

Designed for work, wellness, you.



CHANCERY HOUSE

HOLBORN



TOG
WORK SPACES

Hello

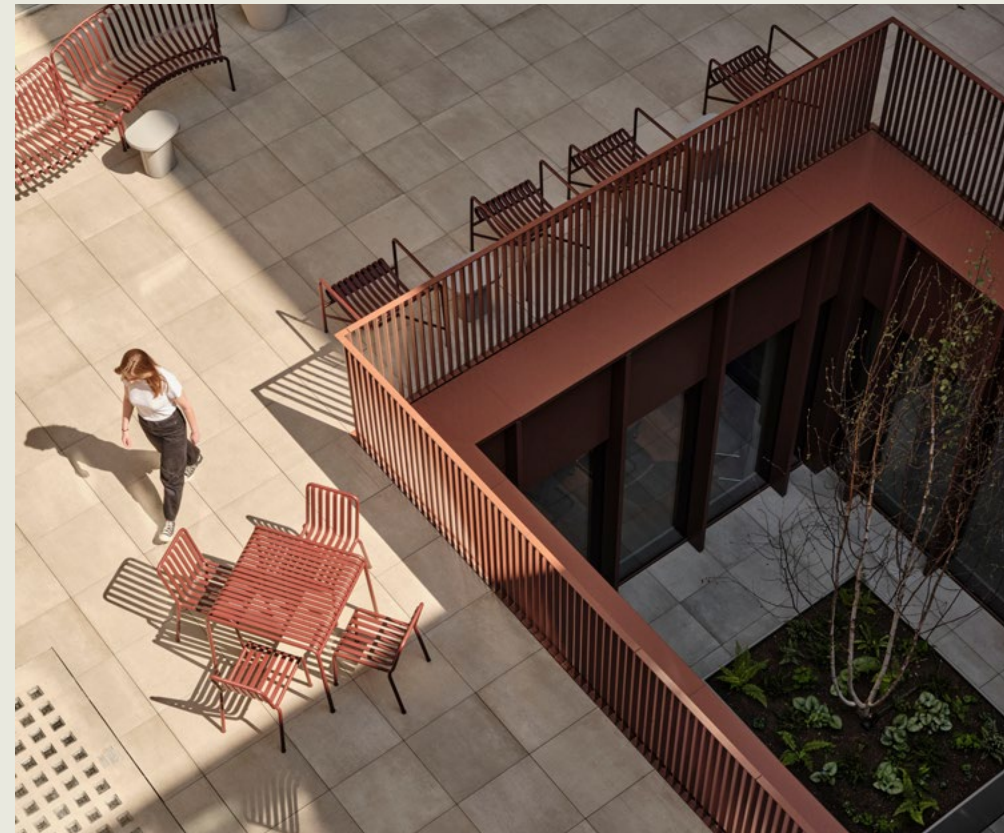
Over 20 years ago, we founded TOG with one idea in mind: to improve the way people work.

Because we understand that wellbeing and productivity go hand-in-hand, we create spaces where you can thrive. That's why every TOG Work Space is designed to be as individual as the people within it, filled with natural light, considered acoustics and plenty of greenery.

A membership with TOG gives you and your team the flexibility and choice of working from over 50 beautifully designed Work Spaces, along with access to incredible amenities and services. All in prime locations, within easy walking distance of transport links.

Olly Olsen and Charlie Green
Co-founders

Designed for you



Wellness

Chancery House has been designed with a focus on wellness to encourage a healthy work-life balance.

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Sustainability

For a good working environment, we have made sustainable choices throughout the design.

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Membership

As a TOG member, you get flexibility across our whole platform of Work Spaces, so you can work your way.

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Amenities

Here you'll find everything you need, and some extra luxurious features such as saunas.

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Chancery House

Welcome to Chancery House



Chancery House stretches across 125,000 sq ft where indoors and outdoors meet, creating an abundance of natural light and forming a flexible space with wellness at its core.

(Previous page)
Reception
(Left) Main entrance
(Right) Library



Located on Chancery Lane in Holborn, this Work Space is situated above the historic London Silver Vaults.

This is one of our most comprehensive amenity offerings to date, with over a quarter of the entire Work Space dedicated to wellness.

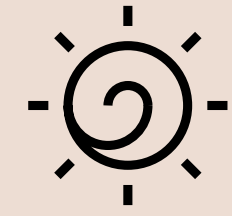
Chancery House has been designed to support productivity and wellbeing for all working styles, with focus booths for individual concentration, comfortable lounges, and 17 meeting rooms for collaborative work.

This space includes everything your business needs to thrive. From single desks to whole enterprise floors with scope for a private entrance. It can also be customised by our Interiors by TOG design service.



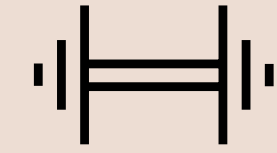
Event space

Versatile spaces where you can hold events and parties



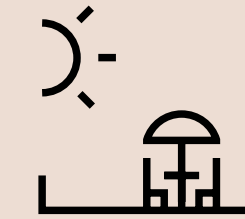
Wellness room

A space where you can take time to relax and recharge



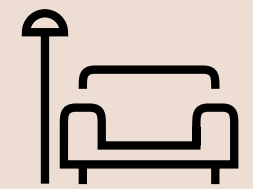
Fitness studio

Fully equipped space to focus on fitness



Terraces

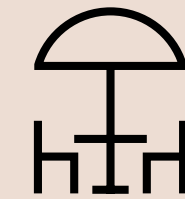
Outdoor space to relax, work, meet alfresco, or have lunch



Lounges

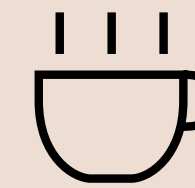
Comfortable and spacious communal areas

Chancery House at a glance



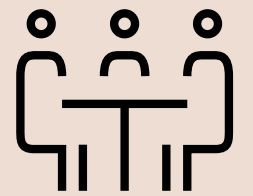
Courtyards

Beautifully designed outdoor spaces filled with greenery



Café

Serving a healthy and premium selection of food and beverages



Meeting rooms

Meet, create and collaborate in tech-enabled rooms



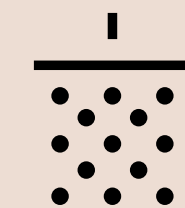
Library

A space where you can read and focus without distraction



Bike store

Safe and secure storage for your wheels with 222 bike racks



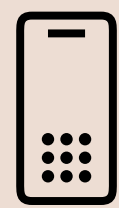
Showers

With changing facilities and sustainable products



Saunas

Relax and rejuvenate in our infrared saunas



Phone booths

Private booths for undisturbed phone calls

From green spaces and plenty of natural light throughout the Work Space, to lots of fitness and healthy food options.



