

Discover Henry Wood House

STREET, STORE



Goodbye daily grind,

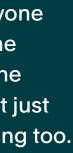


You want more than just a base for your business. You're searching for a setting that truly inspires your people. A launchpad that propels you and your team forwards.

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. Join industry-leading businesses like The British Fashion Council, PANGAIA and Ocado, and count on us to create an impactful workspace that inspires real progress. From private offices for a regional branch, to entire floors that house your whole team, we'll craft a setting to help you amplify your company culture. And with over 500 bookable meeting rooms available, you can get together in any location.



The Fora difference

Everything at Fora is built around the way you and your team work best.



FOR EVERY 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 mindful moments and working out, a day is as individual as your team.







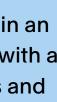
FOR PROGRESSIVE THINKERS

We're always looking forwards. Innovating and exploring sustainable ways to power progress in an ever-changing world. Bring the team together with a workspace that supports your company values and drives positive change every day.

FOR EXTRAORDINARY EXPERIENCES

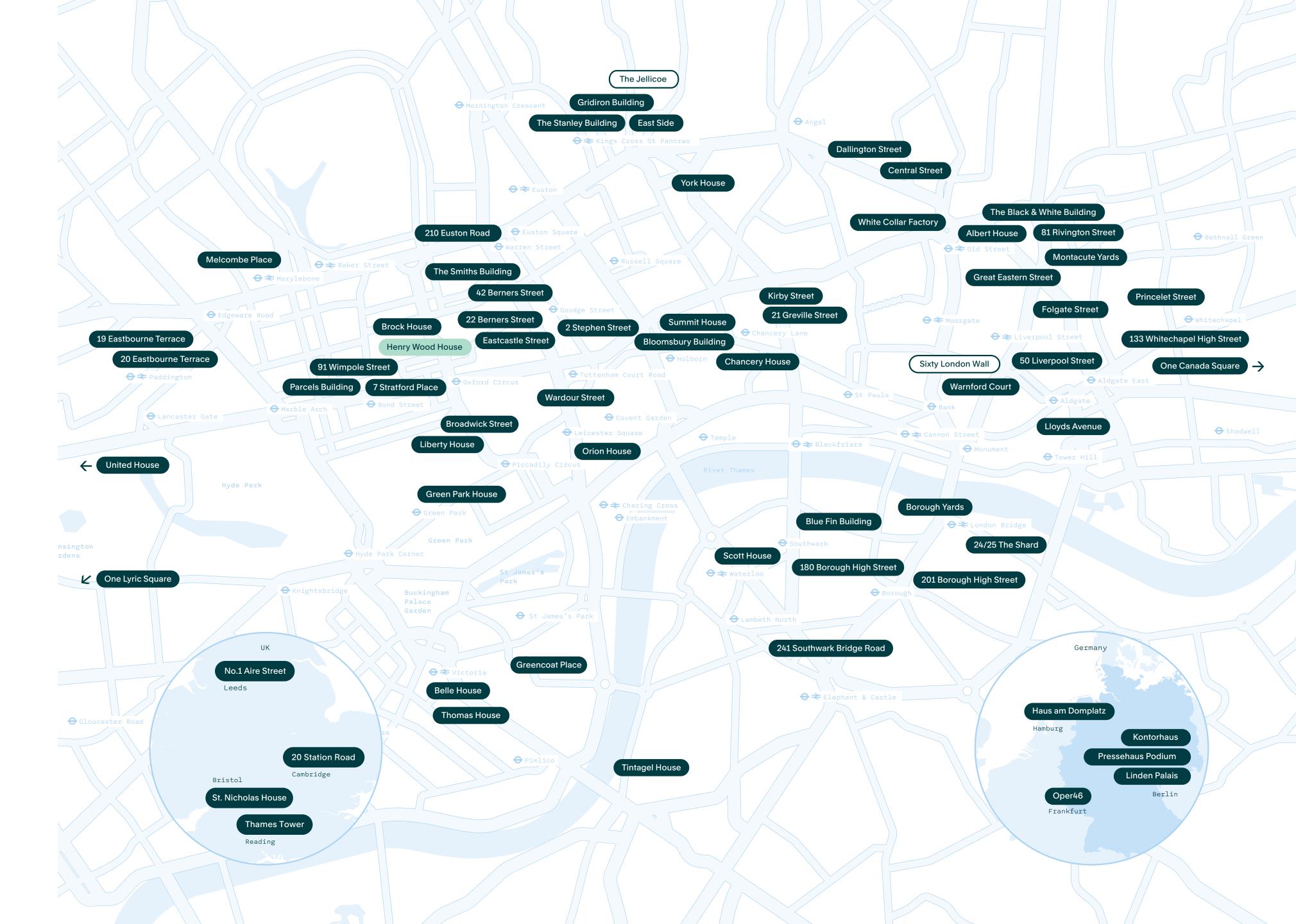
With our Member Experience team taking care of the details, you can focus on what matters. Shape your own unique company culture with our member events, on-site fitness studios and wellbeing classes designed to boost the mind, body and soul.





Our collection

For when you're on the go, our amenity-packed offices close to bustling Oxford Street, Bond Street, Marylebone station and Marylebone Village are ready to welcome you. With our buildings as a base, you can host conference calls, entertain clients and explore the neighbourhood's best shops and sights.



KEY

• Your home building

• Other locations

 $\bigcirc\,$ Upcoming locations

END-TO-END EXPERTISE

With over 60 workspaces in our collection and over 20 years' experience partnering with globally recognised brands, our teams across Fora are filled with experts in all aspects of real estate, development and operation. And, with no capital expenditure and all fitting costs included, you're ready to move in straight away.

