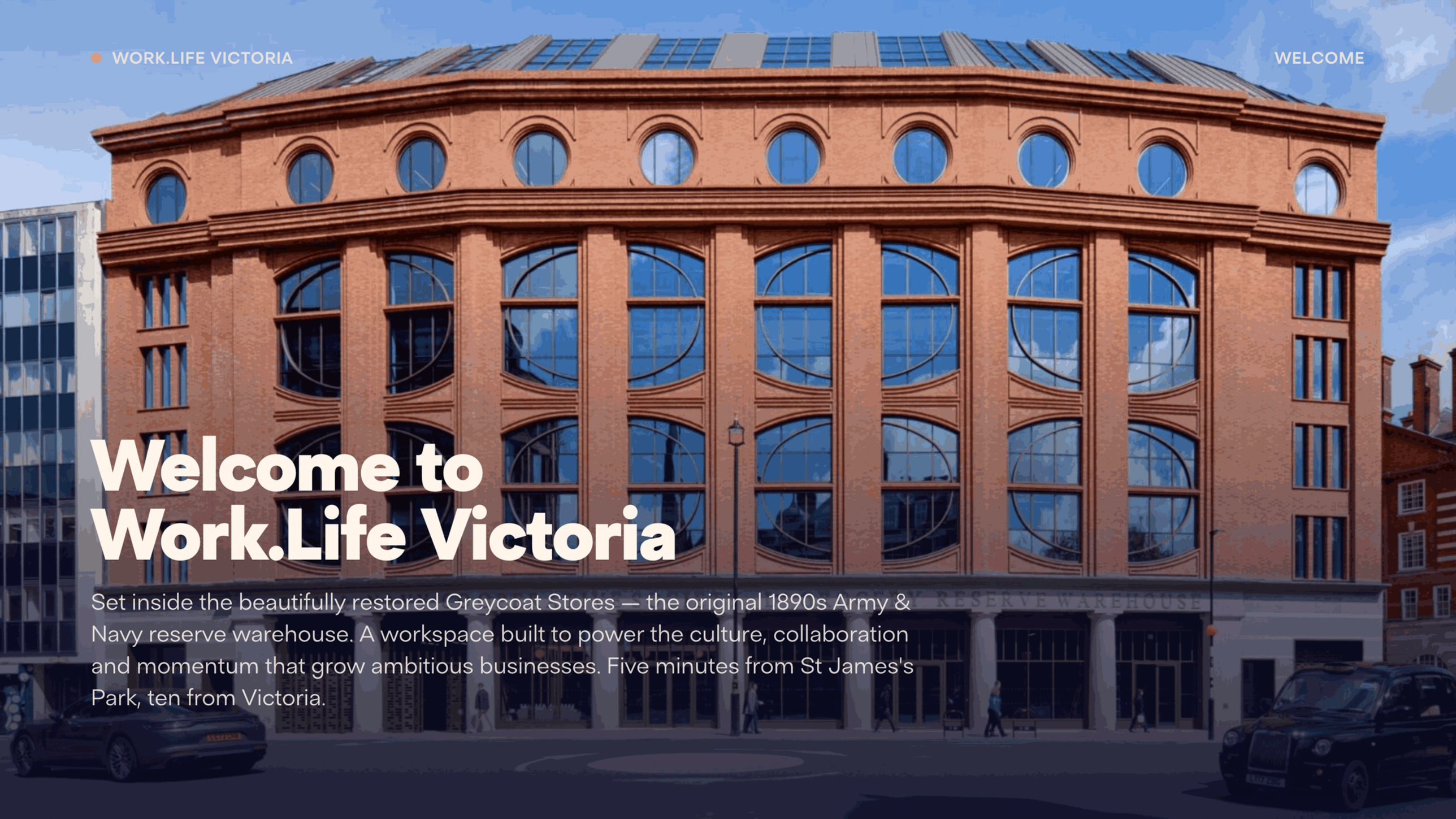
WORK•LIFE

Opening Autumn 2026

VICTORIA.

