



CHURCH HOUSE

UP TO 19,900 SQ FT OF ARTFULLY
RESTORED OFFICE SPACE IN WESTMINSTER





WELCOME TO CHURCH HOUSE

Discover a historic, Grade II-listed building, thoughtfully reimagined to provide the warmest of welcomes and artfully refurbished, contemporary workspace.





THE BUILDING



FULL OF CHARACTER

Located in the UK's political district, just a stroll from the Houses of Parliament, Church House is made for seriously good businesses to do their best work.

Here, sustainable modern design seamlessly blends with heritage to create workspace with personality. Everything is set up for your success, from the two stunning reception areas welcoming you and your guests to the brand new café and lounge area and, of course, the refurbished high-spec office floors.





WORKSPACE WHERE YOU CAN MAKE A DIFFERENCE

The design enriches the well-being of everyone with abundant natural light and outstanding comfort levels. Natural materials, planting and soft colours feature throughout, creating a calming environment where people can do their best work.

The flexible and inspiring office floors range from 5,000 sq ft up to 7,600 sq ft and are ready for you to get to work your way. Choose from exceptional Cat A accommodation – a blank canvas ready to make your mark on the world – or dive in with a fully furnished ‘plug and play’ workspace.







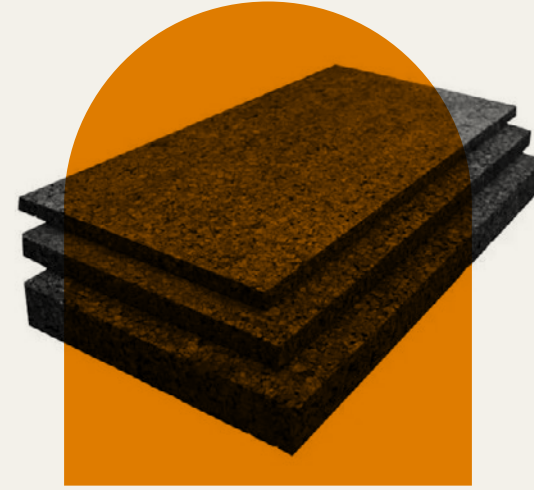
KEY FEATURES & ACCREDITATIONS



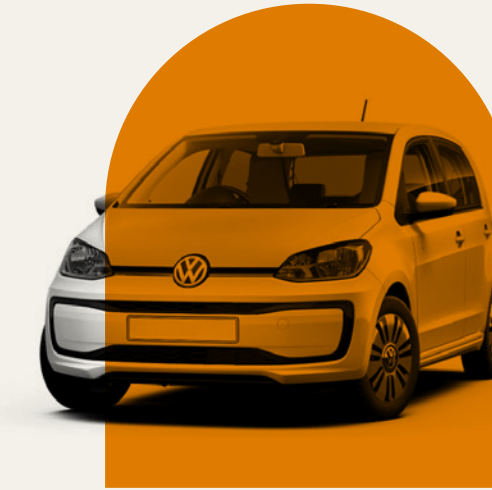
In with the old
Refurbished Grade II listed building



On target
BREEAM 'Excellent', NABERS 4 stars and WELL Gold



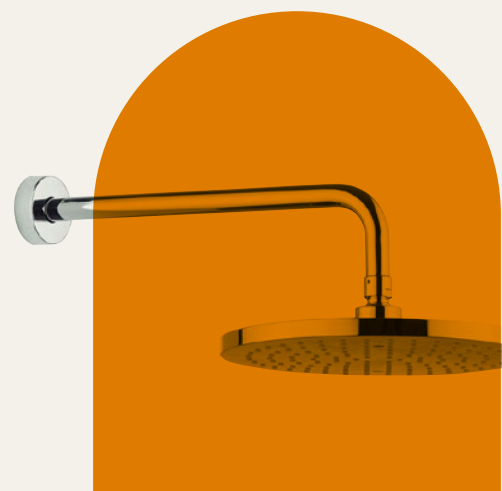
Eco-friendly
Low-carbon methods and materials used throughout