FUTURE-FOCUSED

We hold top environmental and social certifications, such as BREEAM, WELL Certification and AirScore ratings across our collection. And our advanced building management systems will further optimise your organisation's carbon footprint.

TALENT ATTRACTION AND RETENTION

With more open, flexible and agile working practices, you'll be equipped to support teams in the future. Our member events and on-site wellness amenities put you in the best position to attract, retain and nurture happier, more productive people.

AN EXPERIENCED TEAM

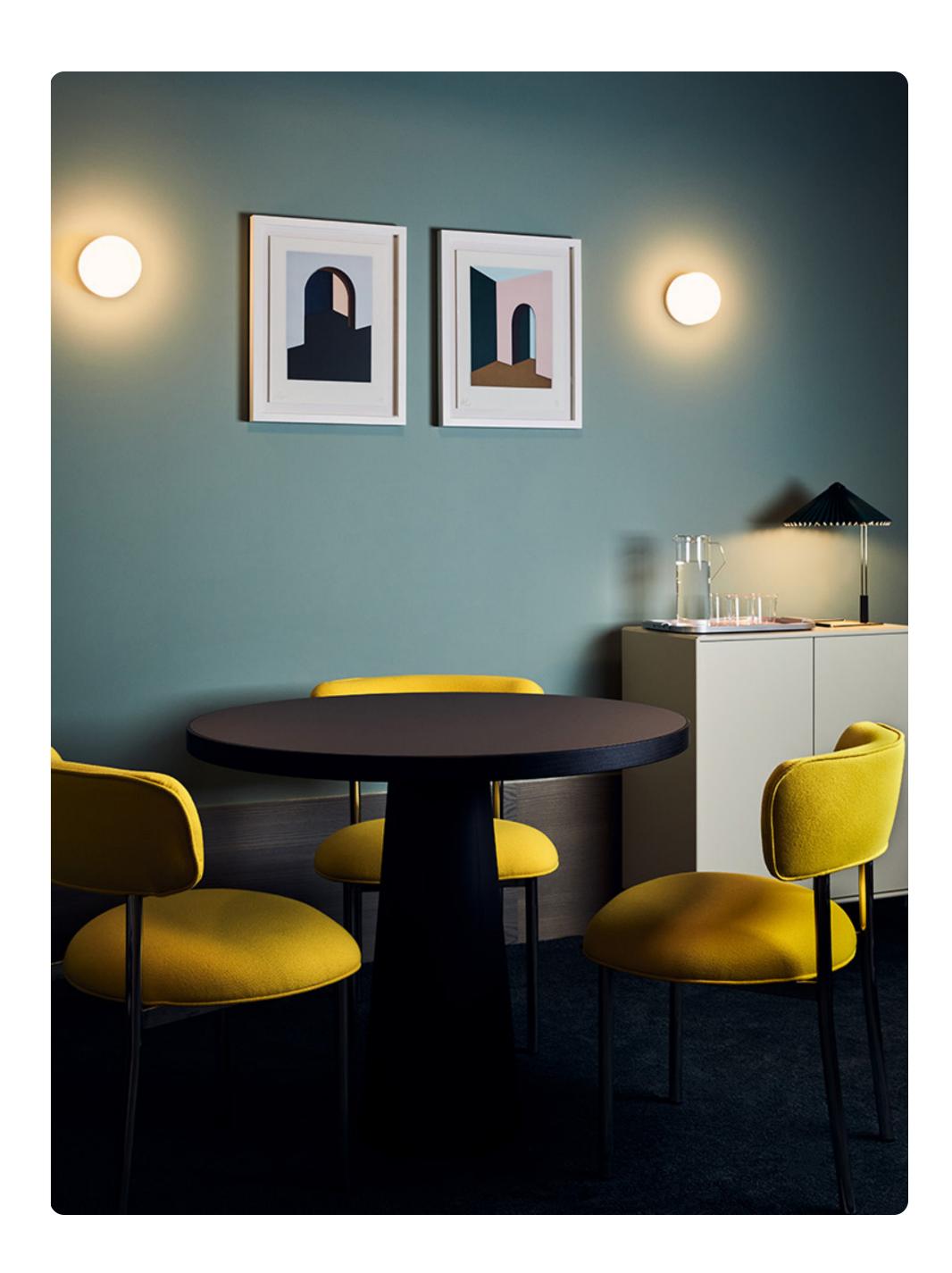
Your business will be supported by a dedicated Account Manager responsible for the effective delivery of all our services. It's a process we've refined over 20 years, ensuring you can hand over your full real estate operation to us and focus on what matters.

LONG TERM PARTNERS

Backed by two of the top real estate investors, Blackstone and Brockton Capital, Fora is secure against external market forces. With fewer landlord restrictions, we can accommodate your organisation's long-term plans.

ENTERPRISE

We're by your side



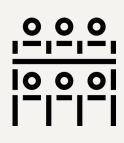
WELCOME TO

4-5 LANGHAM PLACE, LONDON, W1B 3DG

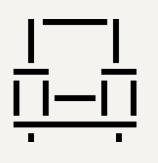


Walk in the footsteps of researchers, innovators and creators at the newly restored Henry Wood House, our iconic central London building is just a few minutes away from the hustle and bustle of Oxford Street and Mayfair. Eight floors of flexible workspace with outstanding amenities including an on-site fitness studio, café, bookable meeting rooms, breakout spaces and outdoor terraces.





MEETING ROOMS Pitch, create and collaborate with exclusive access to tech-enabled meeting rooms.



LOUNGE Comfy and spacious communal area with plenty of power sockets.