10 GREYCOAT PLACE — SW1P 1SB





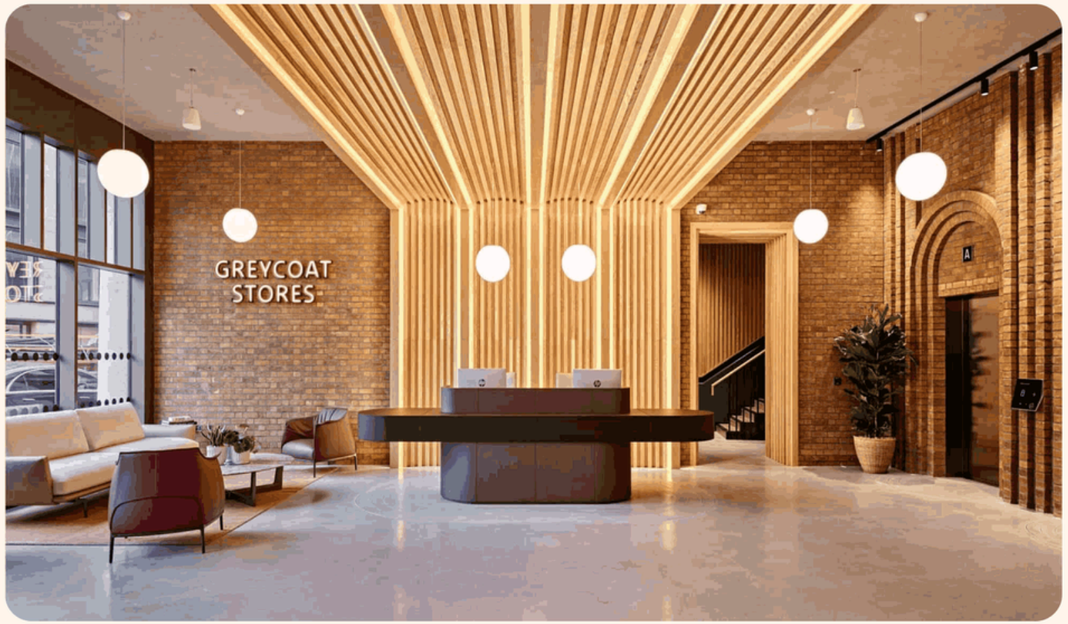
Welcome to Work.Life Victoria

Set inside the beautifully restored Greycoat Stores — the original 1890s Army & Navy reserve warehouse. A workspace built to power the culture, collaboration and momentum that grow ambitious businesses. Five minutes from St James's Park, ten from Victoria.

Greycoat Stores

A beautifully restored warehouse, BREEAM and WELL certified, built to bring real energy to the working day — and make showing up worth it for your team, your clients and the work that moves things forward.

BREEAM certified | WELL certified | Manned reception | 3 lifts



01

Manned reception

Greeting guests upon arrival.

02

Resident gym

Powered by reFIT.

03

190 bike spaces

In secure storage.

04

Showers & lockers

Run, ride, shower, sit down.

05

3 lifts

No queues at 9:02am.

06

On-site café

Run by 60 Degrees Specialty Coffee.

07 · SUSTAINABILITY

BREEAM & WELL certified

Designed and run to the highest environmental standards — lower energy use, healthier spaces, and a smaller impact on the planet.



FIRST IMPRESSIONS

A welcome that sets the tone

Original brick, steel beams, natural light — and a front-of-house team who know your people, your clients, and your week.

