



Twenty-Two Bedford Square

22 Bedford Square, London, WC1B 3HH, UK

GRAFTER | LUXURY
MEMBERS'
HOUSES

Welcome to the World of Grafters

where work & life exist *together* in harmony.

Welcome to the world of Grafters, where you'll find everything you need for a productive, fulfilling and enjoyable day.

We seek to bridge the gap between work and enjoyment, with a portfolio of outstanding, design-led workspaces in vibrant locations. Simply arrive and experience a workday unlike any other. Our state-of-the-art IT facilities will connect you to clients and colleagues around the globe in a matter of seconds. Dedicated breakout and lounge space is designed to foster creative solutions and conversations.

We cater to a new way of working, where work and life are not mutually exclusive, but mutually beneficial. Let our on-site concierge team handle everything from greeting you at the door to booking cocktails or a delicious meal with clients at one of our partner venues. Grafters is more than an office; it's a place for relaxation, creativity, productivity and connection – all under one opulent roof.





Twenty-Two Bedford Square

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

Extending over five storeys, Twenty-Two Bedford Square retains period features and is renovated to the highest standard throughout. 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.

Twenty-Two Bedford Square caters to every aspect of modern working, in beautiful surroundings set to inspire with sit-stand 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.

Take a video tour of [Twenty-Two Bedford Square](#).

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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 sit-stand desks.



Secure Building

Work when you'd like with 24/7 access, 365 days, plus CCTV 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.



Location

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



GOODGE STREET

4 minutes

RUSSELL SQUARE

7 minutes

TOTTENHAM COURT ROAD

4 minutes

WARREN STREET

9 minutes



SOHO

5 minutes

MAYFAIR

10 minutes



EUSTON

12 minutes

KING'S CROSS

17 minutes

CHARING CROSS

16 minutes

ST PANCRAS

18 minutes

COVENT GARDEN

15 minutes

GROSVENOR SQUARE

20 minutes

BUCKINGHAM PALACE

30 minutes



The background image shows a section of a brick building. On the left, a dark stone commemorative plaque is mounted on the wall. It features a carved crest at the top and text that reads: 'SIR JOHNSTON FORBES-ROBERTSON ACTOR LIVED HERE BORN 1853 DIED 1937'. To the right of the plaque is a large, white-framed, multi-paned window. The window reflects the bare branches of trees outside. Below the window, a black metal railing runs across the foreground. In the bottom left corner, there are three dark planters containing green, rounded shrubs. On the right side of the image, a white rectangular box with an orange border contains text. To the right of this box, a dark wooden door with a brass handle and a small window is visible, set into a white wall. A small, rounded green shrub is in a planter to the right of the door.

Your Neighbourhood

Work is no longer a place we go; it's something we do. Cultivating lasting business relationships often happens beyond the four walls of the office, which is why each Grafter House is chosen for its location.

In the immediate vicinity of Twenty-Two Bedford Square, you'll find an endless selection of restaurants, bars, cafes, shopping and hotels. Our on-site concierge team is available to book you in to a restaurant sure to impress, recommend a hotel stay for visiting colleagues, or simply point you in the direction of the best flat white in the city. Everything you need for your most successful day is on your doorstep.

Stay

The Academy Hotel
www.theacademyhotel.co.uk

The Kimpton Fitzroy London
www.kimptonfitzroylondon.com

The Montague on the Gardens
www.montaguehotel.com

Staunton Hotel
www.stauntonhotel.co.uk

Enjoy

Iris Avenue Nails
www.irisavenue.com

Decadence Salon
www.decadencesalon.co.uk

Orchidya Flowers
www.orchidya.com

Amelie's Wine House
www.amelieswinehouse.co.uk

The Jack Horner
www.jackhornerpub.co.uk

Dine

The Life Goddess
www.thelifegoddess.com

Macelliao RC
www.macellaiorc.com

Café Deco
www.cafe-deco.co.uk

Caffe Tropea
www.caffetropea.co.uk

Store Street Espresso
www.storestespresso.co.uk

GAIL's Bakery Bloomsbury
www.gailsbread.co.uk

Work and life are not mutually exclusive at Grafter, but rather mutually beneficial.

Your Grafter membership offers you more than the four walls you work in. If you find yourself travelling to Ireland for work or rest, you'll enjoy exclusive access to some of Ireland's best entertainment and dining venues – a collection of over 65 luxury hotels, restaurants, bars, wellness centres and more.











Get in Touch

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

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