WELLNESS ROOM Quiet private spaces for prayer, reflection or to take care of your little one.

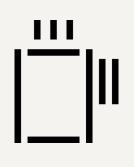


SHOWERS Post-workout or bike ride, help yourself to fresh towels, hair stylers and toiletries.

At a glance

ut the

FITNESS STUDIO Workout with our range of classes, PT sessions, free weights and fitness equipment.



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



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



TERRACE Open-air space for alfresco meetings and lunches.

BIKE STORAGE Cycling to work? Keep your wheels safe and secure here.



VIP DROP OFF A dedicated area for guests arriving by car.



ICONIC LONDON LOCATION

Henry Wood House is ideally situated in the heart of central London, with the famous shopping areas of Oxford Street and Regent Street, along with the vibrant restaurants and cafés of Soho only minutes way. Previously occupied by the BBC's Research & Development Centre, where everything from noise-cancelling headphones to digital radios were created, the building has been the home of great ideas for years.

ROOM TO GROW

With 70,000 sq ft of bright office space, Henry Wood House has been redesigned to support your business as it evolves. Set across eight floors – including two dedicated enterprise floors – the space adapts to every stage of your business's journey. Plus, with all the functionalities for hybrid working, including private phone booths, breakout areas and lounge spaces, your team will feel empowered to do their best work, their way.







CLASSIC MEETS MODERN

The interior updates for Henry Wood House take inspiration from the playful designs of the 1960s and nod to the gridded exterior of the building. Inspired by icons of the era including furniture designer David Hicks and fashion designer Mary Quant, the space combines bold geometric patterns with blocks of colour and bespoke textiles.

BOOST YOUR WELLBEING

Known to improve productivity and focus, we've purposefully reconfigured spaces to ensure natural light is available to you throughout the building. The on-site fitness studio gives you space to release feel-good endorphins and clear your mind. Whether you cycle in to work or enjoy a lunchtime run, our showers, changing rooms and bike storage are here when you need them.

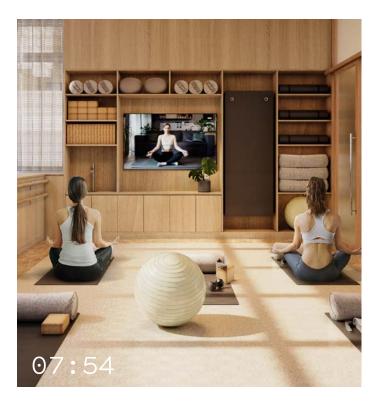
OUTDOOR SPACE

Henry Wood House features a beautiful rooftop terrace with spectacular views of central London — it's the perfect place to relax with lunch or consider your next big idea. You'll also find an outdoor courtyard on the ground floor, which is attached to our on-site café, so you can take a moment to pause with a hot drink or healthy snack in the sunshine. For more moments of calm, Regent's Park is just a 10-minute stroll away with tree-lined pathways, gardens and plenty of green space for alfresco lunches.



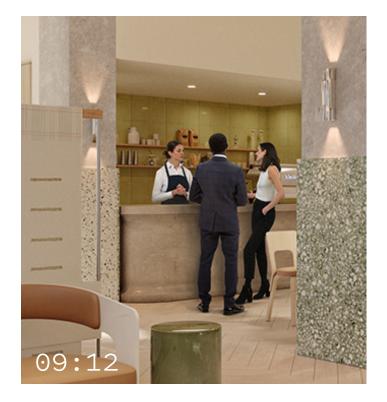


Shape your day



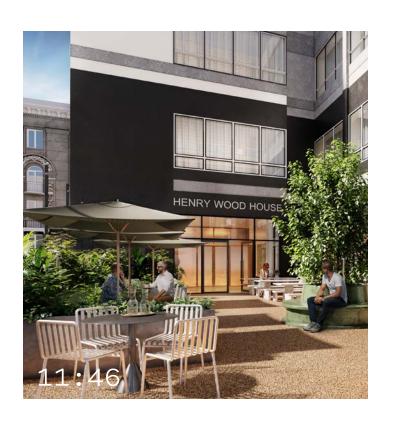
GET ENERGISED

Does movement clear your mind? Unleash your endorphins in our on-site fitness studio and feel revitalised for the day ahead.



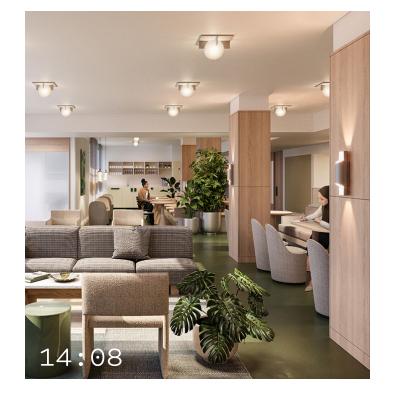
ZONE-IN

Get together with colleagues and combine a catch up with a round of coffees in our relaxing courtyard café.

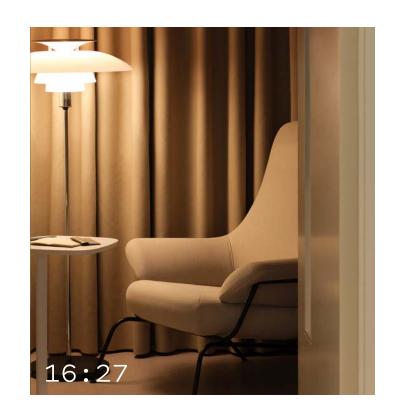


TEAM UP Our leafy courtyard takes brainstorming sessions to another level, turning big ideas into team breakthroughs.

