WORKPAD

MANAGEMENT

THE LANTERN

1 -5 WILLIAM ROAD, NW1



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THE LANTERN

1 -5 WILLIAM ROAD NW1 2PL

The Lantern, NW1 is a fully fitted, self-contained workspace with easy access to main transport links and a wide range of local amenities. This impressive space offers 1,584 sq ft across two floors, including a reception area, office space, a meeting room, a kitchen, and more, making it ideal for growing SMEs.

Located in a well-connected area on the northern edge of Fitrovia, this space is just a short walk from the key transport hubs of Euston and King's Cross St. Pancras. The building boasts modern amenities, including 42 showers, 256 lockers, 252 cycle spaces and an on-site café. In addition, tenants benefit from nearby green spaces and health & wellness options such as the Bupa Health Centre and a Pilates studio.

With state-of-the-art facilities and a vibrant location, The Lantern is the ideal workspace for ambitious businesses looking to grow.



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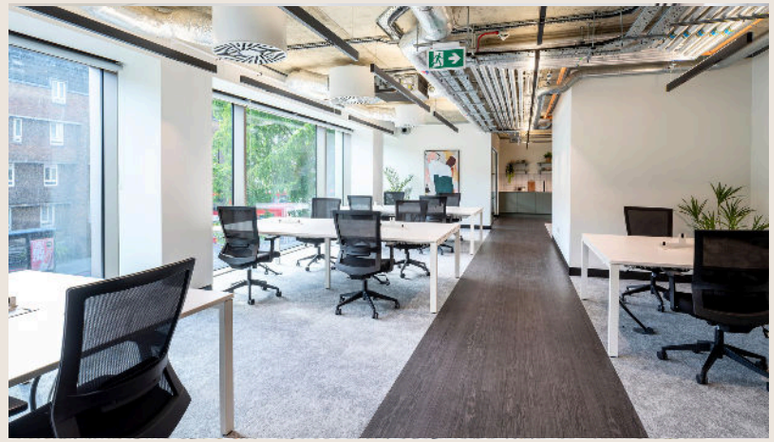
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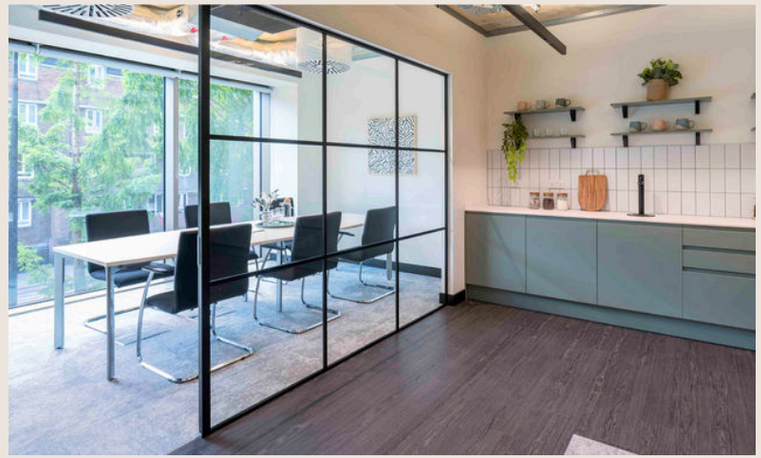
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THE SPACE







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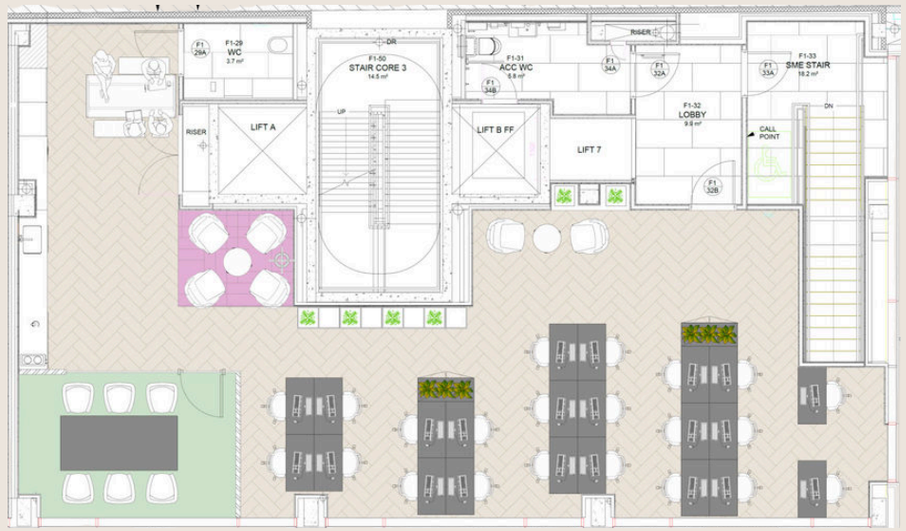
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FIRST FLOOR

