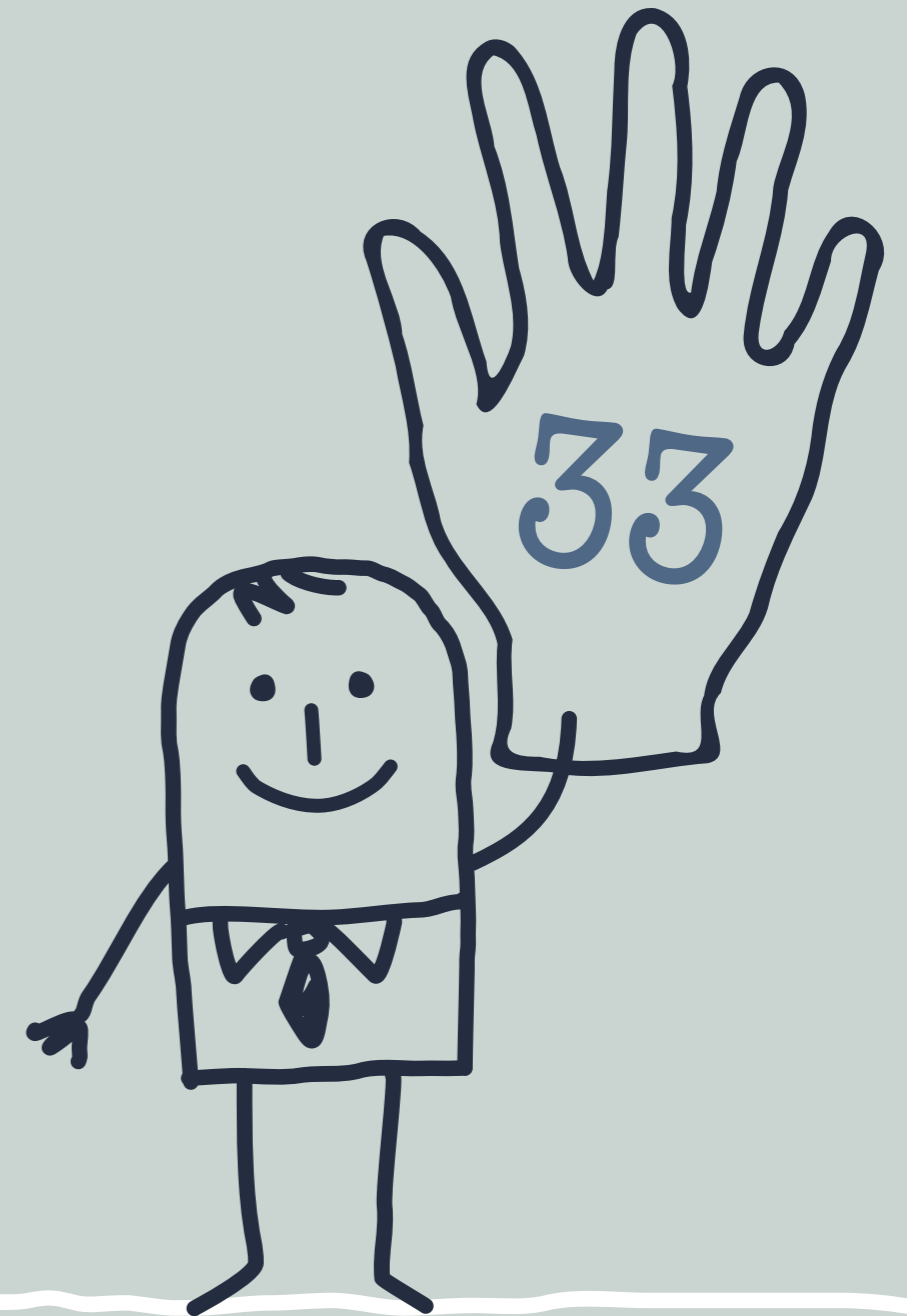


# Hello, **I'm Alfred...**

3,142 sq ft fully fitted and fully managed  
office space available at ground and 1st floor  
@ 33 Alfred Place, WC1





33 Alfred Place, entrance

# Alfred's going back to work!

Set in the heart of the lively, dynamic and historic neighbourhood of Bloomsbury, 33 Alfred Place offers contemporary, fully fitted & fully managed office space for corporates and creatives alike!

3,142 sq ft available across the 1st and part ground floor. Owned and managed by Great Portland Estates.



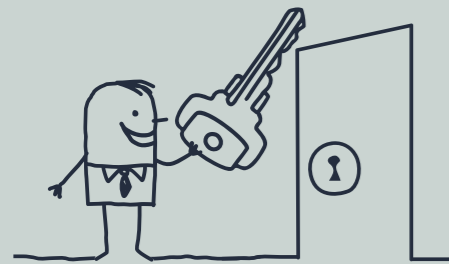
Newly refurbished contemporary entrance hall to main building

# Fully fitted, fully managed and ready to move in!

**This isn't co-working; its the best bits of a serviced office, with added benefits.**

The workspaces are fully fitted with your own meeting rooms, kitchen and breakout area. Your private floor has its own front door and plenty of space to brand your way.

With simple, flexible agreements, its always hassle free.



## **Exclusively yours** 1st floor only

It's your own private workspace. You'll have your own front door, meeting spaces and kitchen. There's plenty of space to brand your way.