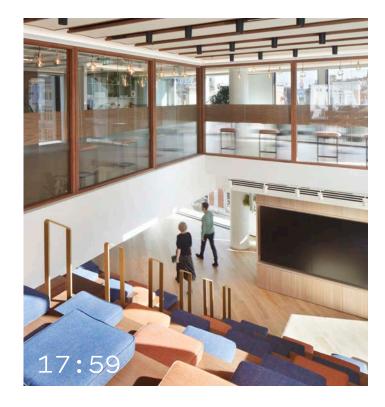
However you work best, we've got the setting to suit your workstyle at Henry Wood House.



SCREEN-FREE TIME Social butterflies love our communal areas. Find your spot in the lounge to feel part of the buzz.



STAY CONNECTED If you're crunching numbers or catching up on calls, our quiet corners will help you focus with their cosy feel.



SET THE SCENE Showcasing work or celebrating the team? The theatre-style event space at Parcels Building will make it unforgettable.

at Fora

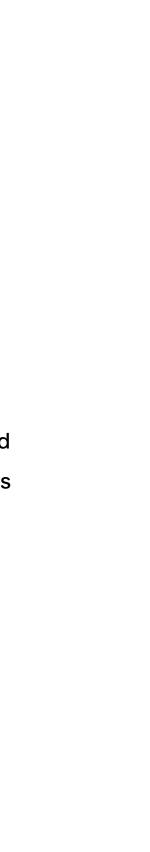




A connected location

Journey time	Station	Transport links
3 mins*	Oxford Circus	$\ominus \bullet \bullet \bullet$
8 mins*	Bond Street	$\ominus \bullet \bullet \bullet$
9 mins*	Great Portland Street	$\ominus \bullet \bullet \bullet$
9 mins	Holborn	$\ominus \bullet \bullet$
10 mins	Victoria	€••≥
12 mins	Euston	⊖ ••• ≥
14 mins	Paddington	⊖ ●●●● ₹
14 mins	Bank	$\ominus \bullet \bullet \bullet$
14 mins	Waterloo	€●●●₹
16 mins	King's Cross St Pancras	€••••₹
45 mins	London City Airport	$\Theta \bullet \rightarrow$
46 mins	Gatwick Airport	≈ ≁
60 mins	Heathrow Airport	↔ • • २ /

- ➔ London Underground
- ★ National Rail Services
- + Airports
- Central
- Bakerloo
- Victoria
- Piccadilly
- District
- Circle
- Northern
- Metropolitan
- Hammersmith and City
- Jubilee
- Waterloo and City
- DLR
- London Overground
- Elizabeth
- * Walking time







YOUR NEIGHBOURHOOD

Discover Marylebone-Fitzrovia

Henry Wood House sits at the heart of Marylebone-Fitzrovia, where luxury brands, lifestyle stores and lively restaurants rub shoulders with Fora's other amenity-packed workspaces.

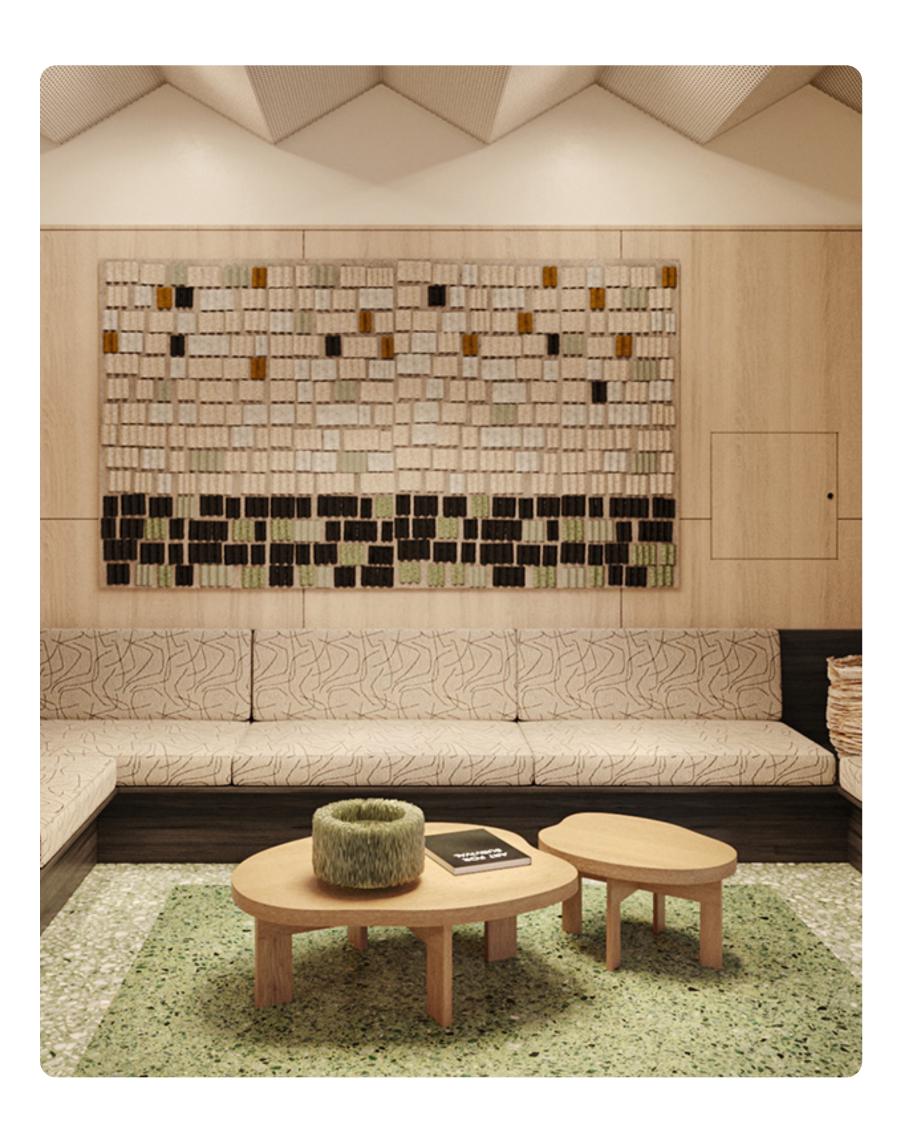
Go beyond your home building to explore an area that's buzzing with energy from dawn until well beyond dusk. Fit a workout in at Brock House's fully equipped fitness studio, take in spectacular views of London's skyline from the roof garden at 91 Wimpole Street, host a statement event at Parcels Building, or enjoy a meditative moment in the recharge room at Melcombe Place. WORKSPACES NEARBY