Space for wellness



At Chancery House, everything is designed for your wellbeing. You can create and connect, as well as recharge and relax.

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Fitness made easy

As a member, it's easy to include fitness in your daily routine thanks to the fully equipped gym, private workout spaces and yoga studio. After a workout you can relax and rejuvenate in our infrared saunas, offering health benefits for your body while also boosting your mood.

Our showers and changing rooms are stocked with sustainable products. There are also 222 secure cycle storage spaces in Chancery House to make commuting by bike easier.



(Left) Fitness studio

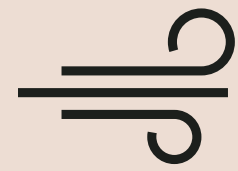
A relaxing break

Enjoy a variety of healthy food and beverages at Chancery House. We offer something for all tastes, from healthy snacks to barista-crafted coffees and made-to-order smoothies. Our café courtyard offers a relaxing environment for enjoying a break and an alfresco beverage.

(Below) Café counter
(Right) Café



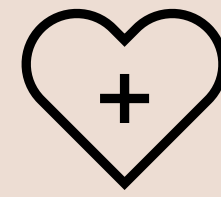
A better environment



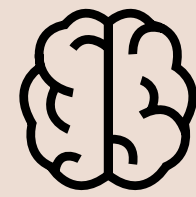
Breathe easy knowing that we have improved air quality through ongoing filtration and ventilation.



Stay alert throughout the day with optimal light levels designed to fit your circadian rhythm.



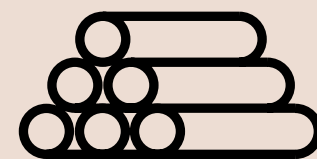
Enjoy plenty of healthy food options in our café, kitchens, meeting rooms and communal areas.



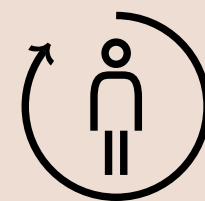
Prioritise your mental health through light, nature and activity, which have been integrated into the design.



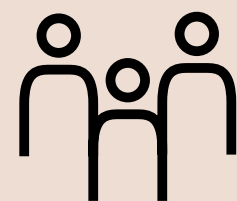
Focus better with acoustic design planning to reduce distractions, with sound barriers and quiet zones.



Feel assured knowing that we have used safer building materials throughout the construction.



Be comfortable in your environment with our system for optimising and monitoring temperatures.



Connect with other members and enjoy accessible communal spaces that support your needs.



(Right) Office



WELL Platinum Certification

We are targeting a WELL Platinum Certification to create a better environment for everyone in Chancery House. This certification draws on more than seven years of research and development from leading physicians, scientists and industry professionals.





33%

less upfront embodied carbon than current LETI (London Energy Transformation Initiative) guidelines for commercial office builds.



Sustainable choices

100%

electricity procured from renewable sources, with additional solar panels installed on the roof.



98%

of construction waste diverted from landfill.

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Design with a purpose



For a more sustainable Work Space, we have made conscious choices throughout the process of designing Chancery House.

This Work Space has over 10,500 sq ft of shared outdoor spaces. The former car park has been transformed into a public garden, and we have created a green roof to support biodiversity.

Our rain water harvesting system for use in WCs and to water our plants reduces our water consumption. And the windows can be opened to let in fresh air and reduce energy consumption.

We have also raised the EPC rating from D to B, eight years ahead of proposed UK MEES legislation.

*(Above left) Terraces
(Left) Meeting room
(Right) Lounge*



BREEAM Excellent Rating

By assessing environmental, social and economic sustainability, BREEAM ensures our optimal and sustainable performance while reducing operational and embodied carbon emissions.





Award-winning partners

“Our approach to Chancery House was inherently sustainable. We made the building more efficient to operate, added light wells and transformed a car park into a garden, increasing biodiversity and providing a public green space.”

Ben Knight
Director at dMFK

We have once again joined forces with Norm Architects and dMFK, who won a RIBA London architecture award for our York House Work Space.

Norm Architects’ design is guided by ideas that not only look good but also feel good. They previously designed Linden Palais, our stunning Work Space in the heart of Berlin.

With respect to the history of the building, dMFK have made carefully considered upgrades through increased permeability, high-quality landscaping, and improved sustainability and wellness.

dMFK
NORM ARCHITECTS

(Left) Lounge



In detail

Our Work Spaces are designed to support productivity and wellbeing for all working styles, and you're able to customise our office space to best fit you and your team.



