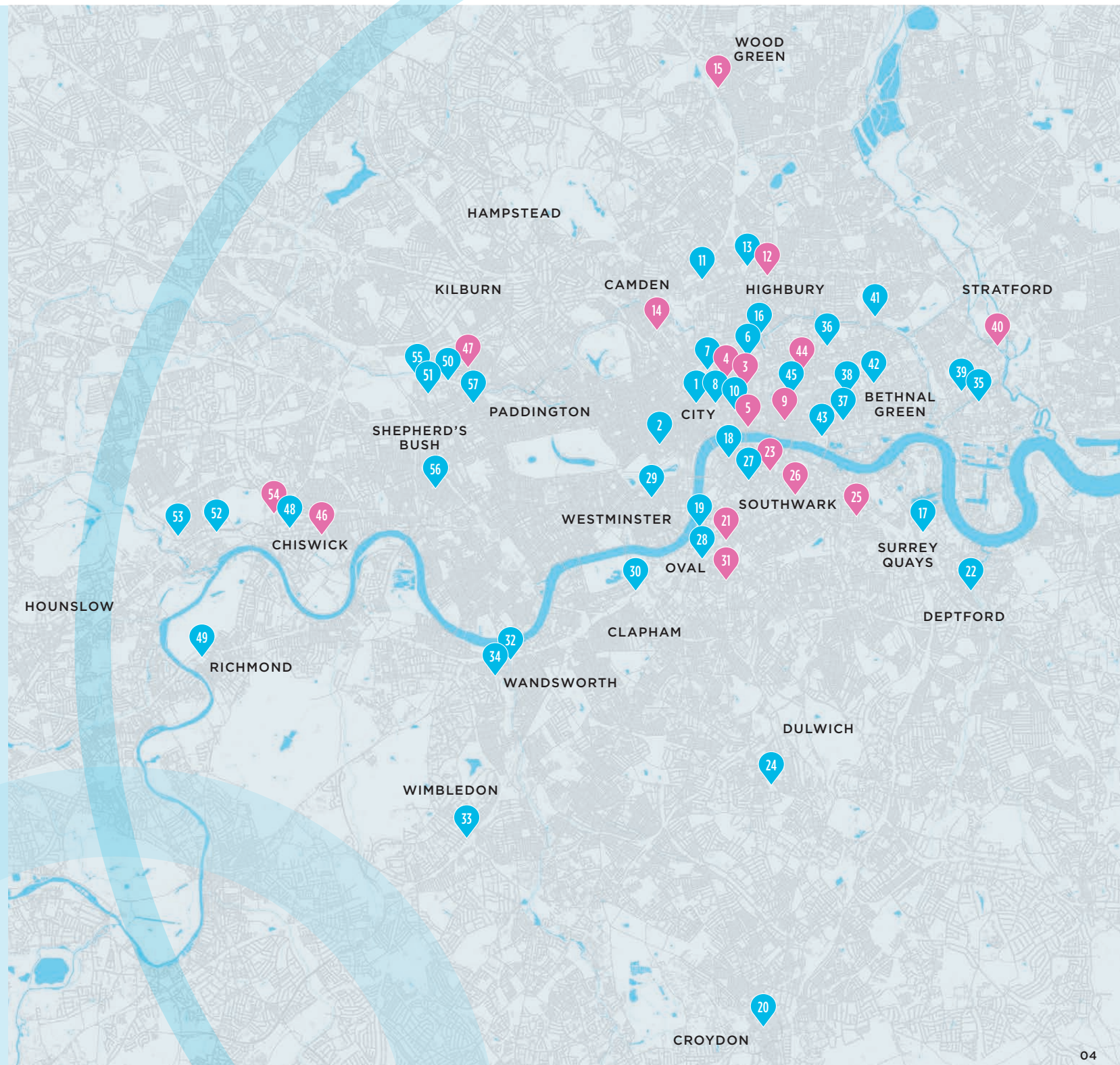
- Building 329: Bracknell
One Crown Square: Woking

*Featured on the following pages

VIEW ALL
PROPERTIES



workspace.co.uk





**TAKE A PEEK
AT A FEW
OF OUR STAR
PROPERTIES...**

VIEW CENTRAL
LONDON
PROPERTIES



Exmouth House ⁴

📍 3/11 Pine Street, EC1R 0JH

📏 172-7,114 sq ft

👤 1-90 people

🚶 Farringdon: 9 min walk

The former home of style bible *The Face* magazine in the early 2000s, this beautiful, light-filled space retains architectural elements unique to the building, including a stunning atrium and a roof terrace with panoramic views out across London. Glass partitions separate offices, studios and meeting rooms while original hardwood flooring and elegant industrial lighting run throughout. Located in Clerkenwell, a vibrant and thriving area, offering a unique blend of both urban excitement and cultural richness.