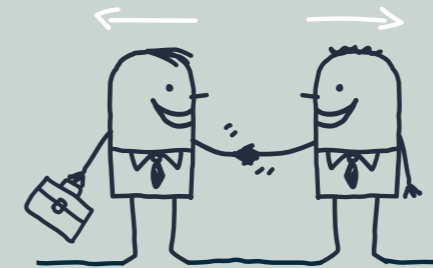
## **Thoughtfully designed, fitted and managed**

Our top quality workspaces are sustainably designed and expertly managed. Fully equipped and always looked after, we're on hand for your daily needs and we'll keep the place sparkling clean.



## **Alive with technology**

Our smart workplace app, sesame™, allows you to make more of every day and connects you with our friendly on-site team. Fast and reliable Wi-Fi and IT support comes as standard.



## **Flexible lease term, straightforward contract, all in one bill**

With a simple, speedy sign up process, it's always hassle free.



## **Owned and managed by us, Great Portland Estates**

Proven workplace experts on hand to make sure your office runs like clockwork. You deal directly with us, there's no middle man.

## **How we manage your space**

- Community manager
- Food & beverage
- Cleaning service
- sesame – smart workplace app
- Concierge service
- Handyman service
- Landscaping and planting
- Helpdesk
- Waste management
- Health & safety
- Pest control
- MEPH maintenance
- Decorating/building works

## **IT service**

- Private networks for private workspaces (1GB switches, firewall and flood wired CAT 6 cabling)
- Guest Wi-Fi throughout
- Wi-Fi 6 ready for ultra-fast connectivity
- AV screen in meeting room(s) with ClickShare capability (1st floor only)
- An expert on hand to get you started and make sure your IT infrastructure runs smoothly



Your own welcome area and desk space - ground floor



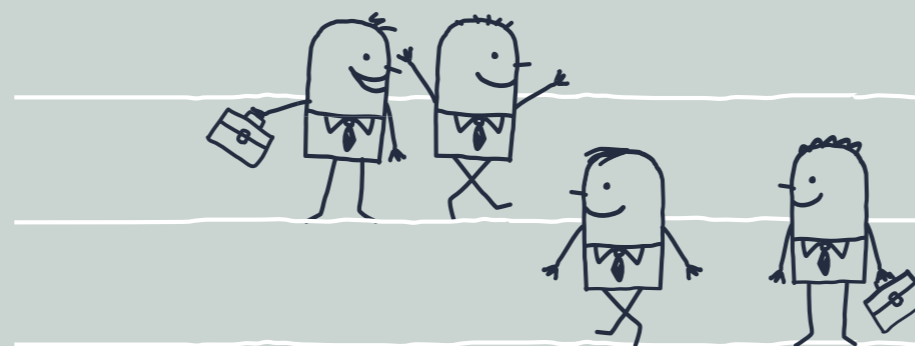
Spotlight lighting - ground floor



LED pendant lighting - ground floor

## Specification

- Newly refurbished contemporary entrance hall to main building
- Commissionaire
- Fully fitted & fully managed
- LED lighting
- Trunking with operational data points and power
- Fibre installed - 200/1Gb Openreach bearer via Luminet
- VOIP telecom enabled
- Refurbished WCs
- 2 showers (LG & 1st floor)
- Lockers & secure bike spaces



## Schedule of areas

Floor	Sq Ft	Sq M
1st	2,409	223.8
Ground	733	68.1
<b>Total</b>	<b>3,142</b>	<b>291.9</b>

# 1st Floor

2,409 Sq Ft (223.8 Sq M)

Desks	30	Meeting room (4 person)	1
Welcome area	1	Breakout area	2
Comms	1	Phone booth	1
Meeting room (8 person)	1	Kitchen	1
<b>Total Headcount</b>		<b>30</b>	

Alfred Place



**Optional Configuration**  
Meeting room (4 person)



Plans not to scale. For indicative purposes only.



Your own desk space and meeting room - 1st floor



Your own desk space - 1st floor



Your own welcome area - 1st floor



Your own kitchen - 1st floor

# Ground Floor

733 Sq Ft (68.1 Sq M)

Desks	12
Welcome Area	1
Comms	1
<b>Total Headcount</b>	<b>12</b>



Plans not to scale. For indicative purposes only.



Your own desk space - ground floor



Your own desk space - ground floor



Your own welcome area - ground floor



Your own desk space - ground floor

# I'm cool & connected...

Just a few minutes from Tottenham Court Road, with Chenies Street to the north and Store Street to the south, it's cool and connected.

In October 2021 a new park will open along Alfred Place, giving occupiers, their guests and the general public somewhere calm to relax and enjoy.



Busaba, Store Street



Public Realm at Alfred Place\*



Charlotte Street



Public Realm at Alfred Place\*



Decadence, Store Street



Store Street Framing, Store Street



Store Street



Tottenham Court Road



Salt Yard, Goodge Street



Byron, Store Street



Bedford Square Gardens



Location map is not to scale. For illustrative purposes only.



2 minutes  
●  
Goodge Street  
Northern Line

5 minutes  
●●●  
Tottenham Court Road  
Central Line  
Northern Line  
Elizabeth Line (2022)

14 minutes  
●●  
London Euston  
Northern Line  
Victoria Line  
Virgin Trains  
London Midland

20 minutes  
●●●●●  
London King's Cross / St Pancras International  
Northern Line  
Victoria Line  
Piccadilly Line  
Circle Line  
Hammersmith & City Line  
Metropolitan Line  
Eurostar Service and HS1  
East Coast Mainline  
Thameslink

# ... and love to travel

Approximate walking times from 33 Alfred Place \* Source: Camden Council and LDA Design

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