FLOOR SIZE	1,584 Sq. Ft.
DESK RANGE	15-25
FIT OUT	FULLY FITTED
EPC	GRADE A

FLOOR PLAN



Indicative fitted layout

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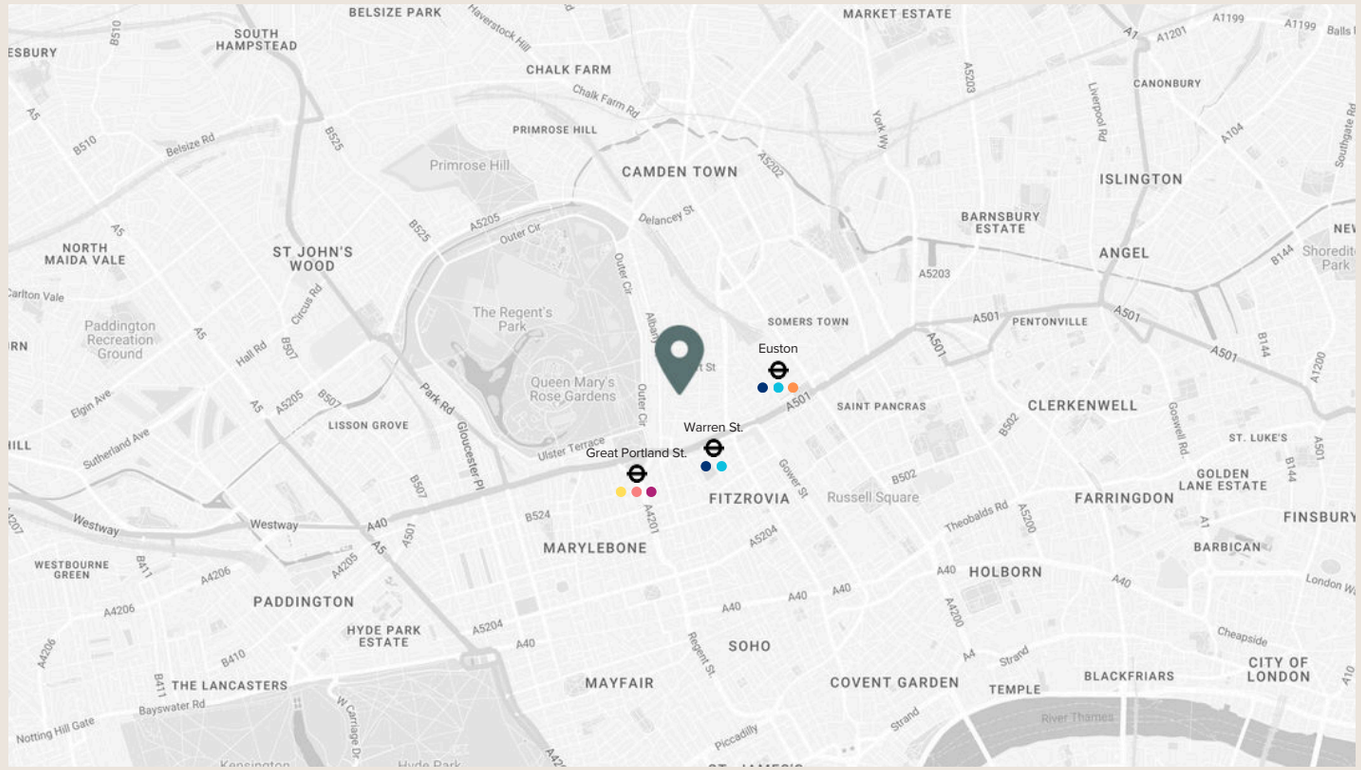
LOCATION

The Lantern benefits from excellent transport links, located just a 3-minute walk from Warren Street station and an 4-minute walk from Euston station, offering easy access to both the Victoria and Northern lines, as well as national rail services.