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Stacking plan

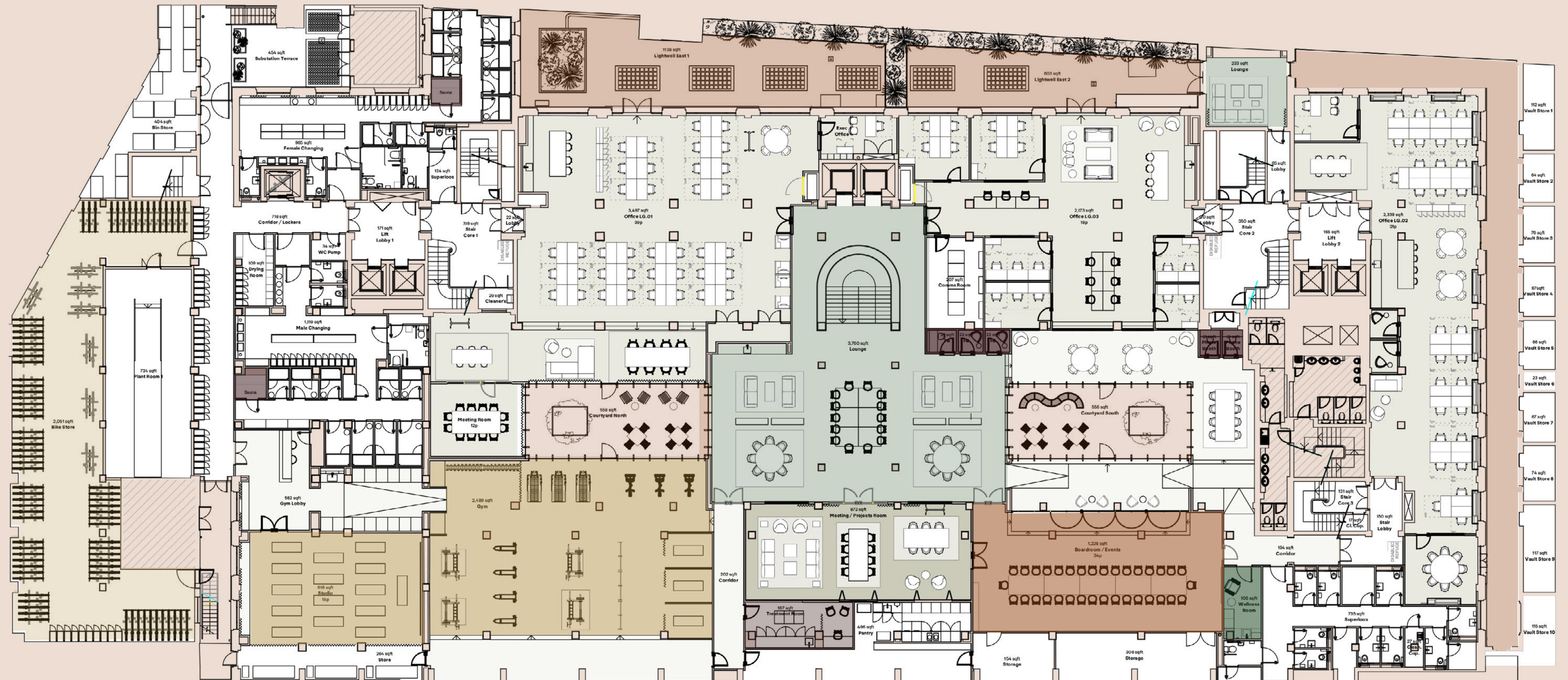


Floor	Sq ft (NIA)	Key work spaces
7	4,909	Office, meeting room, phone booths, exec office and breakout
6	10,462	Offices, phone booths, teapoints, kitchen and breakout
5	12,000	Offices, phone booths, teapoints, kitchen and breakout
4	12,016	Offices, phone booths, teapoints, kitchen and breakout
3	14,932	Offices, meeting rooms, phone booths, lounge/events, teapoints, breakout and roof terrace
2	17,642	Offices, meeting rooms, phone booths, lounge/events, teapoint, breakout and library
1	17,492	Office, meeting rooms, phone booths, teapoints, exec offices, breakout, reception and comms room
G	15,246	Reception, lounge, offices, meeting rooms, phone booths, café, garden and terraces
Wellness floor	20,481	Lounges, offices, meeting rooms, phone booths, courtyards, gym, wellness room, treatment room, saunas, bike store and terraces

Wellness floor

Area: 20,481 sq ft
Desks on plan: 114

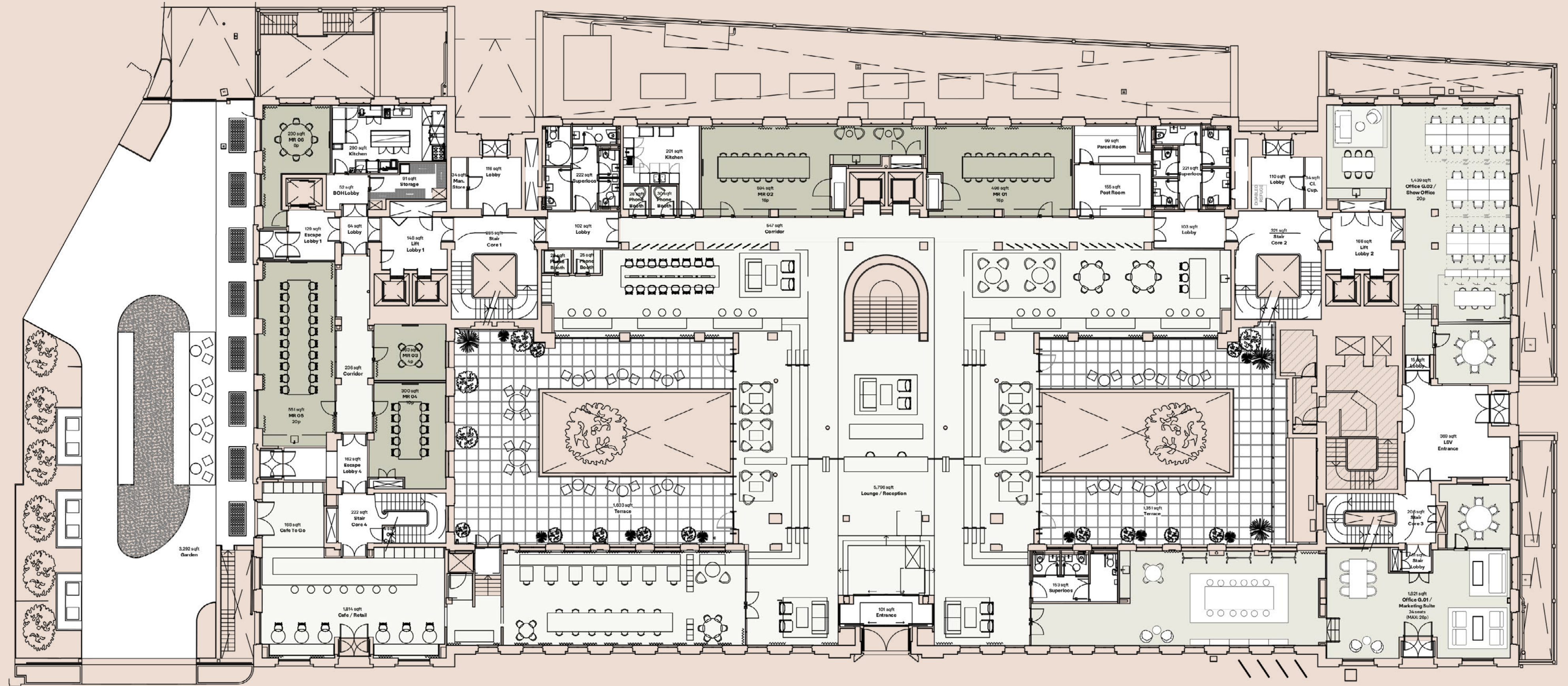
- Gym
- Wellness room
- Treatment room
- Saunas
- Lounges
- Offices
- Event space
- Phone booths
- Courtyard
- Bike store
- Terrace