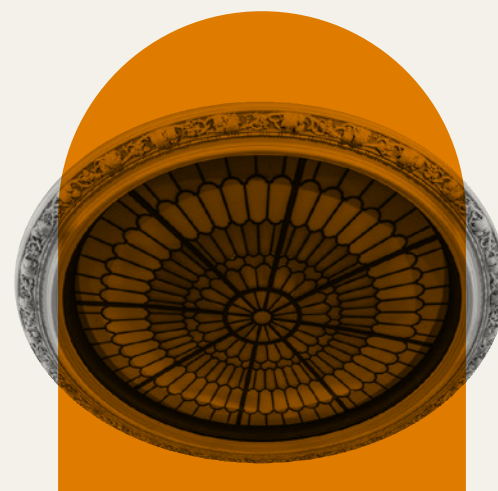
Charge up
2 x EV charging points



Cycle safe
Secure indoor cycle racks



End-of-trip
Hub with showers, lockers and changing areas



Meet up
Onsite conference centre with discounted booking options



Just right
Temperature control across the building



Energy saving
Energy efficient systems, including low water use toilets and LED lighting



People-first
All Church House staff are paid a minimum of the London Living Wage



SCHEDULE OF AREAS

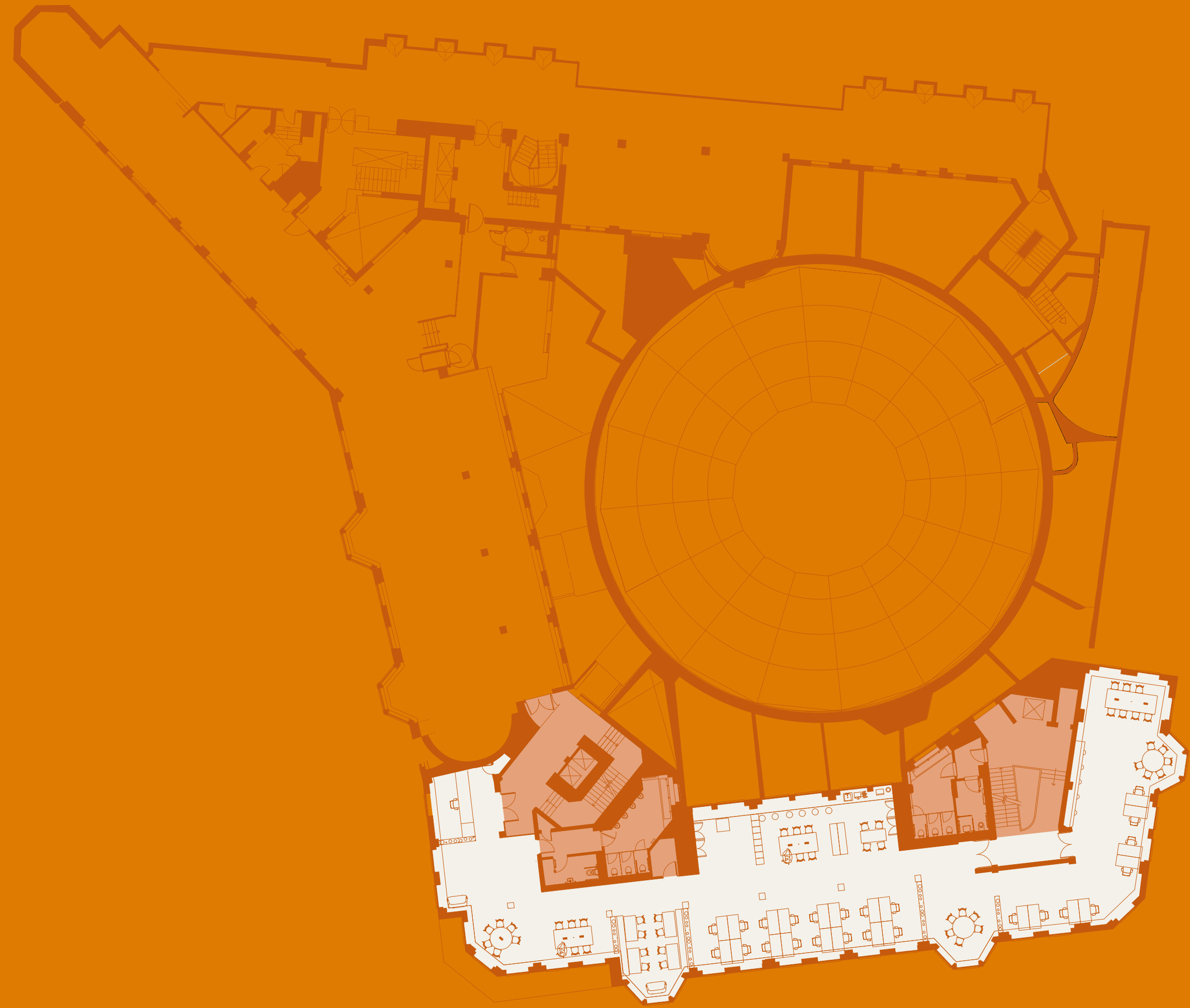
FLOOR	SQ M	SQ FT	DELIVERY
FIFTH (SOUTH)	465	5,000	OCTOBER 2023
FOURTH (SOUTH)	678	7,300	AUGUST 2024
SECOND (NORTH)	706	7,600	JUNE 2024
TOTAL	1,849	19,900	