The surrounding area offers a vibrant mix of amenities, with nearby cafés, restaurants, and retail options. Regent's Park and Fitzrovia's bustling streets are just a short stroll away. For added convenience, the area includes access to health and wellness facilities, such as the Bupa Health Centre and a Pilates studio, ensuring a balanced work-life environment.



The Refinery, Regent's Place



WARREN STREET
walking - 3 minutes

EUSTON
walking - 4 minutes

GREAT PORTLAND STREET
walking - 9 minutes

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WHAT'S INCLUDED?



Dedicated Account Management

Our central customer service team is here to support every aspect of your office occupation. A single point of contact will organise all your property, facilities & service requirements.



Fully Fitted + Furnished

The workspace is fully fitted & furnished with a range of different areas to work, meet & relax. All passes & keys are included and your name can be displayed on the reception signboard.



Enterprise Bandwidth & IT Support

Enterprise-grade fibre, 500MB to 1GB as standard, fully resilient back-up, secure wireless environment, IT support included. Specialist upgrades & telephony services available on request.



Interior Design + Space Planning

Every Occupier recieves a complimentary consultation from our in-house design team. Whilst the space is already fitted, we will ensure you get the most from your space.



Inclusive Of All Property Costs

Included in your single monthly fee will be rent, business rates, service charge, utilities (electricity, water rates, heating & lighting) & building insurance - all the traditional property overheads.



Full Facilities Management

In addition, the management of your space is included: cleaning, repairs & maintenance, compliance, health & safety, client consumables including teas, coffees & milk (subject to our fair use policy).



Customer-Focused Occupation

We lower your barriers to occupation by providing an industry-standard Office Occupation Agreement, no onerous long lease, with lead times to occupy reduced to days not months, if need be.



Additional Services

In addition to all these inclusive features, we offer a range of additional, on-demand services, covering meeting & events, technology, end-of-journey, workspace personalisation & business support.

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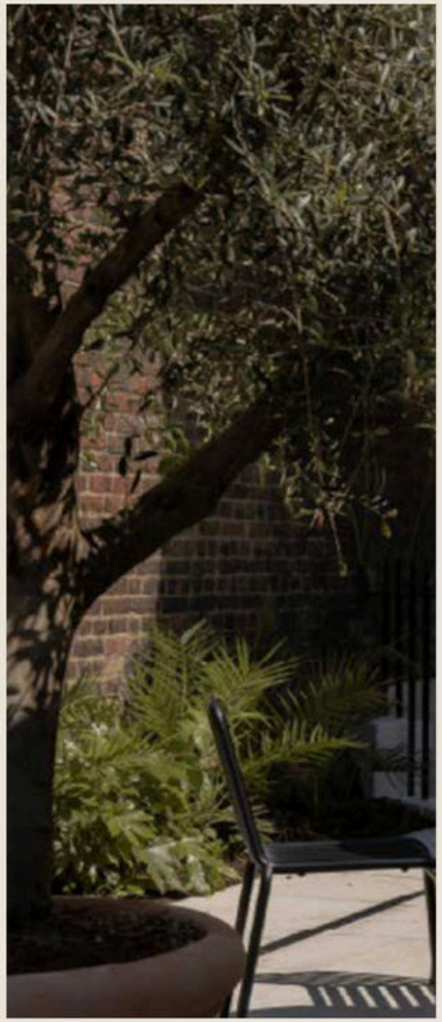
OUR TEAM

The WorkPad Management team has been successfully providing effective flexible workspace solutions to businesses since 2008. WorkPad Group itself has been in operation for 10 years and looks after occupiers at over 30 locations in central London. We are passionate about meeting our customers needs and providing you with a seamless workplace experience. We have in-house design, maintenance, compliance, finance & customer services teams, meaning we will be directly responsible for making sure your space works for you, every day.

OUR PLEDGE

WorkPad Group recognise our responsibility as a leading London real estate business. We are committed to making a positive impact on Environmental, Social & Governance issues. We work with our landlords to encourage energy efficiency, use of sustainable materials, waste reduction & biodiversity. We engage with our communities, actively organise charitable events and ensure diversity & inclusion across all our teams. We are a well-established Group that employs ethical business practices and carries out regular stakeholder engagement.





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GET IN TOUCH





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