CHANCERY LANE

Area: 15,246 sq ft
Desks on plan: 50

- Reception
- Lounge
- Offices
- Meeting rooms
- Phone booths
- Café
- Garden
- Terrace



CHANCERY LANE

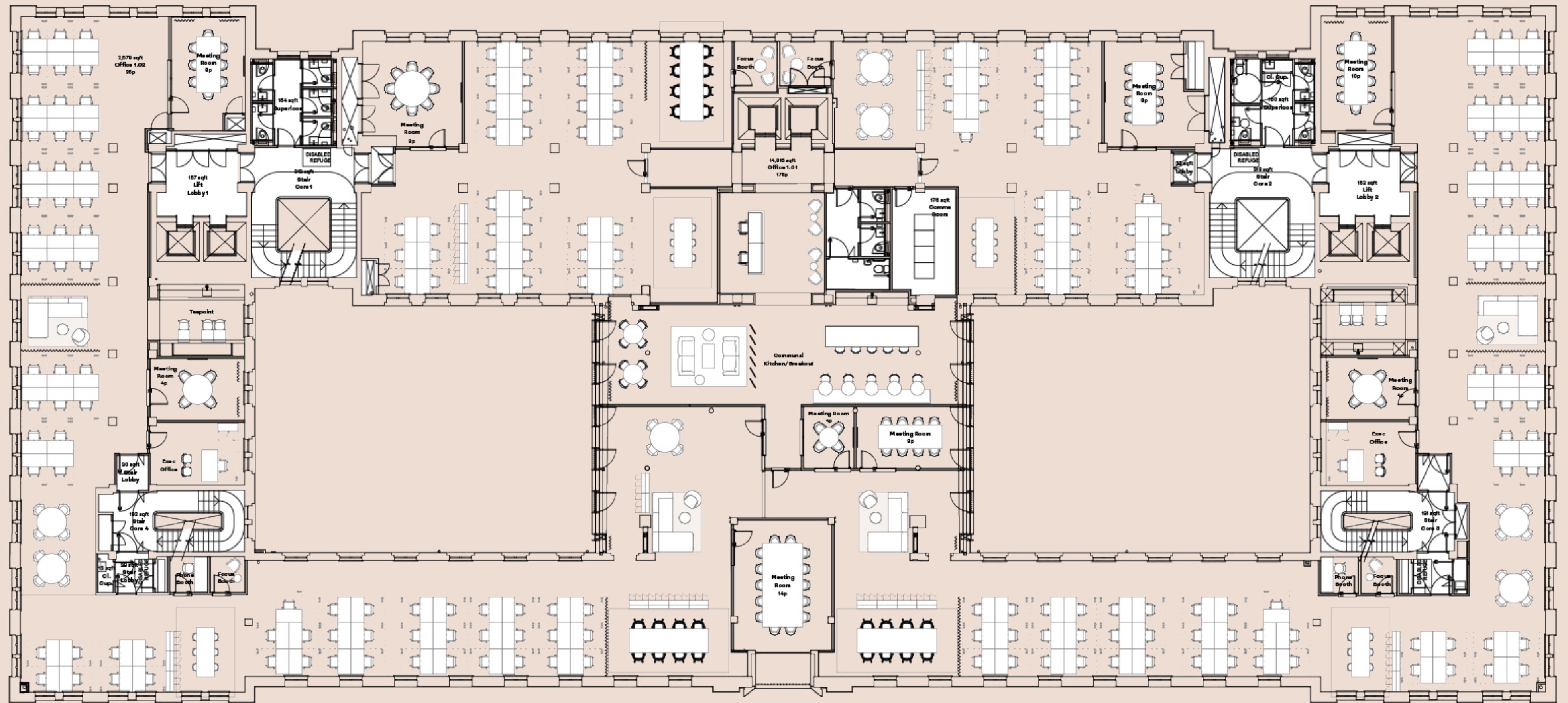
1

Single client Enterprise floor

Area: 17,492 sq ft
Desks on plan: 315
Max desk capacity: 315

- Self-contained office
- 9 meeting rooms
- 6 phone booths
- 3 teapoints
- 2 exec offices
- Breakout
- Reception
- Comms room

