

A circular inset image shows a woman with long brown hair, wearing a vibrant green sweater, sitting on a brown sofa. She is holding a white pen and writing on a notepad. Her left hand is resting on her head. The background within the circle is a warm, textured wall. The overall image is a lifestyle photograph of a modern interior with large windows and indoor plants.

FORA

Discover
20 Eastbourne Terrace

Goodbye daily grind,



You want more than just a space to work. You're searching for a setting that truly inspires you. A launchpad that propels you and your people forwards.

At Fora, we're driven by one simple truth; everyone works differently. We're for the progressives, the forward thinkers, the status quo-challengers, the creators and the innovators. Because work isn't just somewhere you go, it's about where you're going too.

hello new world of work

Workspaces to make your everyday extraordinary

Whether you're a quiet seeker, a noise needer, a solo thinker or a social butterfly, experience the office like never before and be empowered to work in your own unique way.

We offer workspace for every stage of your business journey. Choose from private offices, entire floors or coworking access to suit the way you work, and with over 500 bookable meeting rooms available, you can get your team together in any location.



The Fora difference

Whether you're an established business or a new venture, everything at Fora is built around the way you and your team work best.



FOR YOUR UNIQUE WORKSTYLE

Everyone has their own way of working. Some need silence to feel productive, while others prefer background buzz. From finding focus and lunchtime learning to working out and recharging your batteries, a day is what you make of it at Fora.



FOR EXTRAORDINARY EXPERIENCES

With our dedicated Member Experience team taking care of the details, you and your team can focus on the bigger picture. And, our carefully curated member events and wellness classes will boost your mind, body and soul.



