



Bedford House

GRAFTER

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Welcome to the World of Grafter

where work & life exist *together* in harmony.

Grafter provides all that you and your team need for a productive, fulfilling and enjoyable day; quiet, beautifully designed private offices, breakout areas that foster social exchanges as well as a concierge service into bars & restaurant for an afterhours unwind. We are Ireland's first work-lifestyle brand, and with over one hundred years of property director's experience, we create beautifully designed, functional spaces that work for you. Travelling to Ireland for business? Why not tap into our corporate rates, available to Grafter members across bars, restaurants & hotels with our partner company – Press Up Hospitality.

We offer our members a dedicated place for work, rest, and everything in between, with a collection of design-led buildings located across Dublin City and now entering the London market.

A Grafter membership is your gateway to everything you need – for you, your team and your clients – under one opulent roof.

Our Houses

Your new HQ -
Smart,
Professional,
State-of-the-art

Whether you're looking for a private office, a small workspace for a start-up, or an entire floor to house a growing team, our offices and co-working spaces provide the ideal environment for your business.

Step away from the desk to meet a colleague to go over ideas in one of our welcoming breakout areas or grab a tea or coffee in our fully-stocked kitchen.

Need to host an important meeting? Book one of our conference rooms to ensure you have everything organised and to hand. Everything you need is within reach when you choose to run your business in one of our beautifully-presented, fully-serviced buildings, which combine modern technology with contemporary design and mature architecture. We'll take care of all the little essentials so that you can focus on what you do best.



LEESON HOUSE
FULLY OCCUPIED



ELY HOUSE
FULLY OCCUPIED



TOM'S HOUSE
COMING SEPTEMBER 2022



THE LOFTS
COMING OCTOBER 2022

Bedford House

Located in the heart of Bloomsbury, 23 Bedford Square is an outstanding and historic building, sympathetically renovated. Retaining period features to an exceptional standard throughout, Bedford House provides stunning premium modern office space.

Extending to 5,321 sq. ft over five storeys, Bedford House has an appealing configuration. A generous hallway with central feature staircase benefits from excellent natural light from the ornate roof window, leading to well-proportioned, beautifully presented and high-specification rooms throughout.

Bedford House caters to every aspect of modern working, in beautiful surroundings set to inspire with hi-lo desks, fully-stocked kitchen, and CAT 5E cabling and fibre connectivity plus access to breakout spaces and a private courtyard – places to facilitate creative collaboration with colleagues, or simply provide a quiet area for a peaceful cup of coffee. Our on-site building support team will be available to you for whatever you need to ensure the success of your business.





TWENTY-THREE BEDFORD SQUARE,
LONDON, WC1B 3HH, UK

Bedford House





History & Culture

modern working, historic space

Home to some of the world's leading educational institutions, publishing houses and museums, Bloomsbury is truly the heart of London's intellectual centre, as well as a fashionable neighbourhood known for its best-in-class dining, shopping and entertainment.

The area dates to the early 1100s and is full of history; it is the namesake of the renowned Bloomsbury Set – which included intellectuals and writers such as Virginia Woolf and E.M. Forster – and home to Bloomsbury Publishing, publishers of the *Harry Potter* series.

At Bedford House, you'll count institutions such as the British Museum, University College London, the Royal Academy of Dramatic Arts and the London campuses of the University of California, Delaware and NYU as your neighbours. With a number of main line stations just a short walk away, the whole of London is at your doorstep.



Location

Bedford House is your centre in the city, situated in the heart of London's most fashionable neighbourhoods. Enjoy all of the energetic culture, restaurants, bars and cafes of Soho, just a 5-minute walk away, and a 10-minute stroll from the doors of Bedford House will put you in the heart of Mayfair. With several main line stations, including Tottenham Court Road and the new Elizabeth line just a short stroll away, Bedford House offers easy access from east to west and within the whole of Central London.



GOODGE STREET

4 minutes

RUSSELL SQUARE

7 minutes



EUSTON

12 minutes

KING'S CROSS

17 minutes

TOTTENHAM COURT ROAD

4 minutes

WARREN STREET

9 minutes

CHARING CROSS

16 minutes

ST PANCRAS

18 minutes



SOHO

5 minutes

MAYFAIR

10 minutes

COVENT GARDEN

15 minutes

GROSVENOR SQUARE

20 minutes

BUCKINGHAM PALACE

30 minutes



Amenities & Services



On-site Support Team

Here to help balance work, life and everything in between.



Business Supports

Copy & print, phone answering service, dedicated and shared lines, guest Wi-Fi, mail handling- whatever you need for the day-to-day.



Communal, Flexible Space

Enjoy a cup of coffee in our comfortable lounge, and take a call from our private, landscaped courtyards on a sunny day. We have the space – you decide how to use it.



Health & Wellness

To perform your best, you need to feel your best. We understand – and provide bike storage, towel service, shower facilities with toiletries, and Bluetooth controlled hi-lo desks.



Secure Building

Work when you'd like with 24/7 access, 365 days, plus CCT monitoring and lockable desks.