Option for private ground floor entrance



CHANCERY LANE

1 Indicative split plan

Area: 17,492 sq ft
Desks on plan: 315

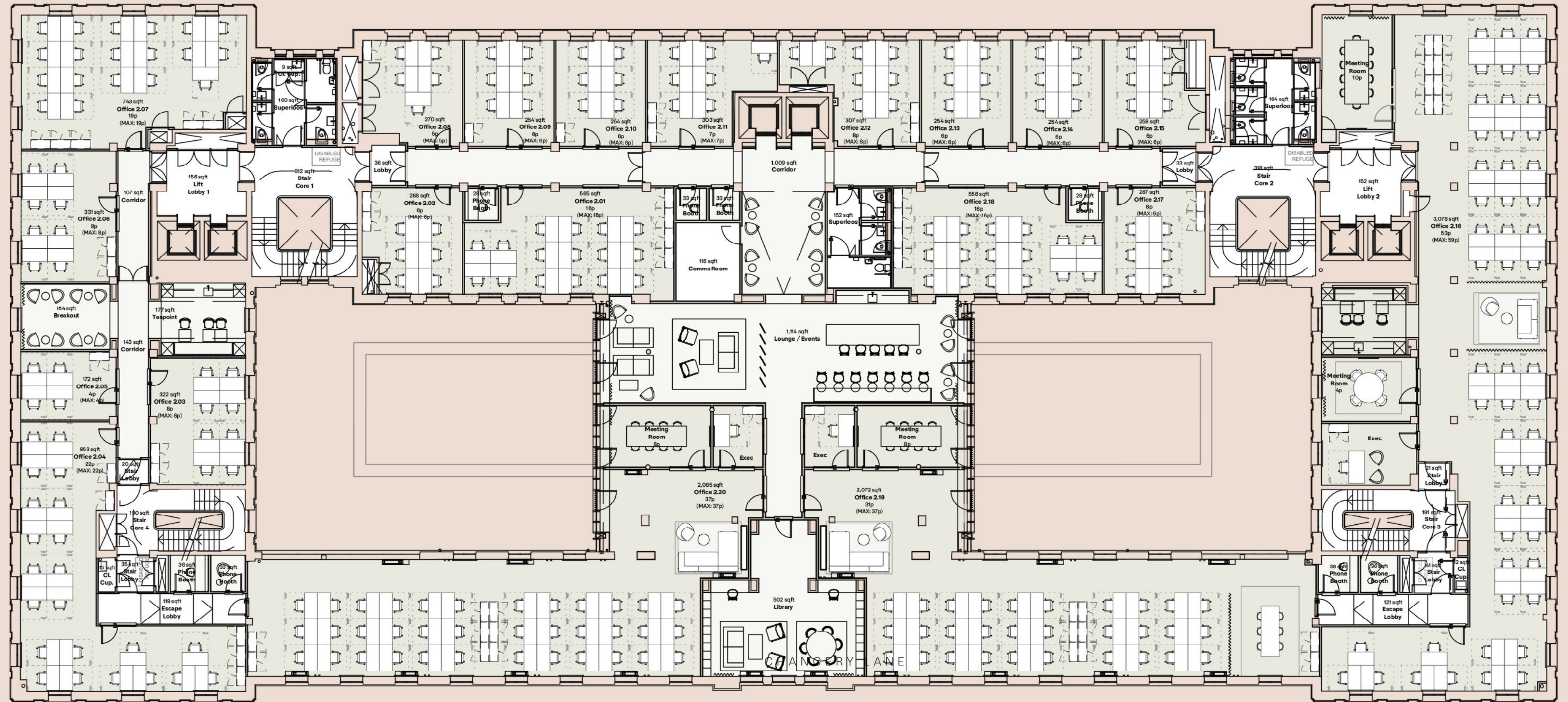
- **Office 1.01**
2,381 sq ft
Number of desks: 36
- **Office 1.02**
5,742 sq ft
Number of desks: 72
- **Office 1.03**
7,528 sq ft
Number of desks: 102



CHANCERY LANE

Area: 17,642 sq ft
Desks on plan: 288

- Offices
- Meeting rooms
- Phone booths
- Lounge and events
- Teapoint
- Breakout
- Library



CHANCERY LANE

3

Area: 14,932 sq ft
Desks on plan: 202

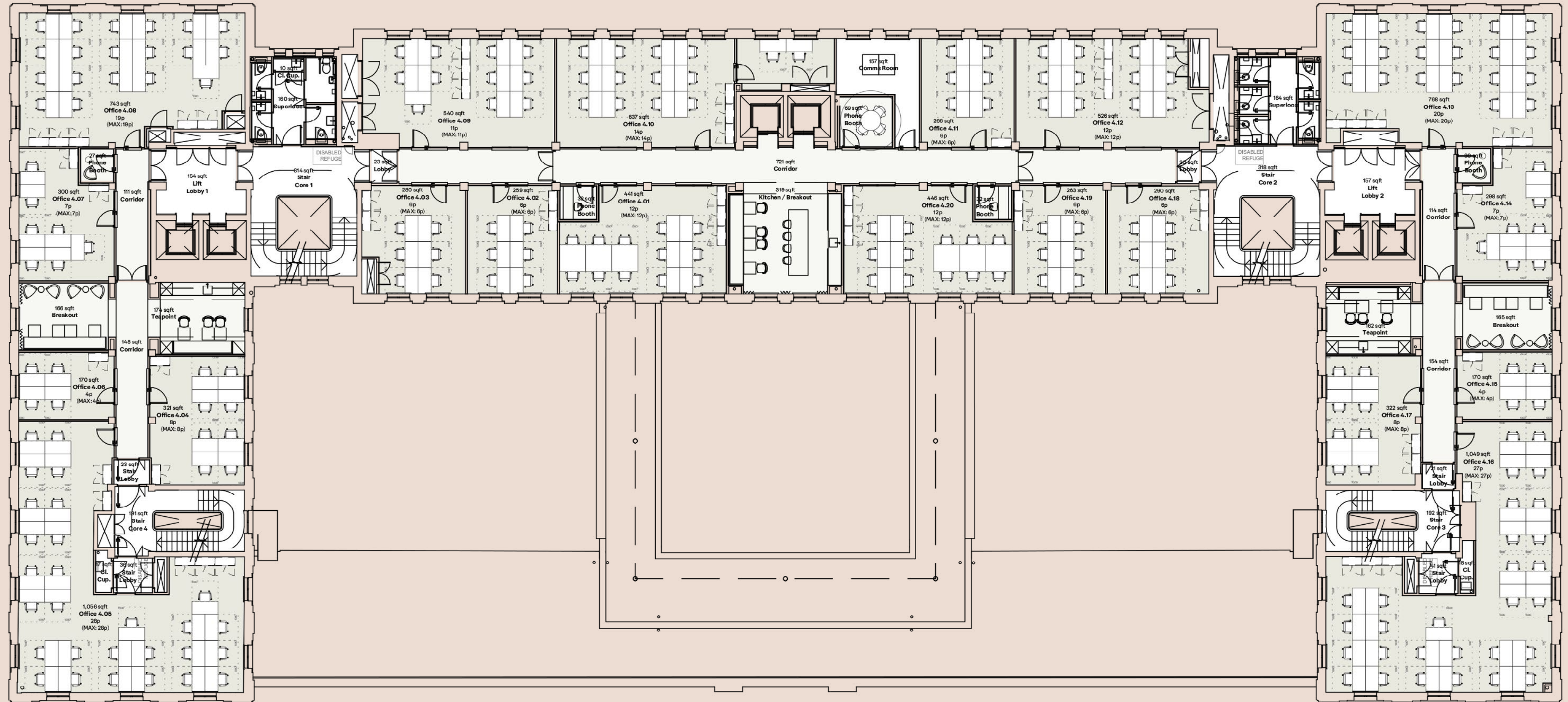
- Offices
- Bookable meeting rooms
- Phone booths
- Event space
- Teapoints
- Breakout
- Roof terrace