FEATURES: roof terrace • communal space • cycle racks
• meeting rooms • centre manager • showers • atrium



Salisbury House ⁹

📍 29 Finsbury Circus, EC2M 5SQ

🏠 56-8,000 sq ft

👤 1-135 people

🚶 Moorgate: 1 min walk

All the dynamism and convenience of a central City location in a landmark building, brimming with history and period features. Built in 1901, this one-time hospital and jewellery vault features eight floors of gleaming, newly refurbished offices, expansive lounge areas and meeting rooms, alongside a vast roof terrace with some of the City's most enviable vistas. Salisbury House is also home to our brand new Eventspace, offering charm and a touch of splendour for all your function needs, with a capacity of up to 160 people.



VIEW CENTRAL
LONDON
PROPERTIES

FEATURES: meeting rooms
● reception team ● communal space
showers ● eventspace ● cycle racks

Fleet Street ⁵

📍 154-160 Fleet Street, EC4A 2DQ

🏠 53-6,150 sq ft

👤 1-105 people

🚶 City Thameslink: 4 min walk

Stylishly modernised and boasting chic contemporary features, this incredible historical property retains its period elegance and 1920s charm, right in Central London. Industrial style glazing and architecturally designed lounge areas combine with cozy breakout spaces, and the independent on-site café offers artisan delights and barista coffee.

FEATURES: meeting rooms ● showers
● reception team ● bureau facilities
gym ● centre manager ● café



Clerkenwell Workshops ³

📍 27/31 Clerkenwell Close, EC1R 0AT

🏠 142-2,205 sq ft

👤 1-45 people

🚶 Farringdon: 8 min walk

This former artisan workshop retains its lovely Victorian facade as well as a host of elegant period features. Light-filled contemporary office and studio spaces feature original wooden floorboards and exposed industrial details. Based around a stunning central courtyard, there's a peaceful inner garden, and inside are a number of breakout areas. Clerkenwell Kitchen provides delicious breakfast, lunch and snacks, using locally sourced ingredients and organic and free-range produce, plus great coffee!

FEATURES: meeting rooms ● showers
● reception team ● centre manager
café ● cycle racks



Leroy House ¹²

📍 434-436 Essex Road, N1 3QP
 🏠 182-1,250sq ft
 👤 1-25 people
 🚶 Canonbury: 8 min walk

Leroy House has been recently refurbished to reflect our sustainability goals and is the first to achieve Net Zero construction, offering spacious studios and offices, an oasis of green communal areas and an on-site café. The building is a light-filled haven for creative minds, providing all the fundamentals for a fulfilling, productive workplace. Numerous breakout spaces offer somewhere to meet, collaborate and make plans, while the café provides a place to take some time out with a coffee or some lunch. If you want more buzz then Islington is right on your doorstep!



Net Zero
Property



VIEW NORTH
LONDON
PROPERTIES

FEATURES: communal spaces • café
 • reception team • BREEAM excellent
 passenger lift • phone booths • showers
 • meeting rooms • cycle racks

The Centro Buildings ¹⁴

📍 20-23 Mandela Street, NW1 0DU
 🏠 186-8,992 sq ft
 👤 1-150 people
 🚶 Camden: 8 min walk

Industrial, warehouse vibes characterise this fantastic space tucked away in a quiet Camden street, with huge windows and numerous period architectural features. This former furniture depository is vast, with seven different buildings making up the complex. Offices and studios have been refurbished with a sleek, industrial touch and there are plenty of communal areas, as well as an on-site gym and café.

FEATURES: showers • cycle racks
 • meeting rooms



The Chocolate Factory ¹⁵

📍 Clarendon Road, N22 6XJ
 🏠 117-4,887 sq ft
 👤 1-85 people
 🚶 Wood Green: 9 min walk

Once home to Barratt & Co, one of the largest manufacturers of sweets in the world, this chic industrial space now forms the creative backbone of this bustling North London neighbourhood. Exposed brickwork and wood panelled walls provide an industrial yet cosy atmosphere. The boldly painted outdoor terrace is the perfect place for al fresco catch-ups.

