

GRAFTER LUXURY MEMBERS' HOUSES

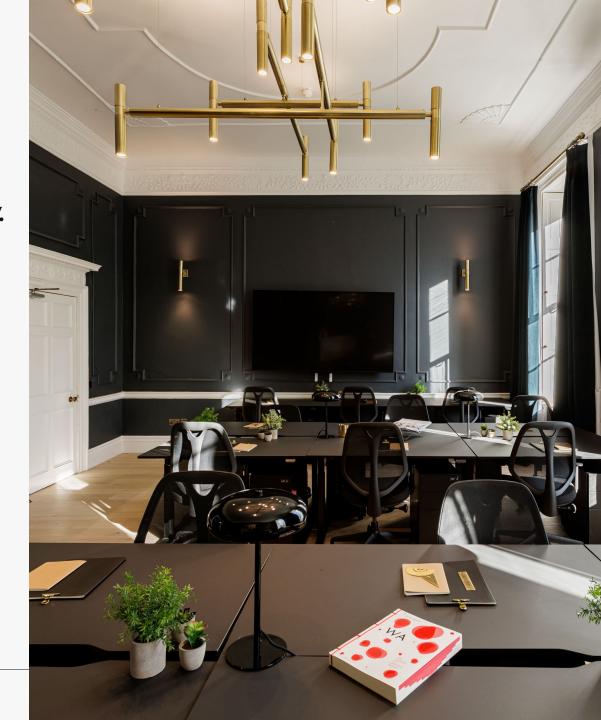
Welcome to the World of Grafter

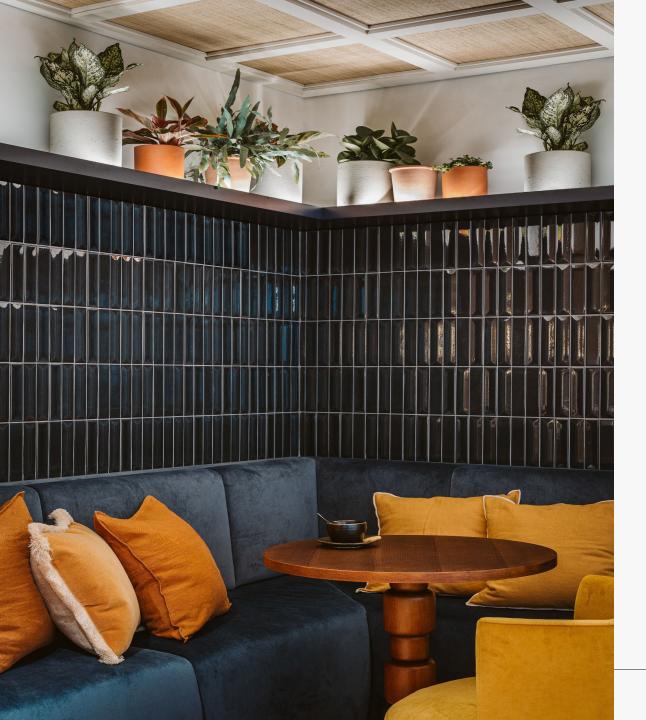
where work & life exist *together* in harmony.

Welcome to the world of Grafter, 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. Grafter 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.

22 BEDFORD SQUARE, LONDON, WC1B 3HH, UK

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.



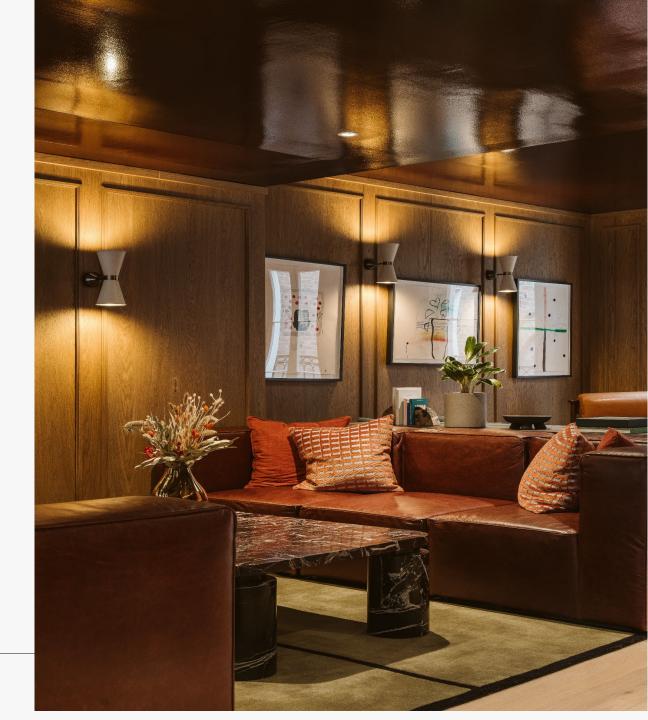
Fully Serviced Building

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

TOTTENHAM COURT ROAD



SOHO

MAYFAIR

4 minutes

10 minutes

RUSSELL SQUARE

WARREN STREET

7 minutes

4 minutes

9 minutes



EUSTON

CHARING CROSS

12 minutes

16 minutes

KING'S CROSS

ST PANCRAS

17 minutes

18 minutes

COVENT GARDEN

15 minutes

GROSVENOR SQUARE

20 minutes

BUCKINGHAM PALACE

30 minutes





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

Letting Agents



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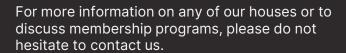
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