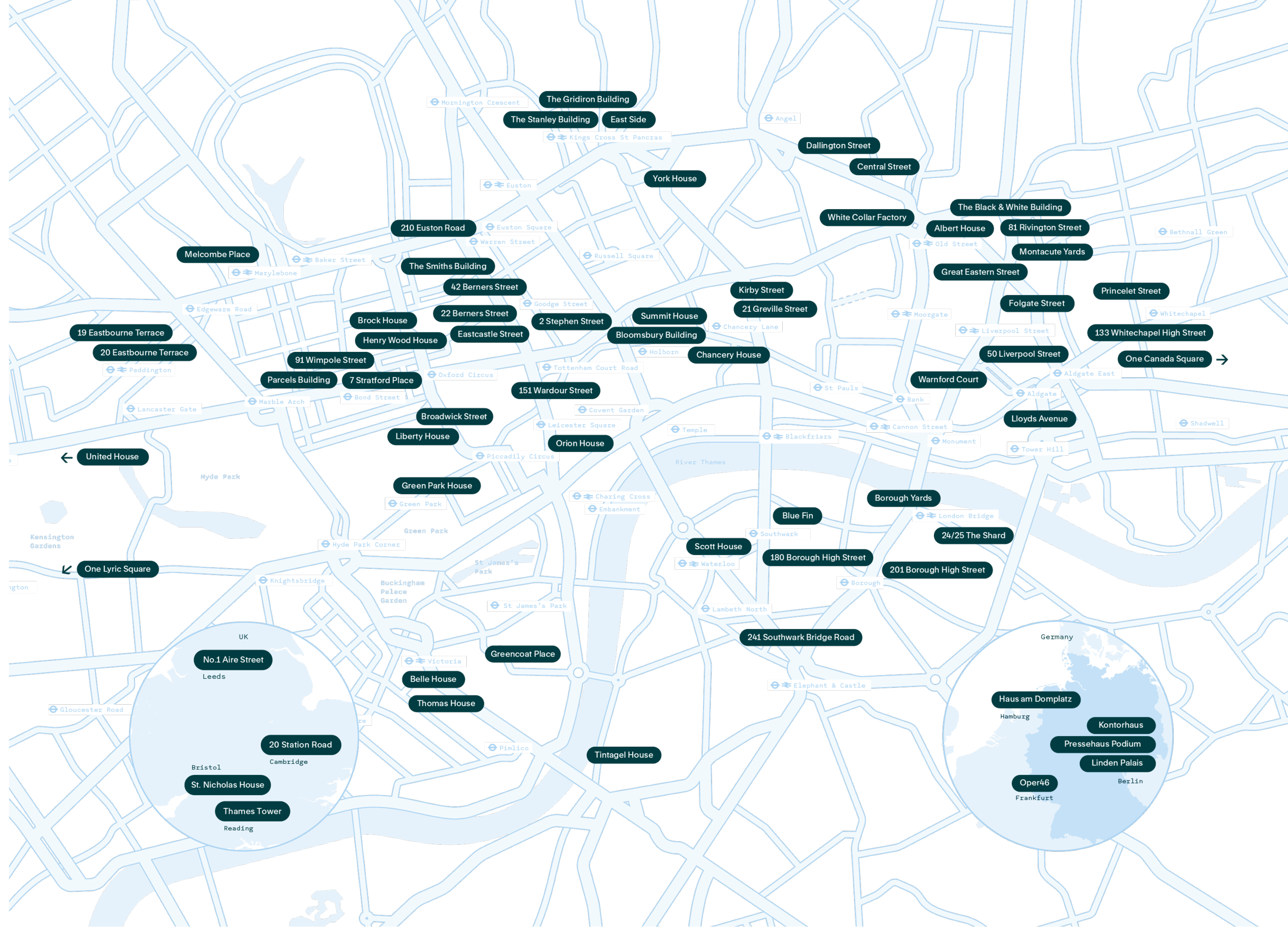
FOR PROGRESSIVE THINKERS

We're always looking forwards. Constantly innovating and exploring sustainable ways to power progress in an ever-changing world. Whether you're a team of two or 2,000, feel good in a workspace that shares your values and drives positive change every day.



Our collection

No workspace is an island at Fora. Every workspace we create joins a neighbourhood – giving you access to a range of buildings, wellness features and services designed to elevate your day. So, whether you want to socialise in Shoreditch, connect in King's Cross or recharge in Reading, you'll find a space that suits your workstyle.



Shape your day,

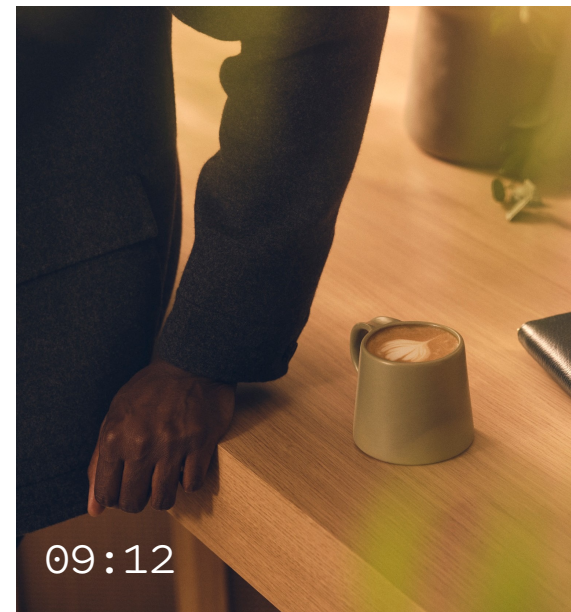
However you work best, we've got the setting to enhance your everyday.



07:54

FEEL REVIVED

Unleash feel-good endorphins with a cardio session or fitness class. Our dedicated wellness areas will recharge your batteries and make you feel refreshed for the day ahead.



09:12

ZONE IN

Take stock of your to-do list with a fresh coffee from the café and make time for learning in our tranquil reading spaces. Our eclectic collection of books will fill your mind with fresh ideas.



11:46

TEAM UP

Fizzing with ideas and eager to share? Get together and turn big ideas into team breakthroughs. Take your brainstorming session to another level with an alfresco meeting on the terrace.



14:08

GET INVOLVED

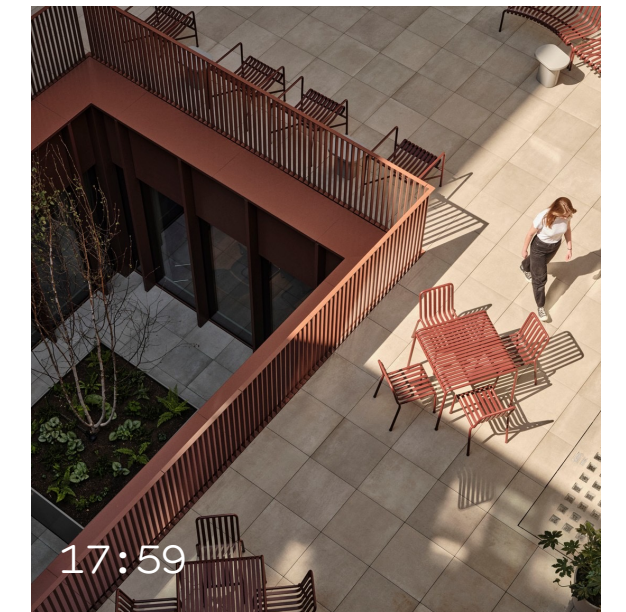
Social butterflies love our buzzing communal areas. Pick a comfy corner in the lounge to gather your team and, if you're feeling chatty, meet fellow Fora members.



16:27

STAY CONNECTED

Crunching the numbers or getting creative? Our booths will help you find your focus with their cosy feel and noise-cancelling effects. Seize the chance to catch up on calls away from the buzz of the office.