- \rightarrow 7 Stratford Place
- → 91 Wimpole Street
- → Brock House
- \rightarrow Melcombe Place
- → Parcels Building
- \rightarrow The Smiths Building

The finer details

Everything you need to know about Henry Wood House





FLOOR
8
7
6
5
4
3
2
1
G
TOTAL

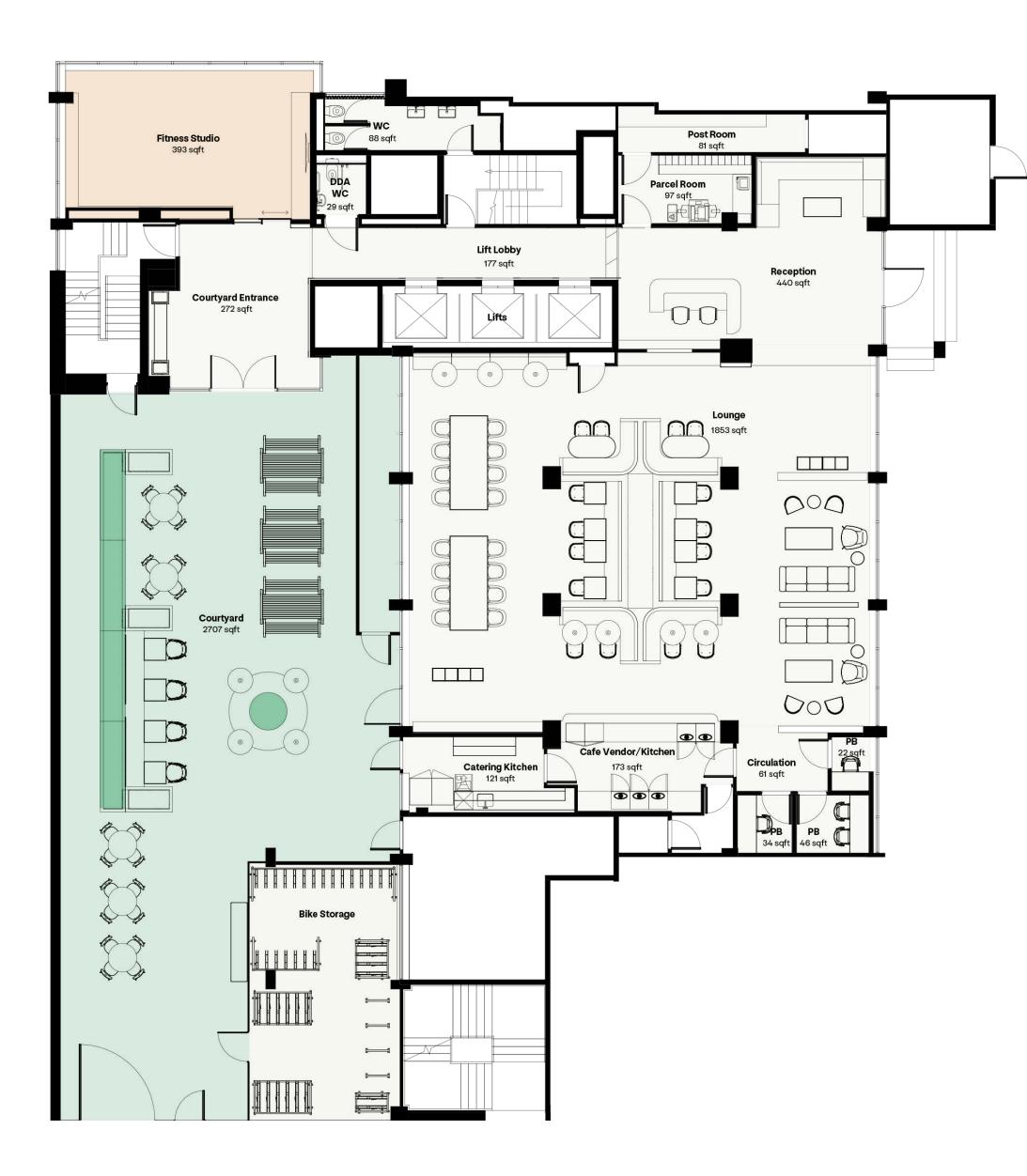
Stacking plan

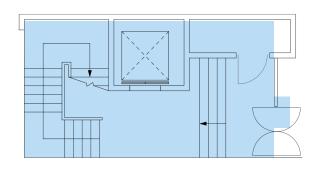
SQ FT (NIA)	KEY WORK SPACES
5,124	Offices
5,783	Single client Enterprise floor
5,779	Single client Enterprise floor
7,834	Meeting rooms, lounge, The Penthouse and terraces
10,707	Offices
10,742	Offices
10,739	Offices
9,934	Offices (including large single client Enterprise space with option for branded entrance) showers, changing rooms and drying room
3,889	Reception, café, lounge, fitness studio, courtyard
70,531	

G

AREA: 3,889 sq ft

Reception Lounge Fitness Studio 🛑 Café Courtyard Phone booths Bike storage Optional branded entrance





Potential branded Regent Street/ Langham Place entrance.