Estimated floor areas. A measured survey will be undertaken on completion of the refurbishment.



FIFTH FLOOR (SOUTH) 5,000^{SQ} FT

DEANS YARD



KEY

Office

Core



FOURTH FLOOR (SOUTH) 7,300^{SQ} FT

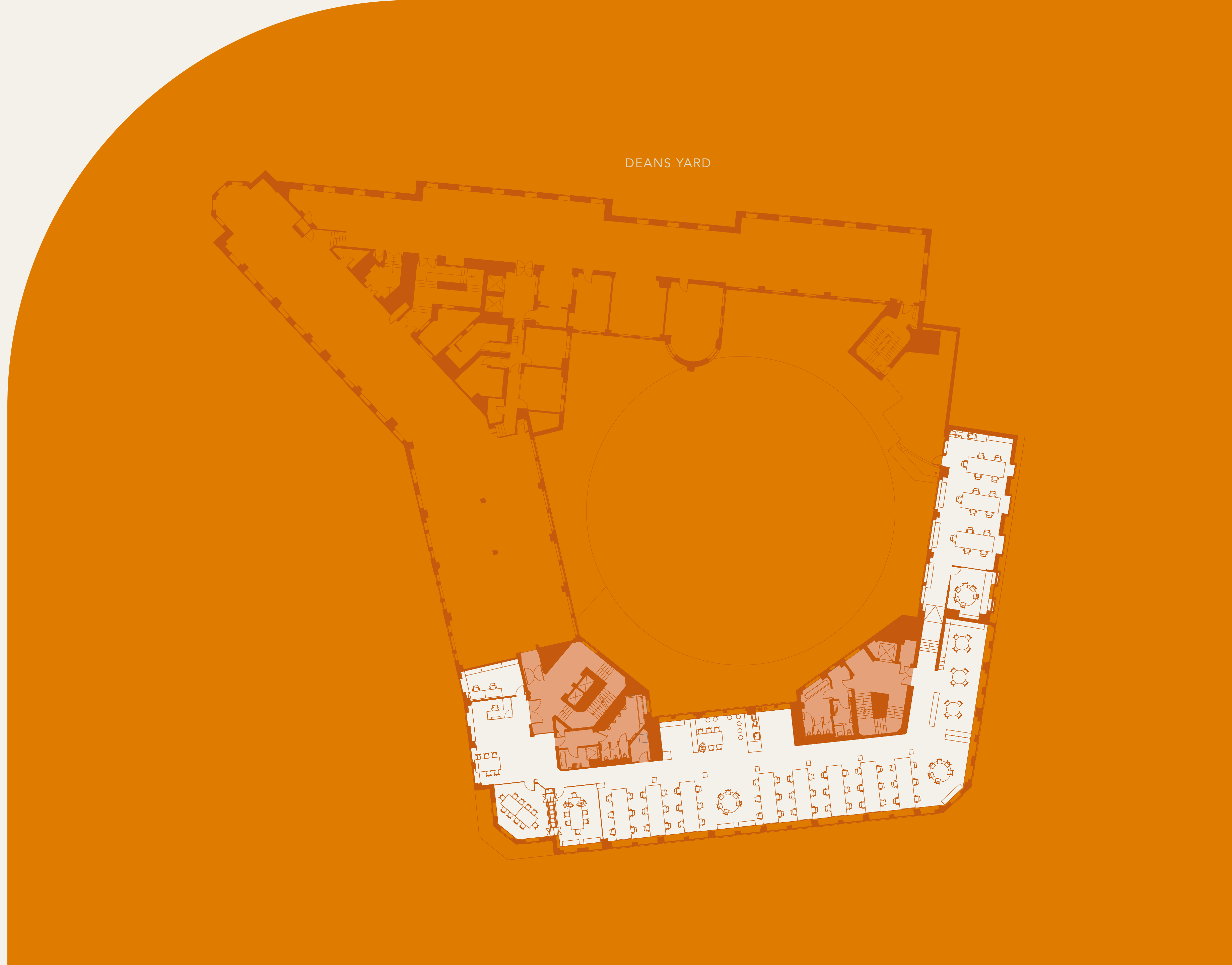


KEY

□ Office

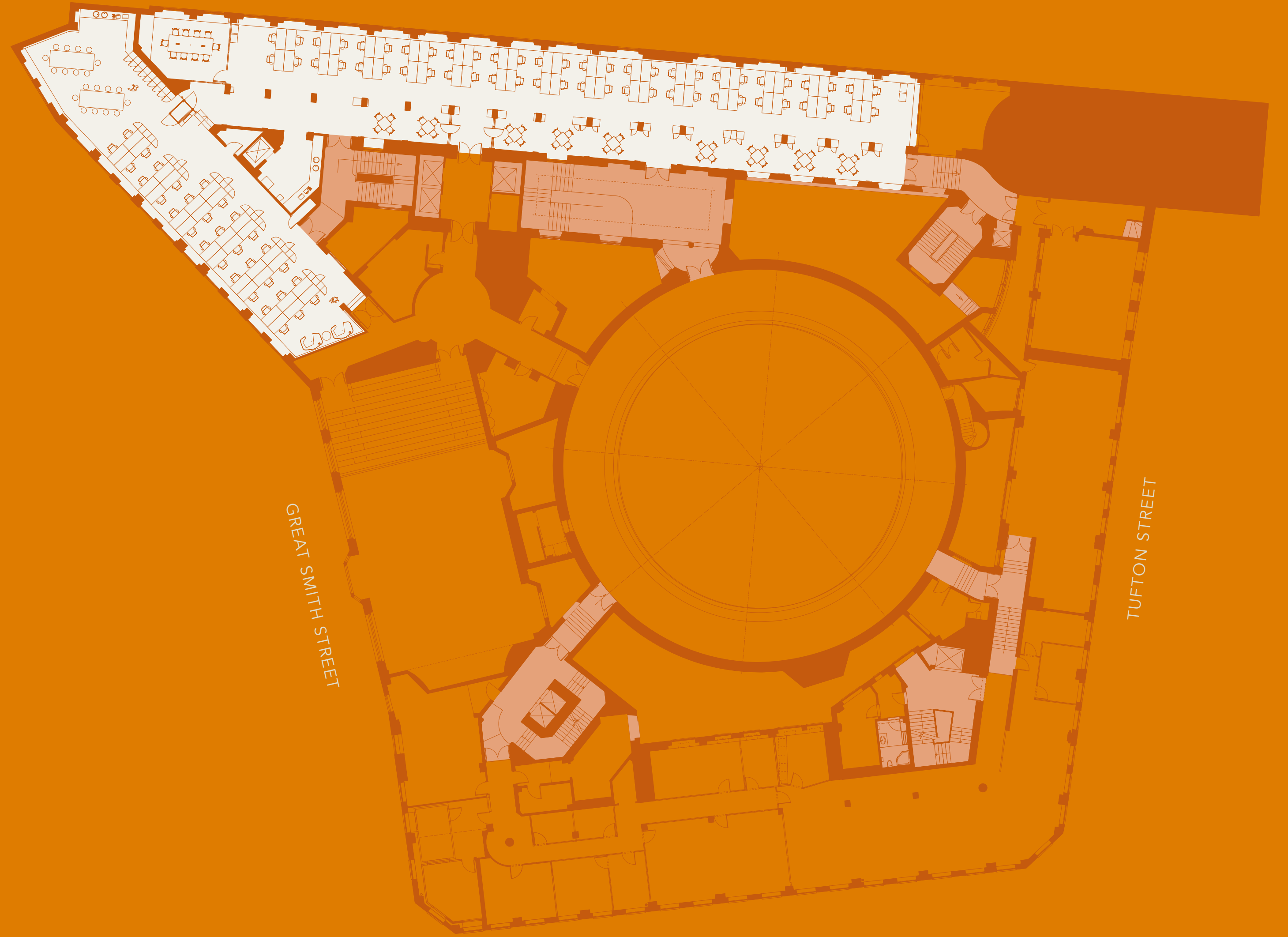
■ Core

DEANS YARD





SECOND FLOOR (NORTH) 7,600^{SQ} FT



KEY

□ Office

■ Core

LITTLE SMITH STREET



THE LOCATION



A NEIGHBOURHOOD LIKE NO OTHER