FEATURES: communal spaces • café
 • passenger lift • showers • cycle racks
 roof terrace • meeting rooms
 • centre manager • reception team



Edinburgh House ²¹

📍 170 Kennington Lane, SE11 5DP
 🏠 202-8,654 sq ft
 👤 1-145 people
 🚶 Kennington: 8 min walk

This gorgeous redevelopment of a classic 1960s block is in the heart of Kennington. Designed by the acclaimed architectural practice Bluebottle, Edinburgh House is a bright and open modern space. Floor to ceiling windows and glass roof in the atrium lets light flood into the amazing communal area.



FEATURES: meeting rooms • café
 • reception team • centre manager
 passenger lift • showers • cycle racks

Metal Box Factory ²³

📍 30 Great Guildford Street, SE1 0HS
 🏠 147-4,993 sq ft
 👤 1-85 people
 🚶 London Bridge: 11 min walk

Inspirational, bright and bursting with light from a huge atrium, this former metal box factory is home to 150 small businesses. Historical industrial features are retained throughout and communal spaces on all floors offer ideal spots to gather with your team or clients. The roof terrace offers spectacular views over London and the in-house café provides lunch and coffee.

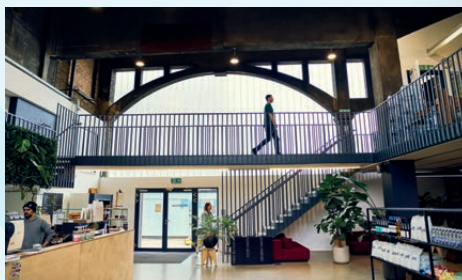
FEATURES: communal spaces • café
 • roof terrace • cycle storage
 meeting rooms centre manager
 • loading bays • showers



The Biscuit Factory ²⁵

📍 Drummond Road, SE16 4DG
 🏠 75-25,250 sq ft
 👤 1-85 people
 🚶 Bermondsey: 6 min walk

Minutes from Bermondsey tube, The Biscuit Factory mixes original Victorian features with modern touches in a collection of industrial style buildings, each with their own unique design and feel. Renowned independent Gaff Café is your on-site one-stop shop for original barista coffee and delicious pastries, sarnies and cakes. The site was once home to the iconic confectioners, Peek Frean & Co and retains original exposed brickwork and metal beams providing an industrial chic vibe.



FEATURES: reception team • café • gym
 • cycle racks • showers • loading bays
 centre manager • meeting rooms



VIEW SOUTH
 EAST LONDON
 PROPERTIES

The Leather Market ²⁶

📍 Weston Street, SE1 3ER
 🏠 118-5,250 sq ft
 👤 1-70 people
 🚶 London Bridge: 7 min walk

A stunning grade II listed former tannery just south of the river, renovated to provide offices and studios and even its own pub. The Leather Market has been a part of Bermondsey since the 19th century and still features elements from its days as the London Leather, Hide and Wool Exchange. The ground floor with staffed reception features elegant lounge areas and the exquisite Taper wing with its fabulous mezzanines, offering a more private space but with all the communal benefits.

FEATURES: communal space
 • showers • centre manager • parking
 meeting rooms • loading bay • café
 • cycle racks • reception team



Kennington Park Business Centre 31

📍 1-3 Brixton Road, SW9 6DE
 🏠 119-17,000 sq ft
 👤 1-170 people
 🚶 Oval: 4 min walk

The magnificent former home of London's black taxi fleet has been transformed into one of Workspace's most prestigious locations. With a grand, imposing facade and a vast interior, Kennington Park beautifully marries period features with modern elegance. Sleek, modern offices, studios and meeting rooms are complemented by public atriums containing in-house facilities including a café and gym. Industrial units are also available on this site.



VIEW SOUTH
WEST LONDON
PROPERTIES

FEATURES: reception team • cycle racks
 • meeting rooms • centre manager • café
 showers • loading bays • parking • gym

The Frames 44

📍 1 Phipp Street, EC2A 4PSE
 🏠 225-11,495 sq ft
 👤 1-195 people
 🚶 Old Street: 8 min walk

A stunning modern industrial style building in the heart of Shoreditch, featuring huge floor to ceiling crittal windows and original pieces by Bristol street artist, Mr Jago, which adds a bold burst of colour as you enter the building. Elegant studios and open plan design complement architectural touches throughout, so being here you feel right at home in the core of creative culture of the buzzing surrounding area.



