



# WORKPAD

HEADQUARTERS



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## BESPOKE DESIGN

At WorkPad we understand that when considering your office, selecting the correct space is vital to delivering an environment that works for you. We aspire to make this process simple; with an array of designs and spaces grown out of years of experience. You can select Plug&Play or Bespoke designs, or speak to our stylist for a larger array.

Whatever your needs, WorkPad HQ will source and supply the right fit for you. Choose from one of the advertised spaces below; or contact our office experts for our exclusive secret spaces.

For more info or to arrange a viewing 02078983210  
| [enquiries@workpad.co.uk](mailto:enquiries@workpad.co.uk)

[workpad.co.uk](http://workpad.co.uk)





In the anonymity of a city, design is a matter of prestige and identity. It's about embodying the environment available to you, regardless of size. WorkPad HQ represents conscious reduction through minimalist design, high-quality, tactile and a range of structures.

Elegant, unpretentious and simple. Inspired by modern minimalism, subtle attention to quality is now a key way to express your individuality. Simple design classics convey elegance without ostentation.

## BESPOKE DESIGN

### INDIVIDUALISM IN ITS PUREST FORM.

No two companies are alike. Branding conveys a firm's identity to the public. An authentic and professional corporate identity conveys values, creates trust and shows respect. Different departments have different requirements. Each area of expertise will need its own level of interaction, concentration and privacy. In the same way, some departments will need more shelving or storage room than others.

It has been shown that in-house processes improve considerably when each department has a tailor-made working environment.

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# ANGEL/HOXTON



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 Call - 02078983210 | enquiries@workpad.co.uk

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Sq ft	Price pcm (EX VAT)	Location	Fit-out	Brochure	Virtual Tour	Notes
3,303	£30,500	Shepherdess Walk	Plug&Play	Brochure	POA	Canal side self-contained HQ, plug&play 12 month options
8,783	£85,998	Pentonville Road	Bespoke	POA	POA	Split over two floor, this blank canvas is the perfect HQ just a 5 minute walk from the station



# BLOOMSBURY



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Sq ft	Price pcm (EX VAT)	Location	Fit-out	Brochure	Virtual Tour	Notes
3,804	£50,000	Montague Street	Bespoke	POA	POA	Self-Contained HQ building with a private courtyard
4,855	£67,450	Bloomsbury Place	Bespoke	POA	POA	Opening March 2022





# CLERKENWELL



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Sq ft	Price pcm (EX VAT)	Location	Fit-out	Brochure	Virtual Tour	Notes
Up to 23,595	Up to £243,674	St Johns Lane	Bespoke	POA	POA	24 month term



# COVENT GARDEN



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Sq ft	Price pcm (EX VAT)	Location	Fit-out	Brochure	Virtual Tour	Notes
1,580	£23,750	Tavistock Street	Plug & Play	POA	POA	Grade 2 listed period self-contained HQ
3,485	£52,275	Mercer Street	Bespoke	POA	POA	24 month minimum term, split level HQ with ground floor retail frontage
3,671	£38,050	The Strand	Bespoke	POA	POA	Ultimate flexibility, as little as 6 month commitments.
6,750	£67,145	The Strand	Bespoke	POA	POA	Ultimate flexibility, as little as 6 month commitments.



# EUSTON



## EUSTON

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Sq ft	Price pcm (EX VAT)	Location	Fit-out	Brochure	Virtual Tour	Notes
1,676	£23,625	North Gower Street	Plug&Play	POA	POA	Self-Contained 4th floor unit.
3,254	£39,850	North Gower Street	Plug&Play	POA	POA	Self-Contained 2nd floor unit.
11,119	£146,875	Euston Square	Plug&Play	POA	POA	New Instruction



# FITZROVIA



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Sq ft	Price pcm (EX VAT)	Location	Fit-out	Brochure/ Visual tour	Virtual Tour	Notes
3,285	£42,450	Orwell House	Part Furnished	POA	POA	12 month rolling
3,479	£63,400	Rathbone Place	Bespoke	POA	POA	Private Floor
7,965	£111,500	Newman Street	Bespoke	POA	POA	Private Floor 5 year minimum





# HOLBORN



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Sq ft	Price pcm (EX VAT)	Location	Fit-out	Brochure	Virtual Tour	Notes
2,690	£30,025	High Holborn	Plug&Play	Brochure	POA	Private 4th Floor, Plug&Play



# MAYFAIR / ST JAMES



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Sq ft	Price pcm (EX VAT)	Location	Fit-out	Brochure	Vitrual Tour	Notes
1,313	£30,760	Grosvenor Street	Bespoke	POA	POA	Self-contained 4th floor high-spec finish 8-14 desks. 3 year minimum term
4,142	£89,750	Chesterfield Gardens	Bespoke	POA	POA	Private 5th Floor with terrace
12,004	£124,995	Broadway	Bespoke	Brochure	POA	3 Monthly rolling contracts available
12,000	£112,850	Broadway	Bespoke	Brochure	POA	As little as 3 monthly rolling contracts, the best value space in St James



# MARYLEBONE



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Sq ft	Price pcm (EX VAT)	Location	Fit-out	Brochure	Virtual Tour	Notes
3,000	£48,500	Harley Street	Bespoke	POA	POA	Self-Contained floor. Bespoke fit-out available
3,585	£55,495	Marylebone High Street	Bespoke	POA	POA	Self-Contained building with a custom fit-out



# SOHO



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Sq ft	Price pcm (EX VAT)	Location	Fit-out	Brochure	Virtual Tour	Notes
908	£12,835	Noel Street	Bespoke	POA	POA	Self-contained HQ building - full bespoke fit-out available
1,100	£15,750	Noel Street	Bespoke	Brochure	POA	Self-contained HQ building - full bespoke fit-out available
7,221	£98,760	Broadwick St.	Bespoke	POA	POA	Self-contained HQ building - full bespoke fit-out available





S O U T H B A N K  
&  
S O U T H W A R K



## SOUTHBANK / SOUTHWARK

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Sq ft	Price pcm (EX VAT)	Location	Fit-out	Brochure	Virtual Tour	Notes
2103	£24,937	Blackfriars Road	Bespoke	Brochure	Tour	Part 6th floor - high-end finish with a bespoke fit-out available
7,291	£73,475	Blackfriars Road	Bespoke	Brochure	Tour	Private 3rd floor - high-end finish with a bespoke fit-out



# VICTORIA



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Sq ft	Price pcm (EX VAT)	Location	Fit-out	Brochure	Vitrual Tour	Notes
2,232	£28,000	Wilton Road	Bespoke	POA	POA	1st Floor - plug&play solution
3,724	£46,000	Buckingham Palace Road	Bespoke	POA	POA	Private HQ building with bespoke fit-out available



# KENSINGTON / CHELSEA



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Sq ft	Price pcm (EX VAT)	Location	Fit-out	Brochure	Vitrual Tour	Notes
3,810	£60,759	Brompton Road	Bespoke	POA	POA	-
3,826	£60,975	Brompton Road	Bespoke	POA	POA	-