AREA: 9,934 SQ FT DESKS ON PLAN: 153

- Offices
- Showers
- Drying Room
- Kitchen
- Breakout

OFFICE 1.09: 5,161 sq ft 🥚 DESKS: 84

- Meeting rooms (3)
- Kitchen
- Breakout space
- Phone booths
- Potential branded entrance from Langham Place/Regents Street
- Private balcony



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AREA: 10,739 sq ft DESKS ON PLAN: 177

- Offices
- Private balcony
- Phone booths
- Breakout space
- Kitchen





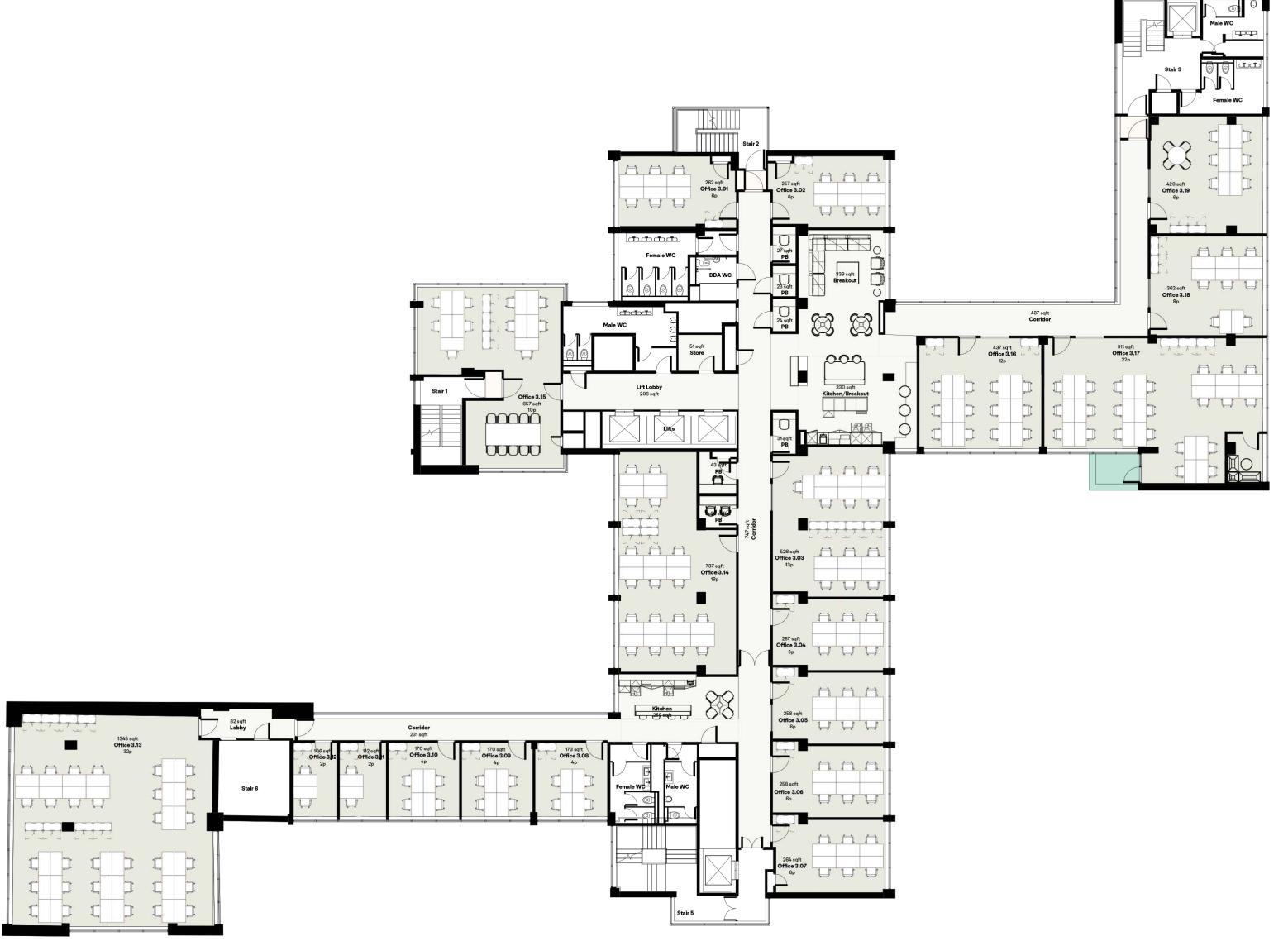


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AREA: 10,742 sq ft DESKS ON PLAN: 173