FEATURES: communal space • café
 • showers • meeting rooms

Mirror Works 40

📍 12 Marshgate Lane, E15 2NH
 🏠 129-2,144 sq ft
 👤 1-40 people
 🚶 Pudding Mill Lane: 3 min walk

A palace of light and modern luxury in action-packed Stratford in East London, Mirror Works is a former Victorian glassworks. Light floods in from the full-height windows and a lighting sculpture dominates the communal area, while the contemporary bare concrete, industrially-lit interior is softened by block colours and botanical planting. Open plan terraces overlook the canal and city skyline, a perfect spot to relax with a coffee or lunch from the independent on-site café, Glaze.



VIEW EAST
LONDON
PROPERTIES

FEATURES: café • cycle racks • terraces
 • centre manager • meeting rooms

The Barley Mow Centre ⁴⁶

📍 10 Barley Mow Passage, W4 4PH

🏠 108-4,077 sq ft

👤 1-70 people

🚶 Chiswick Park: 8 min walk

This former Sanderson wallpaper factory dates back to 1893. We've kept the history of this magnificent building alive and retained many of the stunning Victorian features, including exposed brick walls and industrial windows, allowing light to flood in. The spacious atrium has its own café, while meeting rooms and communal spaces offer plenty of options to get together.



VIEW WEST
LONDON
PROPERTIES

FEATURES: communal spaces • café
• cycle racks • meeting rooms
centre manager • showers

Canalot Studios ⁴⁷

📍 222 Kensal Road, W10 5BN

🏠 64-5,563 sq ft

👤 1-95 people

🚶 Westbourne Park: 11 min walk

These inspiring modern offices and studios in Kensal Green boast original period features and natural light throughout, with bright and open communal spaces overlooking the water. Exposed red brick walls and parquet floors offer a vintage-cool yet contemporary vibe.

FEATURES: communal spaces
• reception team • cycle racks • café
phone booths • meeting rooms
• centre manager • passenger lift
goods lift • loading bays • showers



The Light Box ⁵⁴

📍 111 Power Road, W4 5PY

🏠 141-7,500 sq ft

👤 1-125 people

🚶 Gunnersbury: 9 min walk

This converted warehouse in Chiswick reflects its former use for the Singer Sewing Machine Company and later the BBC's research department. Art deco industrial lighting and fixtures add a period glamour to the Light Box, which is bathed in daylight from vast glass ceilings. Our modern, stylish offices are fed by the central atrium which contains its own café, transforming into a 1920s-themed bar in the evening.

FEATURES: communal spaces
• reception team • café • cycle racks
meeting rooms • centre manager
• showers • parking



ALL-INCLUSIVE HAPPENS AT WORKSPACE

It's covered:

- ✓ Recycling facilities
- ✓ Cycle storage
- ✓ On-site cafés
- ✓ Post rooms
- ✓ Reception facilities
- ✓ Utilities

Amenities

Our customers are happiest when they're at their most productive, which is why we can take care of the little things that help each day run smoothly, with many of our centres offering a fully-inclusive package. This covers recycling facilities, excellent cycle storage for car-free commuting, cafés, post rooms and reception facilities. We've also got your utilities covered in your inclusive billing, including super fast wi-fi.

Should you need even more, we've teamed up with Olivers Mill who can provide tailored cleaning services, and Rype Office and Rawsid Furniture to help furnish your space.



SUSTAINABILITY HAPPENS AT WORKSPACE

We have an unwavering commitment to sustainability at Workspace, and we've introduced measures across our portfolio to mitigate our impact on the environment and reduce our carbon footprint – slashing our use of fossil fuels, recycling as much as possible, and delivering improvements and upgrades.

Central to this is a three-pillar strategy to improve our environmental and social impact, which is aligned with the UN's Sustainable Development Goals. We've also agreed a deal to source around two-thirds of our energy from a solar farm in Devon, introduced heat pumps across a number of sites in the portfolio and added planting to roof terraces to encourage biodiversity.



NEWLY REFURBISHED

Leroy House

Re-opening its doors and now taking viewings ready for you to move in, Leroy House has been fully refurbished and designed with sustainability at its core. With spacious studios and offices, green-filled communal areas and a bustling café right in the heart of Canonbury.