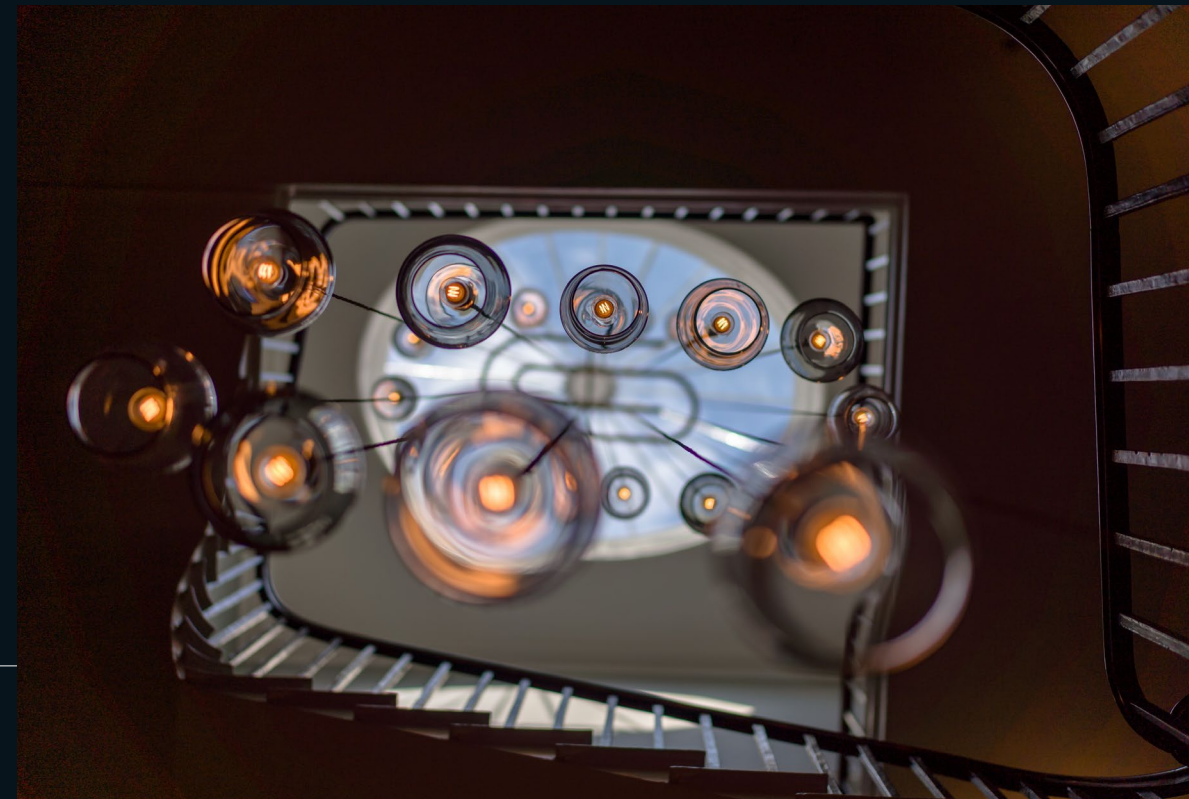
Fully Serviced Building

Daily cleaning service and building maintenance are taken care of by us, and so is our fully-stocked kitchen.



Meeting Rooms

Our beautifully designed meeting rooms offer ideal space for collaborating with colleagues or meeting clients.





Your membership

Includes

- Furnished office suite (hi-lo desk, chair and pedestal per person)
- 24/7 access to your offices
- Property rates & building insurance
- Private secure network with 30 MB of bandwidth
- Food & beverage offering (cereal, bread, spreads, tea, coffee) & selection of wine & beer
- Service charges and utilities
- Daily cleaning service of the common areas, offices, supplies & waste disposal
- Maintenance & repairs
- A professional reception team Monday through Friday, from 9 am – 5:30 pm
- Fully fitted kitchen and access to breakout space
- Shower facilities with complimentary toiletries
- Bike storage
- Towel service
- Client intranet access
- 2 complimentary board room hours per week (must be used per week)
- Monthly company allowance – a rainy day fund to be used towards any additional service (printing, additional meeting room hours). *The monthly allowance is determined by the size of space occupied.*

Additional Services

- Additional Bandwidth
- Rack storage in Comms Room - £30 per U
- Teleco Package: £49.00 + VAT per month
- Custom office build (includes executive office, private meeting rooms and breakout space) and procurement of additional office furniture
- Admin, printing and photocopying services

Get in Touch

Bespoke Packages

We understand that every business is unique and that there is no one-size-fits-all approach. We are committed to giving our members plenty of options and are dedicated to bringing life back into business.

For more information or to book a tour of our buildings, please get in touch at any time.

“People are more likely to remember the great social interaction they had with a colleague than the great meeting they both attended.”

Ron Garan

For more information on any of our houses or to discuss membership programs, please do not hesitate to contact us.

Phone: +353 086 058 7668

Email: ali@grafteroffices.com