- Offices
- Private balcony
- Phone booths
- Breakout space
- Kitchen





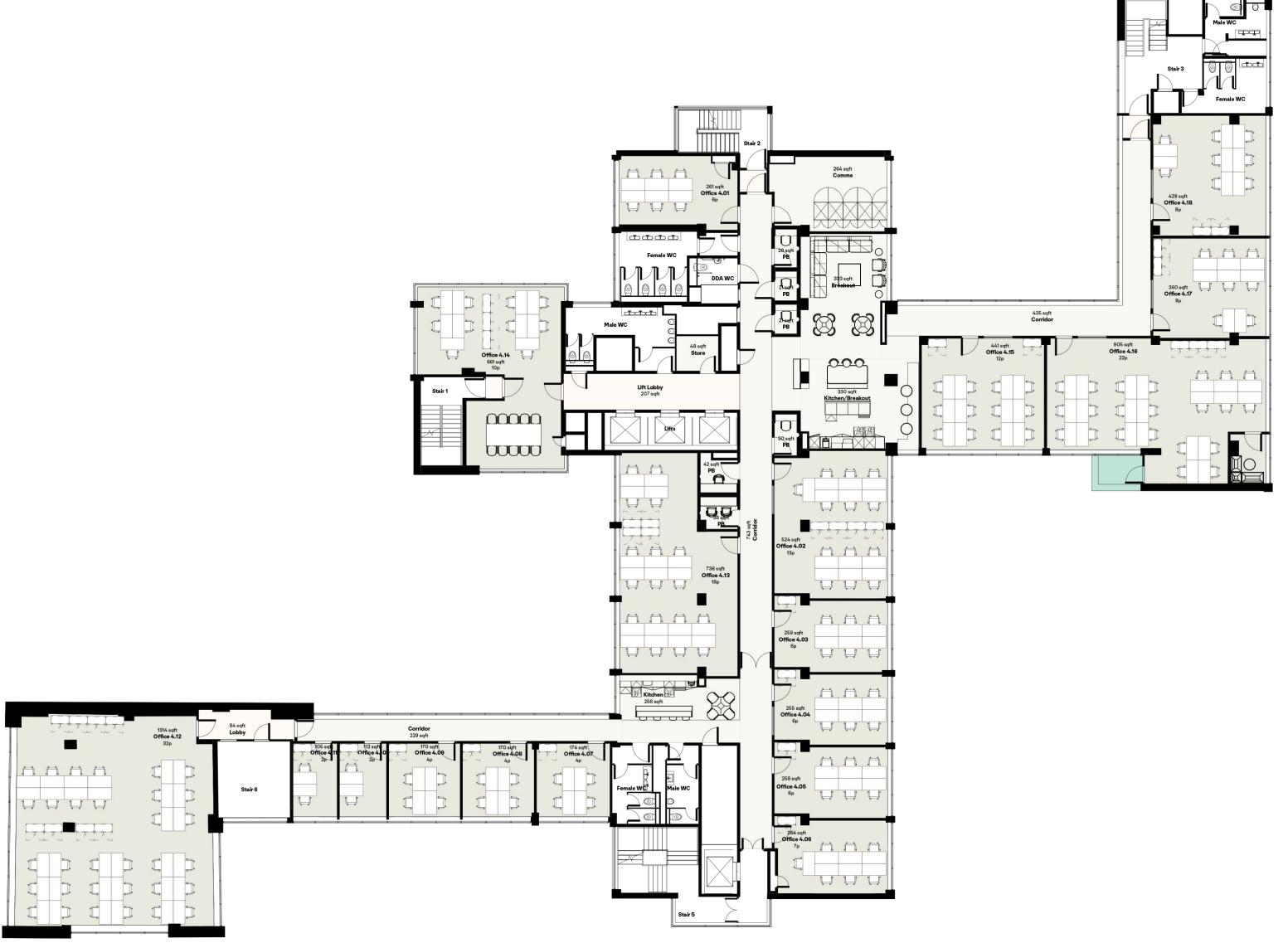


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AREA: 10,707 sq ft DESKS ON PLAN: 170