CHANCERY LANE

Area: 12,016 sq ft
Desks on plan: 225

- Offices
- Phone booths
- Teapoints
- Kitchen and breakout



CHANCERY LANE

Area: 12,000 sq ft
Desks on plan: 228

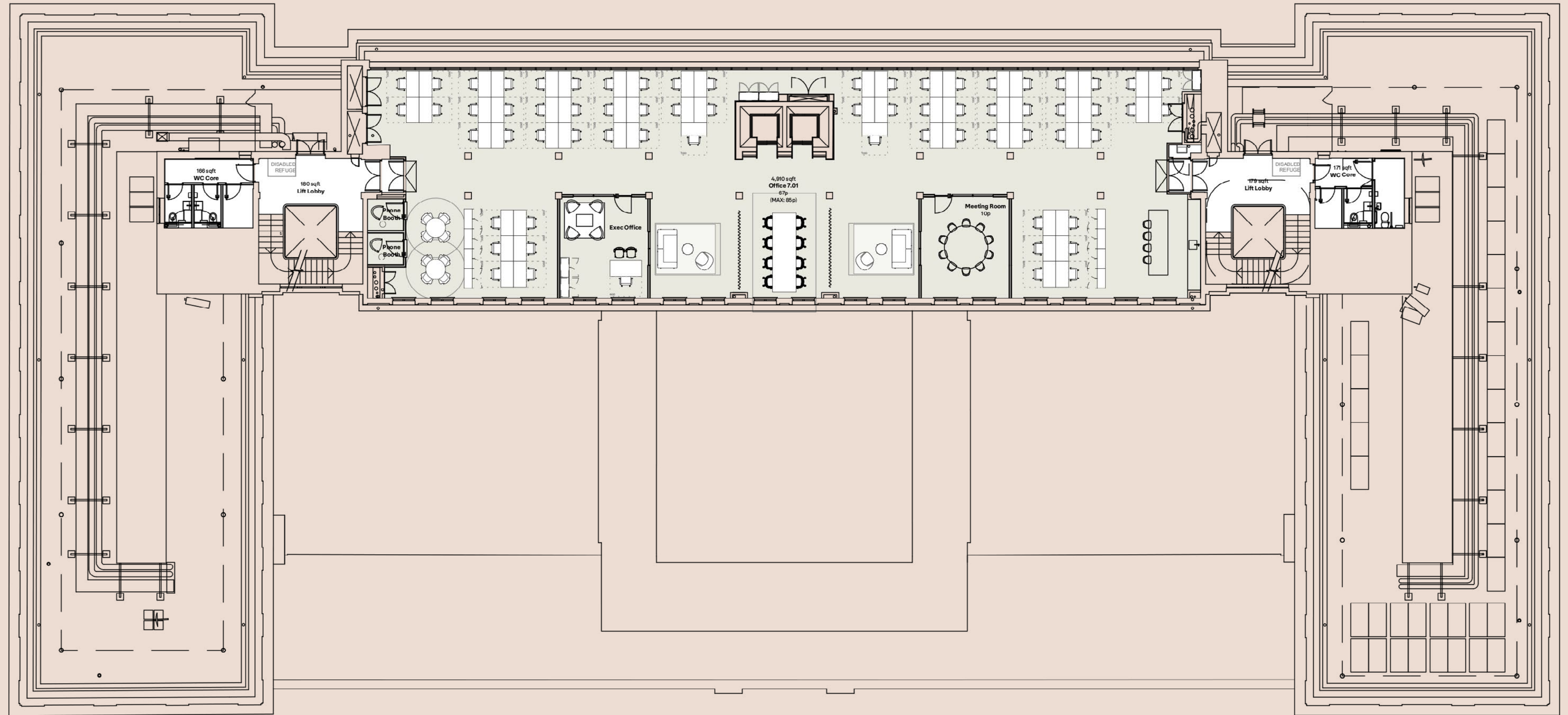
- Offices
- Phone booths
- Teapoints
- Kitchen and breakout