OUR GOAL IS TO BE NET ZERO BY 2030

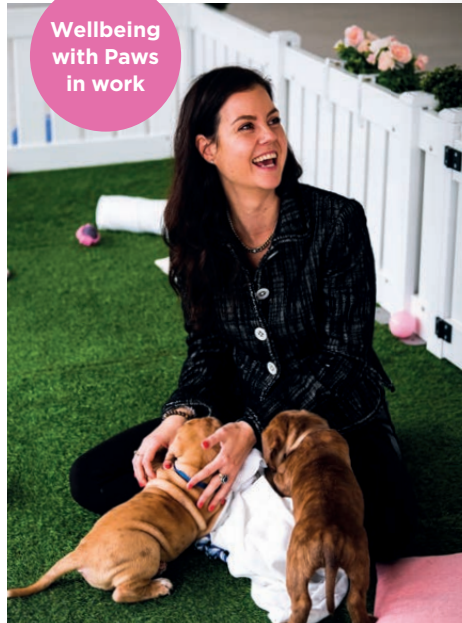


COMMUNITY HAPPENS AT WORKSPACE

Grow your
network



Wellbeing
with Paws
in work



Business
know-how



Workspace Events

Our busy monthly event calendar is designed to inspire you and grow the community within every Workspace location. They offer an opportunity to grow your network within Workspace and have some fun while you're at it. Our events are wide and varied, with everything from panel discussions on aspects of business to puppy days and workshops on how to nurture a terrarium. The definition of planting the seeds to help you grow.

Refer a Friend

We believe our customers are our greatest ambassadors, so to help grow the Workspace community, we offer a generous Refer a Friend scheme, offering incentives for introducing someone to Workspace.



£1,000 REWARD!



Meeting Rooms

Each of our locations across London offers a selection of meeting rooms that can be hired on an hourly basis and are adaptable to a range of requirements. We ensure each meeting room is

comfortable and a pleasure to spend time in, while also being fully equipped for teleconferencing and offering high speed connectivity. To book, just contact your centre manager.



video conferencing



superfast connectivity



on-site cafés/catering

130+
locations all
over London





COLLABORATION HAPPENS AT WORKSPACE


Eventspace at Salisbury House


Our Salisbury House Eventspace is an elegant, purpose-built solution for functions of all sizes, from team briefings to company meetings, lectures and even banquets.



workspace.co.uk/eventspace



 Eventspace is located at Salisbury House, 114 London Wall, EC2M 5QD

 CAPACITY	
BRILLIANT	UP TO 8
RADIANT	UP TO 8
ASSCHER	UP TO 10
EMERALD	UP TO 12
CLARITY	UP TO 16
TRILLION	UP TO 40
MARQUISE	UP TO 110
COMBINED	UP TO 160
	(TRILLION + MARQUISE)

Elegant spaces to suit any event – make this amazingly versatile spot unique to you, with room for up to 160 people.

Fully equipped with high-speed connectivity, teleconferencing facilities and a range of catering options, we've designed our Eventspace with total flexibility in mind.

Accessible via its own dedicated and decadently finished entrance on London Wall, every aspect of our Eventspace is designed to create a lasting impression among visitors. A breakout space provides a communal reception area, a meet and greet or networking lounge for your guests, or somewhere to serve refreshments.

With its huge screens, our elegant and spacious main boardroom, Trillion, is

perfect for seminars, workshops or can double up as a private dining space. An additional room, Marquise, is separated off the main area with a partition wall. Ideal as a classroom, theatre or training space, or it can be used to expand the main area. Easily moveable desks offer maximum flexibility with your layout.

Our smaller meeting rooms offer a more intimate space while retaining generous proportions. They can be booked separately, or included in our main Eventspace booking for larger functions. Designed for flexibility and functionality, they are ideal for team meetings, presentations and lectures.

CREATIVITY HAPPENS AT WORKSPACE

Check out some of the cool spaces our customers have created!

- 1 Amtico, Metal Box Factory
- 2 Envy Create, Barley Mow Centre
- 3 Future Present, The Leather Market
- 4 Bloom & Wild, Vox Studios
- 5 Wild Fawn Jewellery, The Biscuit Factory



CUSTOMER PROFILE

Why Kristjana S Williams Studio chose Workspace

Kristjana S Williams is the talented founder and Creative Director of Kristjana S Williams Studio, an inspiring creative space where artistry and innovation come to life.

Nestled in The Light Box, Chiswick, Kristjana S Williams Studio is a testament to her entrepreneurial spirit. Originally from Iceland, Kristjana made her mark in London by launching a pop-up shop that thrived for seven years. She began her studio on her kitchen table, and as the business expanded, she knew it was time to find a permanent home for her growing brand.

Starting in a large unit, Kristjana quickly realised it wasn't quite the right fit, so she downsized to a ground-floor, more personal and cosy space that suited her needs perfectly.