Purpose built for the work that earns the commute



22-person boardroom



Lounge meeting room

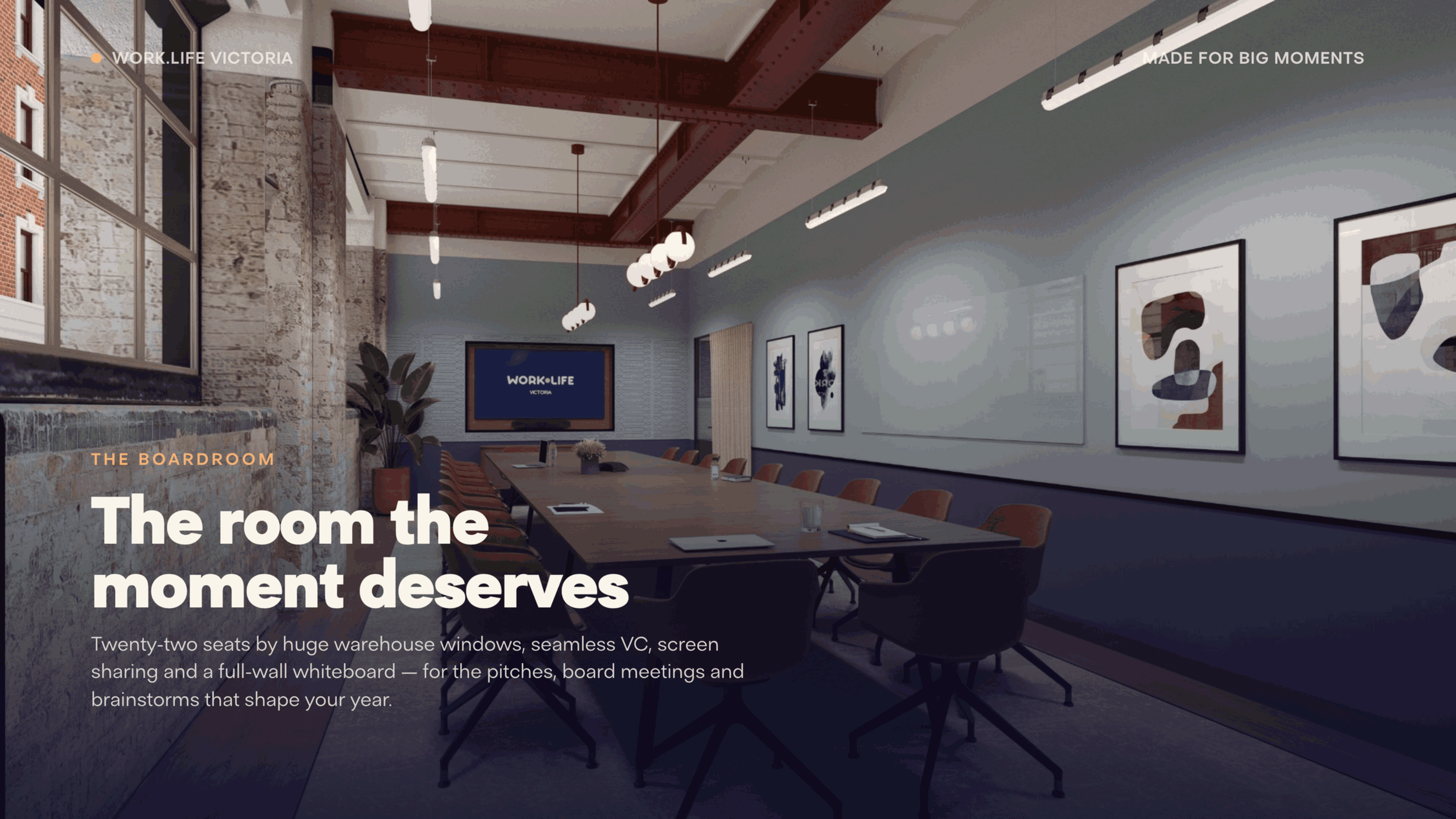

Kitchen and Collaboration

8 — **Meeting rooms**
From 2-person to a 22-person boardroom, all bookable in-app.

16 — **Phone booths**
For focused calls, never more than a few paces away.

24 — **Breakout & collab areas**
Soft seating and collaboration tables on every floor, for quick chats or informal sessions.

2 — **Kitchens**
One per floor, fully stocked, always tidy.



THE BOARDROOM

The room the moment deserves

Twenty-two seats by huge warehouse windows, seamless VC, screen sharing and a full-wall whiteboard — for the pitches, board meetings and brainstorms that shape your year.

LEVEL 01



Private offices · Meeting room · Phone booths

Reception, kitchen and the social floor

A full ecosystem on one level - reception, kitchen, coworking and meeting rooms surrounded by private offices, framed by natural light through the building's signature windows. Built for the rhythm of ambitious teams.

17 offices
Private offices
From 4 to 20 desk layouts

26 desks
Coworking
Hot-desks & tables

2
Meeting rooms
A meeting room and a lounge room.

7
Phone booths
For private or virtual calls

1
Main kitchen
Coffee, tea, fridges, dishwasher, microwaves

12
Breakout & collaboration
Soft seating and tables

Plus · Work.Life reception · 3 lifts · 9 WCs (incl. accessible)

LEVEL 02



Private offices Phone booths Main building reception and café

A full floor of teams, head-down and humming

A dedicated office floor. Private, configurable space for teams of every size - from a 3-desk setup to the full floor at 260 desks. Kitchenette and phone booths shared across the level.

15 offices
Private offices
From 3 to 42 desks as per the plan or congifurations up to 260 for the whole floor

260 desks
Total capacity
Configurable per team

9
Phone booths
For private or virtual calls

1
Kitchenette
Coffee, tea, fridge, sink & dishwashers

11
Breakout & collaboration
Soft seating & tables

9
WCs
Inc. accessible WC

Plus · 3 lifts

LEVEL LG



Meeting rooms Main building reception and café

A whole floor for meeting and presenting

You'll find more meeting rooms downstairs, including a 22-person boardroom with natural light for all-day sessions. Every meeting room sits side-by-side with a shared lounge area and drink station.

6 rooms
Meeting rooms
From a 2-person huddle to a 22-person boardroom.