17:59

SET THE STAGE

Showcase your work, celebrate your team or bring your business idea to life. Host an unforgettable occasion in one of our statement event spaces across the collection.

own your workstyle



WEST LONDON

20 Eastbourne Terrace

An awe-inspiring, light-filled workspace with panoramic views of London, just steps away from Paddington Station.

20 EASTBOURNE TERRACE, PADDINGTON, LONDON W2 6LG



AT THE HEART OF THINGS

Locate your business in a thoughtfully designed Scandi-style workspace within a West London spot. Just moments away from the transport links of Paddington Station and Regents Canal, commuting and connecting with clients from across the capital is a breeze.

NATURAL LIGHT

Enjoy a dedicated workspace surrounded by light. We reimagined the building in partnership with architects Stiff + Trevillion, adding striking floor-to-ceiling windows to flood every corner with daylight.

SPACE TO BREATHE

At the top of 20 Eastbourne Terrace, you'll find a hidden gem – an incredible roof garden designed to inspire your best work. Surrounded by 360-degree views of the London skyline and lush greenery, it's the perfect spot to catch up with your team or celebrate your latest business success.



Under the spotlight



SHOWERS
Post-workout or bike ride, help yourself to fresh towels, hair stylers and toiletries.



BIKE STORAGE
Cycling to work? Safe and secure storage for your wheels.



PHONE BOOTHS
Private, noise-cancelling booths for undisturbed phone calls.



CAFÉ
Fuel your day with nutritious, freshly prepared food, snacks and drinks.



ROOF GARDEN
A quiet oasis for meetings and lunches with panoramic views.



20 EASTBOURNE TERRACE, PADDINGTON, LONDON, W2 6LG

Square foot	45,192
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Offices	46
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Meeting rooms	8
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Memberships available	Fora Office Fora Roam Fora Virtual
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VIRTUAL TOUR

A connected location

JOURNEY TIME	STATION	TRANSPORT LINKS
3 mins*	Paddington	      
7 mins	Notting Hill Gate	   
8 mins	Marylebone	 
13 mins	Oxford Circus	   
19 mins	Victoria	    
21 mins	Hammersmith	     
22 mins	Waterloo	     
23 mins	Liverpool Street	        
24 mins	King's Cross St Pancras	      
25 mins	Euston	    
48 mins	City Airport	  
52 mins	Heathrow Airport	    
61 mins	Gatwick Airport	 

 London Underground

 Central

 Victoria

 District

 Northern

 Metropolitan

 Waterloo & City

 Overground

 Bakerloo

 Piccadilly

 Circle

 Hammersmith & City

 Jubilee

 DLR

 Elizabeth

 National Rail Services

 Airports

*

Walking time

We offer statement setups for businesses of all sizes. With flexible membership types and 3-month minimum term contracts available, you’ll find a membership option to suit whatever you or your team need.



FORA OFFICE
Private offices for teams of 2 to 2,000, ready for you to move into tomorrow on flexible terms, with the option to tailor the space to suit the unique needs of you and your people.



FORA OWNED
Your own desk, chair and secure locker in the workspace of your choice, plus access to coworking areas across our collection.

MONTHLY AVG PRICE: £600



FORA ROAM
Drop by for a power-hour or stay for the day, with exclusive access to over 60 coworking areas across our collection.

MONTHLY PRICE: £450



FORA VIRTUAL
Register your business to a workspace address, with post handling included. Add optional extras, like call forwarding.

MONTHLY AVG PRICE: £125

Explore our memberships

Your all-in-one membership

At Fora, everything is about ease. That’s why your business rates, service charges, building insurance, business-grade wifi, professional cleaning, maintenance and utilities are all included in your membership. And with our Member Experience team taking the grind out of the day-to-day, you can focus on what matters.



Become a Fora member to enjoy the below as standard:

- Access to the entire Fora collection of over 60 workspaces, and 24/7 entry to your home building.
- Craft a space that’s totally unique and tailored to your needs with our expert in-house design team.
- Fully stocked kitchens with complimentary snacks, barista cafés, an exclusive coffee blend and catering.
- Members’ discount on over 500 meeting rooms, all equipped with high-quality video conferencing.
- On-site gyms with PT sessions available. Plus, our secure bike storage, showers and lockers.
- A monthly schedule of exclusive member events, expert panel talks, courses, workshops and socials.
- Access meditation spaces and prayer rooms across the collection.

Get to know us



We've been crafting workspaces for over 20 years. Companies of all kinds count on us to shape environments that inspire the best work. We're home to a vibrant network of businesses, from new ventures to established brands.

67

Distinctive locations
packed with amenities

28k

Members moving their
businesses forwards

500+

Tech-enabled meeting
rooms available to book

50+

Comfy lounges and
spacious communal areas

20+

Statement event venues,
close to transport links

18

On-site gyms to train
around your day

3.2m

Square feet of
workspace in total

20+

Years leading the way
with our workspaces

Ready to make
your every day
extraordinary?

FORA

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