What stood out was the flexibility Workspace offered — giving her the freedom to scale up or down as needed, and providing the ability to customise her space into a place that truly felt like her own.

The sense of community at The Light Box really shone through for Kristjana. Being surrounded by like-minded, hardworking creatives who share ideas and support each other has been instrumental in her success, offering constant inspiration and a network of passion-driven businesses all striving to make it happen.

“

Whether you're a film maker, or photographer, or any type of creative, just having that breathability and space to completely put your own stamp on it, is what I always look for”

Kristjana S Williams, Founder, Kristjana S Williams Studio



Need a bit more room?

We've got large spaces in our portfolio that can cater to all sizes of business, across a variety of sectors.

GROWTH HAPPENS AT WORKSPACE

Our office locations can be as spacious as you need, and alongside that we offer a range of light industrial units that are ideally located to ensure easy access to major roads.

However big or small, our customers receive the same Workspace service and sense of community that has become our trademark.



BARLEY MOW CENTRE



INK ROOMS



THE SHEPHERDS BUILDING

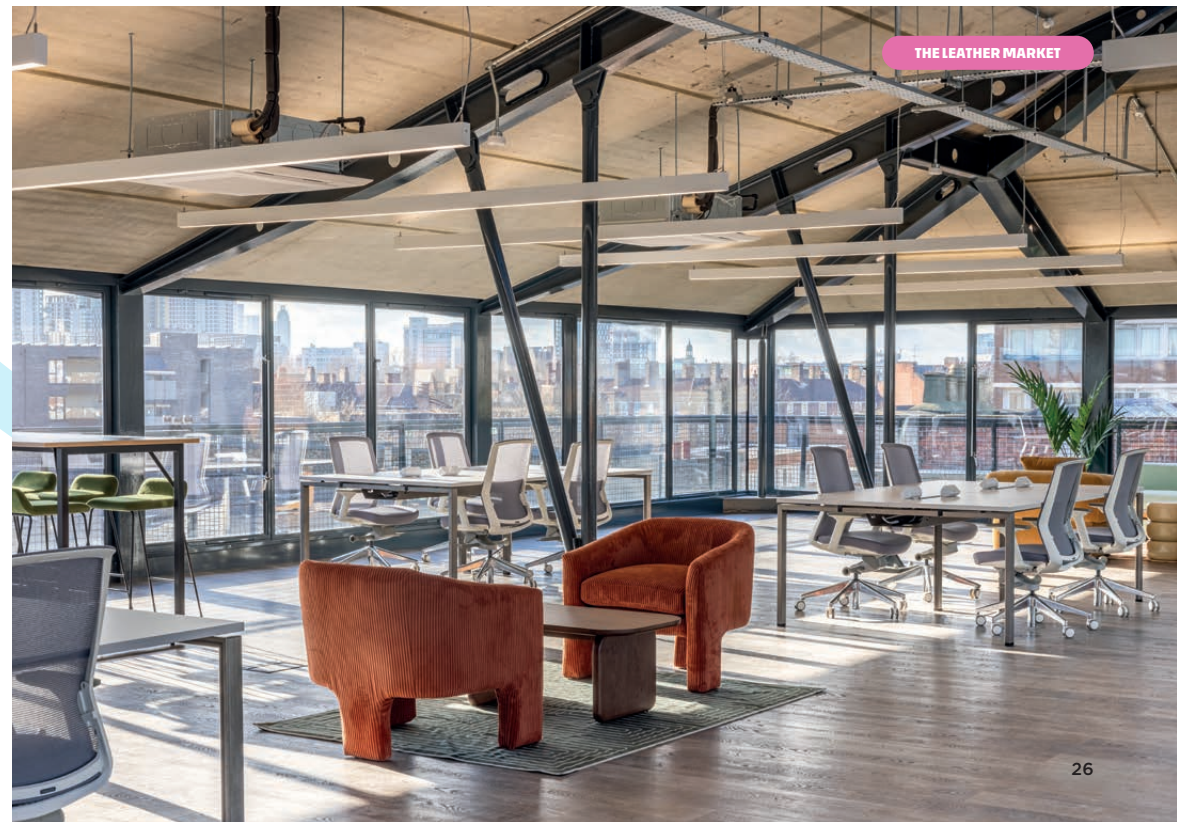


EXMOUTH HOUSE

30+
spaces for
more than
30 people



SALISBURY HOUSE



THE LEATHER MARKET



GET IN TOUCH!

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