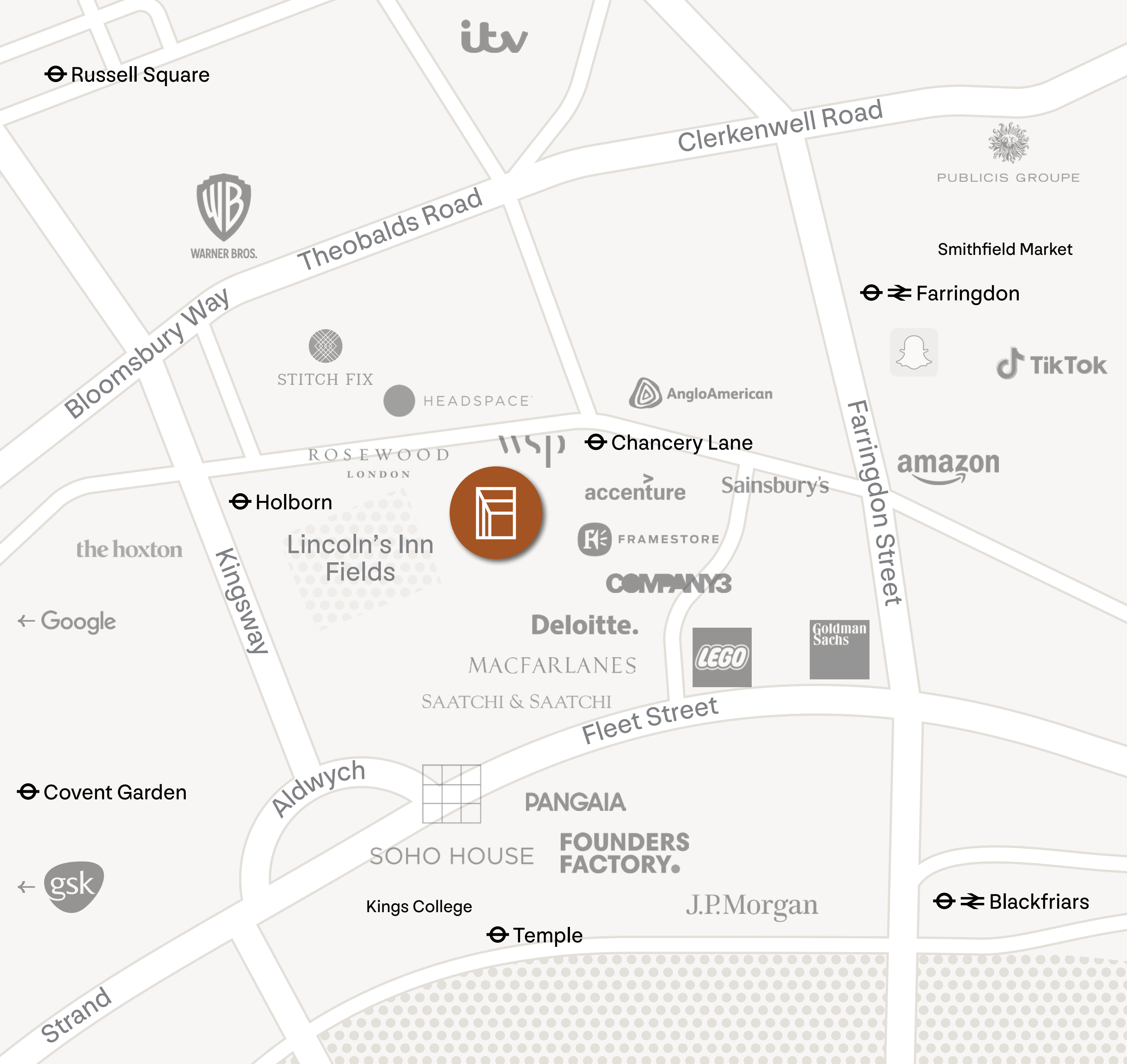
CHANCERY LANE

Area: 4,909 sq ft
Desks on plan: 85
Max desk capacity: 85

- Self-contained office
- Meeting room
- Phone booths
- Exec office
- Breakout



CHANCERY LANE



In good company

Situated above the historic London Silver Vaults, Chancery House is centrally located in Holborn, an area that has a long association with the legal profession but is now also home to a range of modern, progressive businesses from the tech, media and finance sectors.

It's just a three-minute walk from Chancery Lane, a six-minute walk from Holborn, and a 11-minute walk from the Elizabeth Line at Farringdon station and the vibrant bustle that surrounds it.

3 mins | Chancery Lane station

6 mins | Holborn station























11 mins | Farringdon station

A connected location

-  London Underground
-  National Rail Services
-  Airports

- Central
- Bakerloo
- Victoria
- Piccadilly
- District
- Circle
- Northern
- Metropolitan
- Hammersmith and City
- Jubilee
- Waterloo and City
- DLR
- London Overground
- Elizabeth Line

* Walking time

Journey time	Station	Transport links	Nearby TOG Work Spaces
3 mins*	Chancery Lane	 ●	Summit House
6 mins*	Holborn	 ● ●	Summit House, The Bloomsbury Building
15 mins*	Farringdon	 ● ● ● 	24 Greville Street, 31-35 Kirby Street
15 mins	King's Cross St Pancras	 ● ● ● ● ● 	East Side, The Stanley Building, Gridiron, York House
16 mins	Victoria	 ● ● ● 	Belle House, Thomas House
16 mins	Waterloo	 ● ● ● ● 	Scott House
19 mins	London Bridge	 ● ● 	201 Borough High Street, Borough Yards
20 mins	Vauxhall	 ● 	Tintagel House
21 mins	Paddington	 ● ● ● ● ● 	19 Eastbourne Terrace, 20 Eastbourne Terrace
36 mins	London City Airport	● 	
54 mins	Gatwick Airport	 	
59 mins	Heathrow Airport	 ●  	

Specifications



Office design criteria

Fire: 1:6 sq m

Toilets including disabled: 1:8 sq m

Lifts inc fire and goods: as existing 1:8

Structural design criteria

Top of slab to underside of soffit: varies from 2.35m to 3.40m

Security

4 speed gates in reception

Salto card access

CCTV in communal areas

Staffed reception

Remote security monitoring

Waste management

3 stream waste disposal (general waste, mixed recycling and food waste)

Terraces

External spaces on floors:

WF: Substation Terrace - 2,023 sq ft

Lightwell East 1 - 1,138 sq ft

Lightwell East 2 - 603 sq ft

Courtyard North - 558 sq ft

Courtyard South - 556 sq ft

GF: Garden - 3,292 sq ft

Terrace - 1,633 sq ft

Terrace - 1,351 sq ft

3rd: Terrace - 2,023 sq ft

Energy performance and wellbeing

BREEAM Excellent

WELL Platinum

EPC B

Cycle and changing facilities

222 cycle spaces including 2 accessible cycle spaces

22 showers (split between separate male/female/accessible changing rooms)

124 lockers

Drying room

Lifts

6 x 13 person (1,000kg) passenger lifts

1 x goods/bicycle lift

Heating, cooling, ventilation

The building has a three pipe variable refrigerant flow (VRF) inverter driven heat recovery system capable of providing simultaneous heating and cooling at adjacent fan coil units to serve the office areas



Life at TOG



As a TOG member you have the flexibility to choose which membership best suits the needs of your business.

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Your membership



The TOG Platform

Members have access to a connected network of over 50 Work Spaces, with premium amenities and services.

24/7 access

Anytime access to your home Work Space, with a dedicated team of member hosts to support you.

TOG events

An exciting monthly schedule of exclusive member events, including expert panel talks, courses, workshops and networking socials.