Just next to Westminster Abbey, you're in the middle of the capital's political district and a short walk from the delights of Belgravia, St James's and Victoria. Here, there's no shortage of restaurants, bars, shopping, attractions and entertainment for you to enjoy.

RESTAURANTS

- 01 Cellarium Café and Terrace
- 02 Cinnamon Club
- 03 Mio
- 04 Itsu
- 05 Ma La Sichuan
- 06 Osteria Dell'Angolo
- 07 Saporì
- 08 Regency Café
- 09 Pizza Express
- 10 Pret A Manger
- 11 Chez Antoinette Victoria
- 12 The Ivy Victoria
- 13 Caxton Grill
- 14 STK Steakhouse

MIND & BODY

- 01 Frey Fitness
- 02 SW1 Fitness
- 03 Bannatyne Health Club
- 04 Vive Fitness
- 05 1Rebel Victoria
- 06 Gymbox Victoria

GREEN SPACES

- 01 Dean's Yard
- 02 St John's Gardens
- 03 The College Garden
- 04 Victoria Tower Gardens
- 05 St James's Park
- 06 Green Park

BARS

- 01 The Barley Mow
- 02 The Loose Box
- 03 The Marquis of Granby
- 04 Westminster Arms
- 05 Two Chairmen
- 06 The Royal Oak

HERITAGE & CULTURE

- 01 Westminster Abbey
- 02 Buckingham Palace
- 03 Big Ben
- 04 The Houses of Parliament
- 05 Tate Britain
- 06 Institute of Contemporary Arts