22 person
Boardroom
For board meetings or big moments

4
Lounge & breakout
Informal seating for the moments between meetings

1
Kitchenette
Fully stocked so your team stays focused and your guests stay looked after.

Plus · 3 lifts · WCs (incl. accessible)



Exposed brick, steel beams and signature windows — fully furnished so your team puts its energy into the work, not the setup.

A home base for the team you're building

Fully furnished, fully serviced and shaped around how your team actually works — so people come in, focus up, and leave with momentum.

Size **2 — 260 desks**

INCLUDED

- Business rates & utilities
- Baseline IT - 100 Mbps
- Regular cleaning
- 24/7 access
- Access to the gym powered by reFIT

AVAILABLE UPGRADES

- Meeting room packages — from light to heavy users
- Registered address & mail handling
- Office customisation & branding
- IT packages for all needs

MORE ON WORKSPACE TECH

From dedicated bandwidth and managed security to fully supported IT packages, Work.Life offers optional upgrades to suit every team — find out more at **work.life/tech-it**.



A SPACE TO MAKE YOUR OWN

Designed around how your team does their best work

From collaboration spaces and meeting rooms to quiet focus areas and soft seating, every office can be tailored to support the rhythm, culture and personality of your team.

A week your team actually looks forward to

Rituals, perks and a working community designed to build culture, connection and the kind of momentum that's hard to fake remotely.

EVERY MORNING

Breakfast, on us

Granola, crumpets, spreads, and a bespoke Work.Life coffee blend made with Redemption Roasters. The kind of morning that makes coming in feel like a head start.



THURSDAYS AT 5PM

Pizza & drinks

An easy, no-agenda end to the week — meet your neighbours, trade notes, find your next partnership over a slice.



Wellness Wednesdays

Weekly wellness — yoga, stretch, breath-work, or a healthy snack.

Local discounts

Members-only rates at our favourite cafés, gyms, restaurants and bars around Victoria.

Members portal

Manage your team, book rooms, and purchase add-ons — all from the Work.Life app.

QUARTERLY · BY INVITATION

Leaders Circle

Founders and C-suite swapping the real stuff — leadership challenges, tips and learns that make a real difference. A peer group that opens doors.

QUARTERLY · OPEN TO ALL MEMBERS

B Corp meet-ups

Members helping members navigate the B Corp journey from first audit to recertification, with lessons learned the hard way so you don't have to.



KITCHENETTE & BREAKOUT

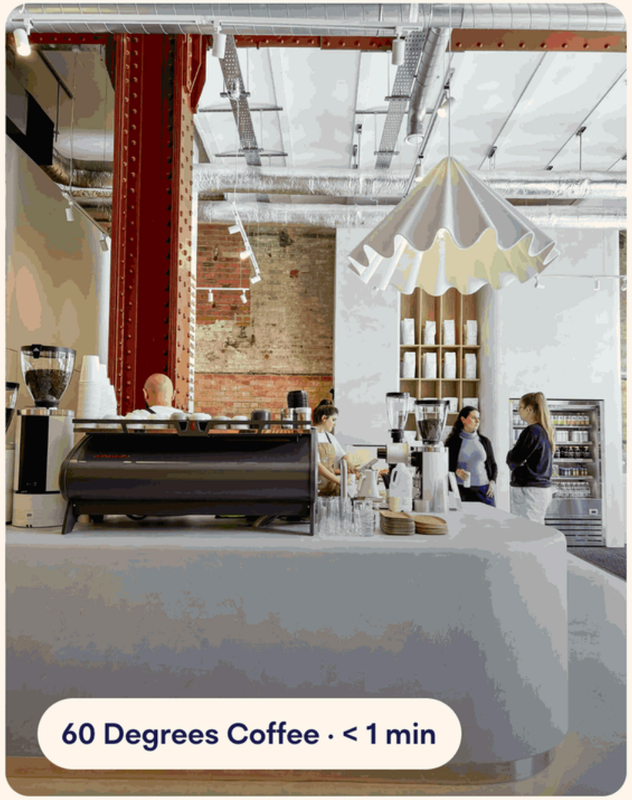
The corners where the best ideas happen

Free-flowing coffee and seating built for the five-minute unblock, the impromptu mentor-moment, or the conversation that quietly changes the quarter.

Victoria on one side, St James's Park on the other

A quiet pocket of SW1 with something for everyone — a Royal Park for lunchtime laps, gyms, food markets and a thoughtful lineup of local independents.