Meeting rooms

Over 350 meeting rooms with high-quality video conferencing, a 25% booking discount for members and complimentary healthy snacks.

Fitness and wellness

Fitness studios, Manor Gyms, Peloton bikes, meditation rooms and outside spaces across the whole platform.

The essentials

Business-grade superfast fibre internet, business rates, service charges, building insurance, professional cleaning and maintenance, as well as all utilities, included as standard.

Custom space planning

Our Interiors by TOG team are here to support you with office design and furnishing services on request, making your new Work Space your own.

Kitchens and cafés

Our Work Spaces all come with an exclusive blend of Caravan coffee, nutritious refreshments in our cafés and catering services for meeting rooms and events.

This is TOG



Our Work Spaces are home to a vibrant network of businesses, from new ventures to established brands. With a strong focus on design and convenience, we remove the barriers that come between businesses and brilliant workplaces.

52

buildings: 47 in the UK;
5 in Germany

350_k

annual visitors to our buildings

2.2_m

square feet of office space

100_{k+}

square feet of drop-in space

15

buildings less than 5 mins from
10 London railway stations

350₊

meeting rooms

2017

Blackstone investment

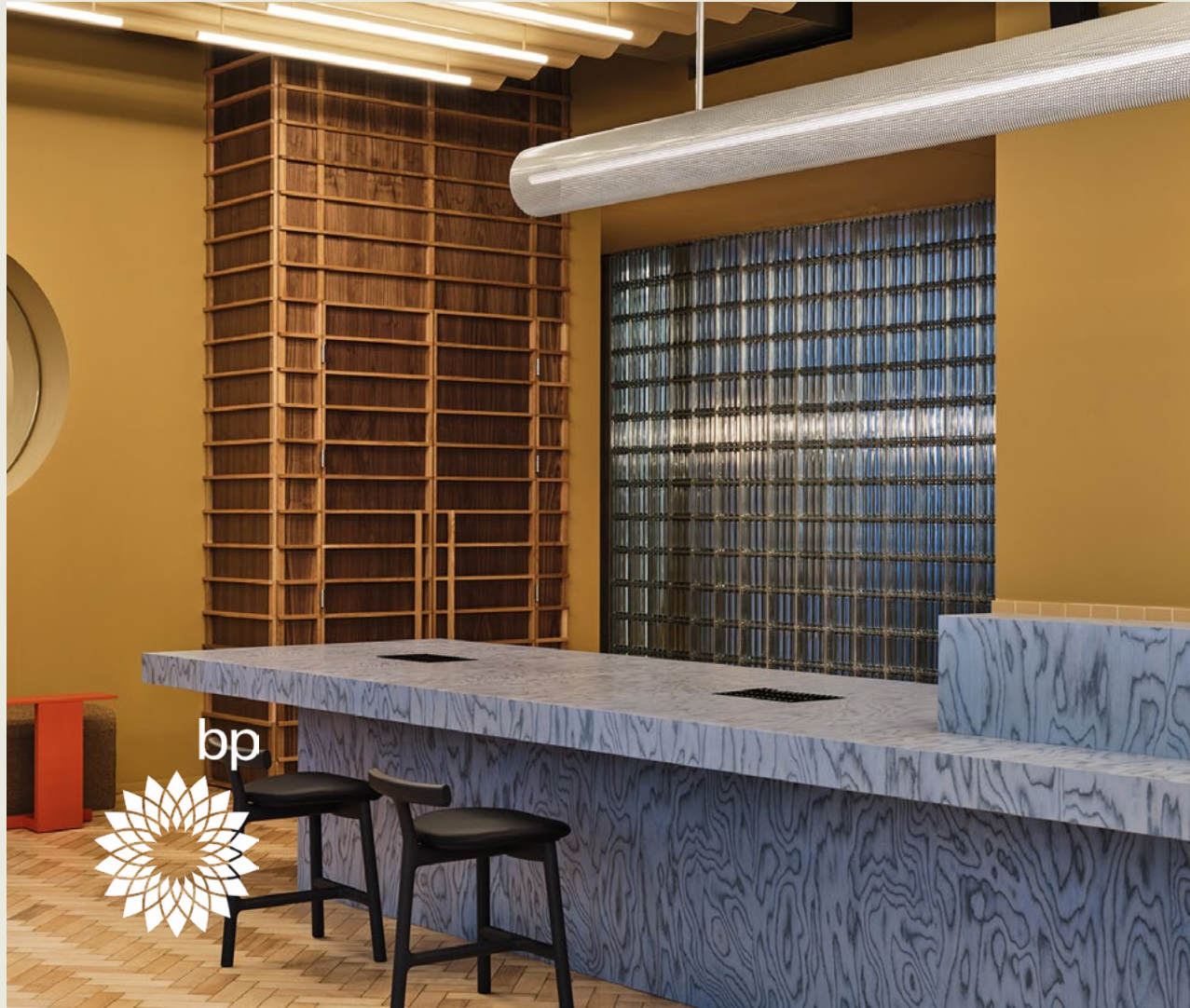
20₊

architect partners including
Note Design Studio and UDS

20 years

since we opened our first Work
Space in 2003

Our members and their stories



bp

1,000 people, bespoke solution, access to whole platform

In partnership with the bp team, we designed and developed an entire 50,000 sq ft West End building providing 1,000 people with 700 desks, as well as memberships that give access to the entire TOG platform. This supports an agile way of working, promoting both collaboration and productivity.



Peloton

110 people, UK headquarters

Peloton's first UK office was with TOG at The Stanley Building in King's Cross. Though the brand had a huge following in the US, just one person and a bike moved into an 18-person office. They expanded into an additional two offices in The Stanley Building, before approaching us in 2018 to develop a large bespoke space for 110 desks at Orion House in Covent Garden.



IAG Loyalty

120 people, UK headquarters

September 2021 saw IAG Loyalty move into a 120-capacity office in Thomas House. After creating a bespoke fit-out reflecting both their brand and culture, the team now have a dedicated space in central London that can grow in line with the business.



CHANCERY HOUSE

HOLBORN



Watch the Chancery House flythrough

TOG

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TOG

WORK SPACES