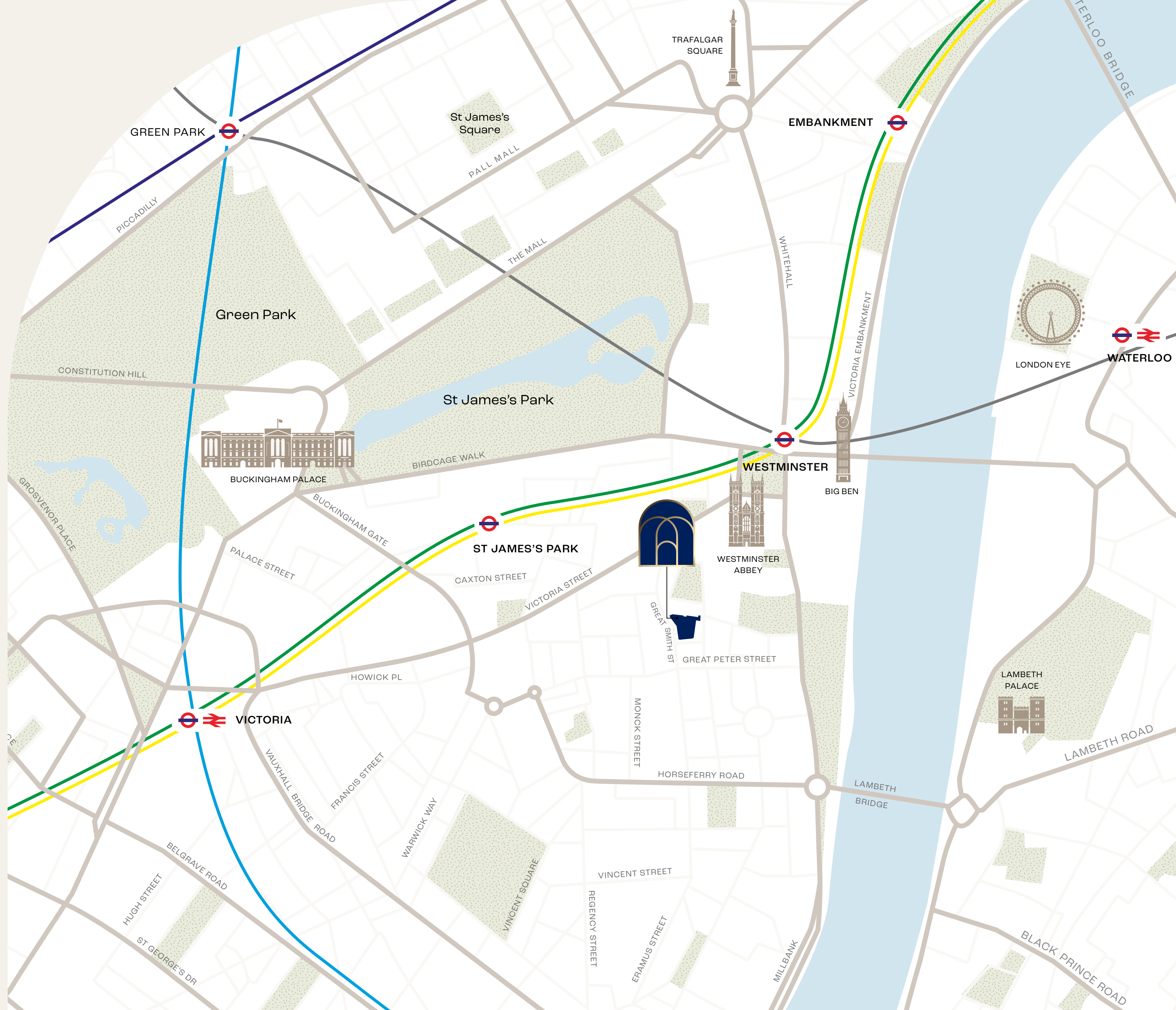


CONNECTIONS ACROSS THE CITY

You're in an enviable location. Just moments away from Westminster and St James's Park underground stations with access to District, Circle and Jubilee lines.

Victoria, Charing Cross, and Waterloo mainline rail stations are all within easy walking distance, with services connecting you to the wider city and beyond.

CONNECTIONS	
St James's Park	5 minutes
Westminster	7 minutes
Victoria	15 minutes
Charing Cross	19 minutes
Waterloo	20 minutes





EVERYTHING YOU COULD WISH FOR, AND MORE



Just five minutes from Parliament Square, the neighbourhood is synonymous with politicians and corridors of power, but there's more to Westminster than MPs. Bustling with a new youthful vibe, the district and the surrounding area have much to explore, from gloriously green royal parks and world-renowned heritage attractions to the luxury brands and retail therapy along Victoria Street.



17 21

CHURCH HOUSE

THE UNIQUE SETTING OF CHURCH HOUSE PROVIDES DIRECT ACCESS ON TO DEAN'S YARD

A green oasis among the bustle of Westminster, Dean's Yard has a colourful history dating back to the construction of the present Westminster Abbey in 1245. Offices on the north second and third floors of Church House enjoy views through the mature trees to the Abbey.





There are plenty of places to grab a bite, from chic Michelin-starred restaurants to traditional London 'caffs'. Local favourites include: Cinnamon Club, Osteria Dell'Angolo and Regency Café, to name just a few. And there are all the firm lunch favourites, too, like Pret A Manger and Itsu.



WORKATCHURCHHOUSE.COM



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