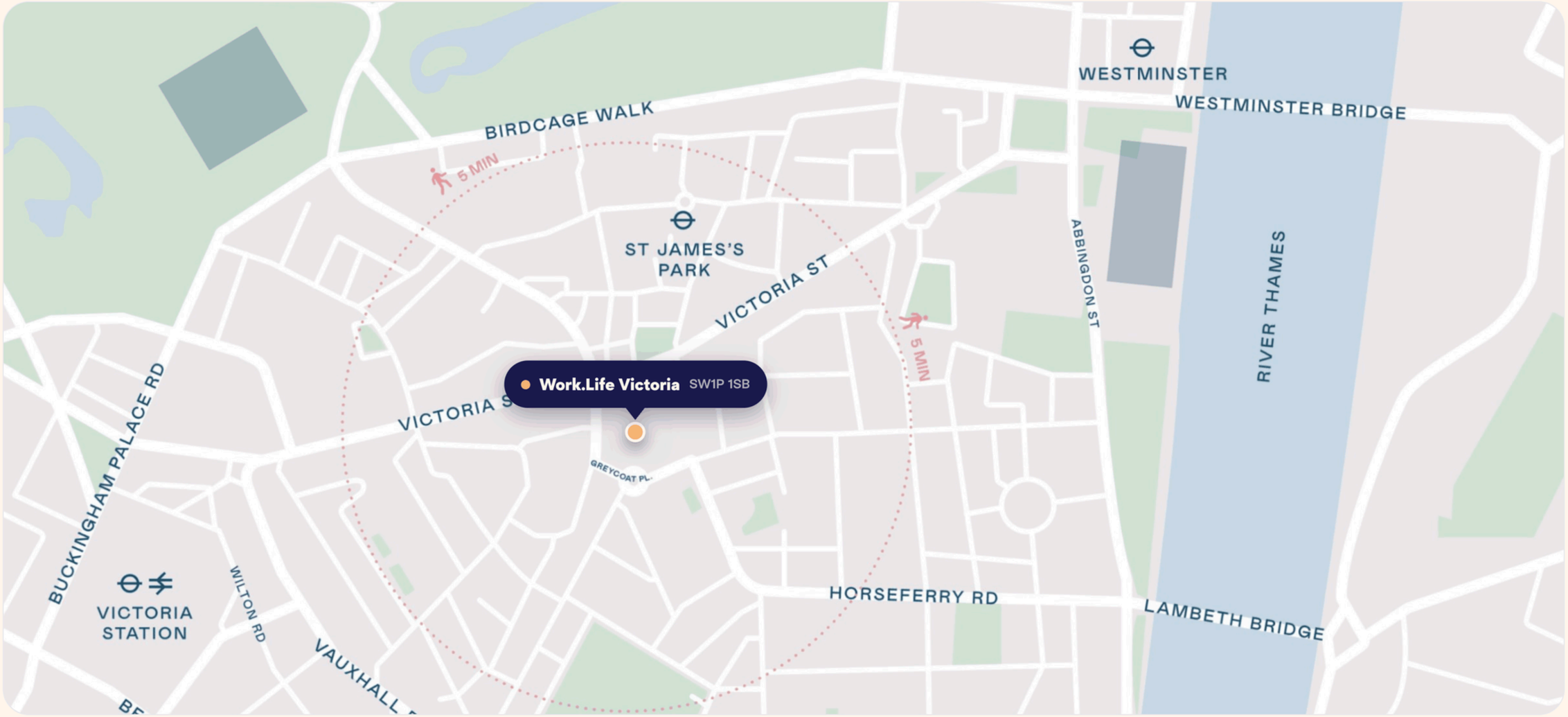








Minutes from the park, ten from Victoria



An office is an investment Make it earn its keep

When the workspace works, the business compounds. Teams connect. Decisions get made faster. Culture sharpens. Growth starts to feel intentional.



Attract better. Keep them longer.

Members tell us their office is a real asset in hiring — and the reason people stay.



Built for the work that can't happen online.

Rooms and rituals designed for the human moments that move a business forward.



A community that opens real doors.

Leaders Circle, B Corp peers, warm intros — not a networking event, a working community.

Loved by small teams, trusted by leading brands

BROADCOM · BRIDEBOOK · Lightfern · PLATFORM MEDIA · GYMKHANA

9/10

of members say their team performs better here.

72

Net Promoter Score - vs WeWork's 6. The gap speaks for itself.



4.8★

Average across 700+ Google reviews

B Corp

Top-scoring workspace brand. Certified since 2022.

A 30-minute tour tells you everything

BOOK A TOUR

work.life/victoria

Walk the building, meet the team, picture your people in it. Most leave already imagining Monday morning.

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IN PERSON

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Work.Life Victoria