- Offices
- Private balcony
- Phone booths
- Breakout space
- Kitchen



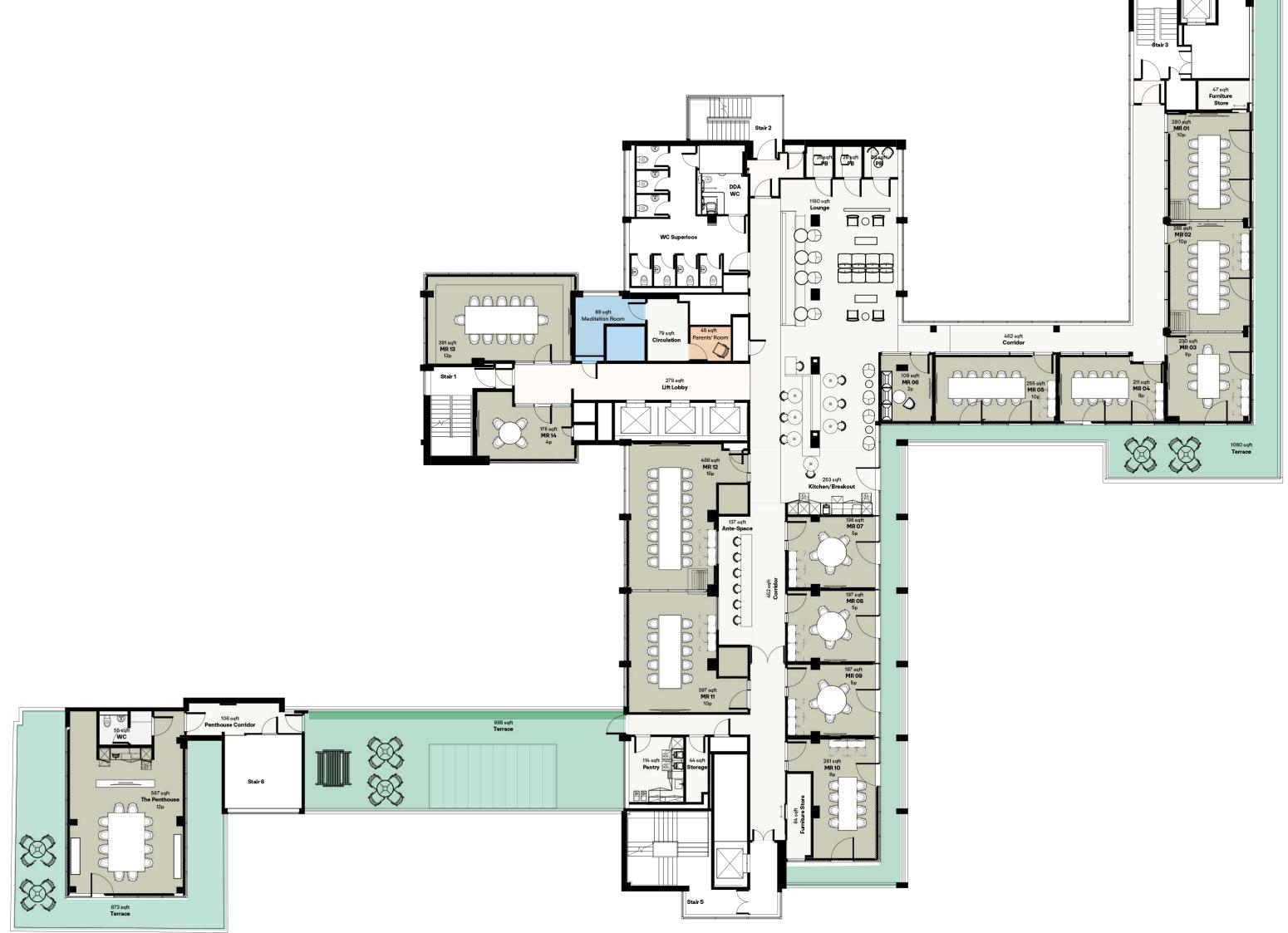




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AREA: 7,834 sq ft

- Meeting rooms (15 incl. The Penthouse)
- Lounge
- Terraces
- The Penthouse
- Parents' Room 🛑
- Meditation Room
- Phone booths
- Kitchen
- Breakout space





6

AREA: 5,779 sq ft DESKS ON PLAN: 104

- Single client Enterprise floor
- Meeting rooms (2)
- Phone booths (3)
- Kitchen
- Breakout space



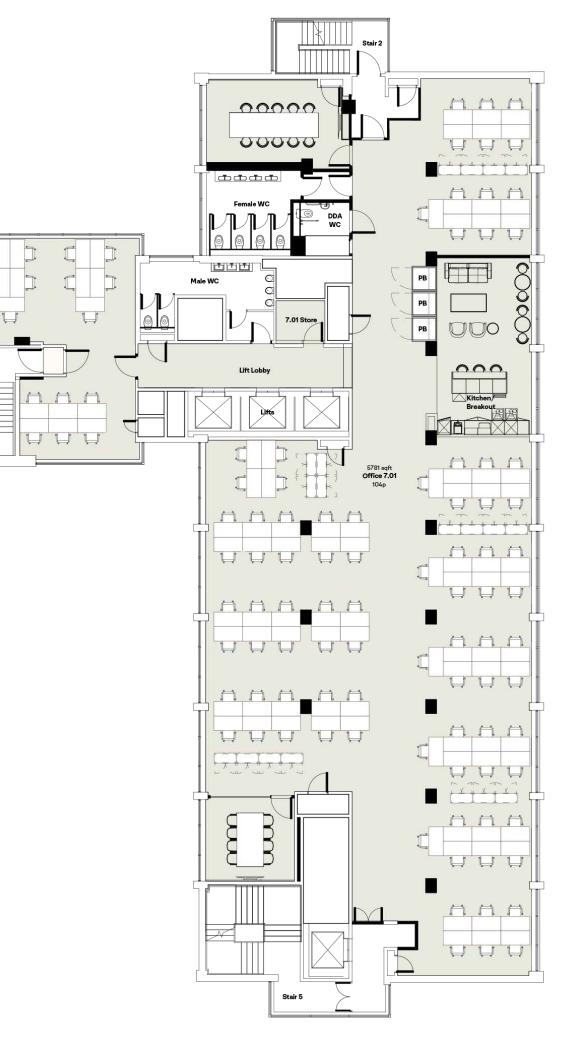


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AREA: 5,783 sq ft DESKS ON PLAN: 104

- Single client Enterprise floor
- Meeting rooms (2)
- Phone booths (3)
- Kitchen
- Breakout space





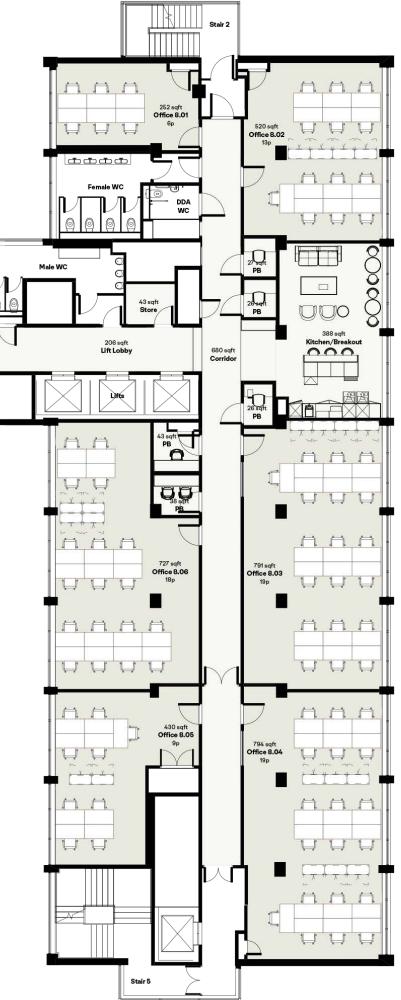
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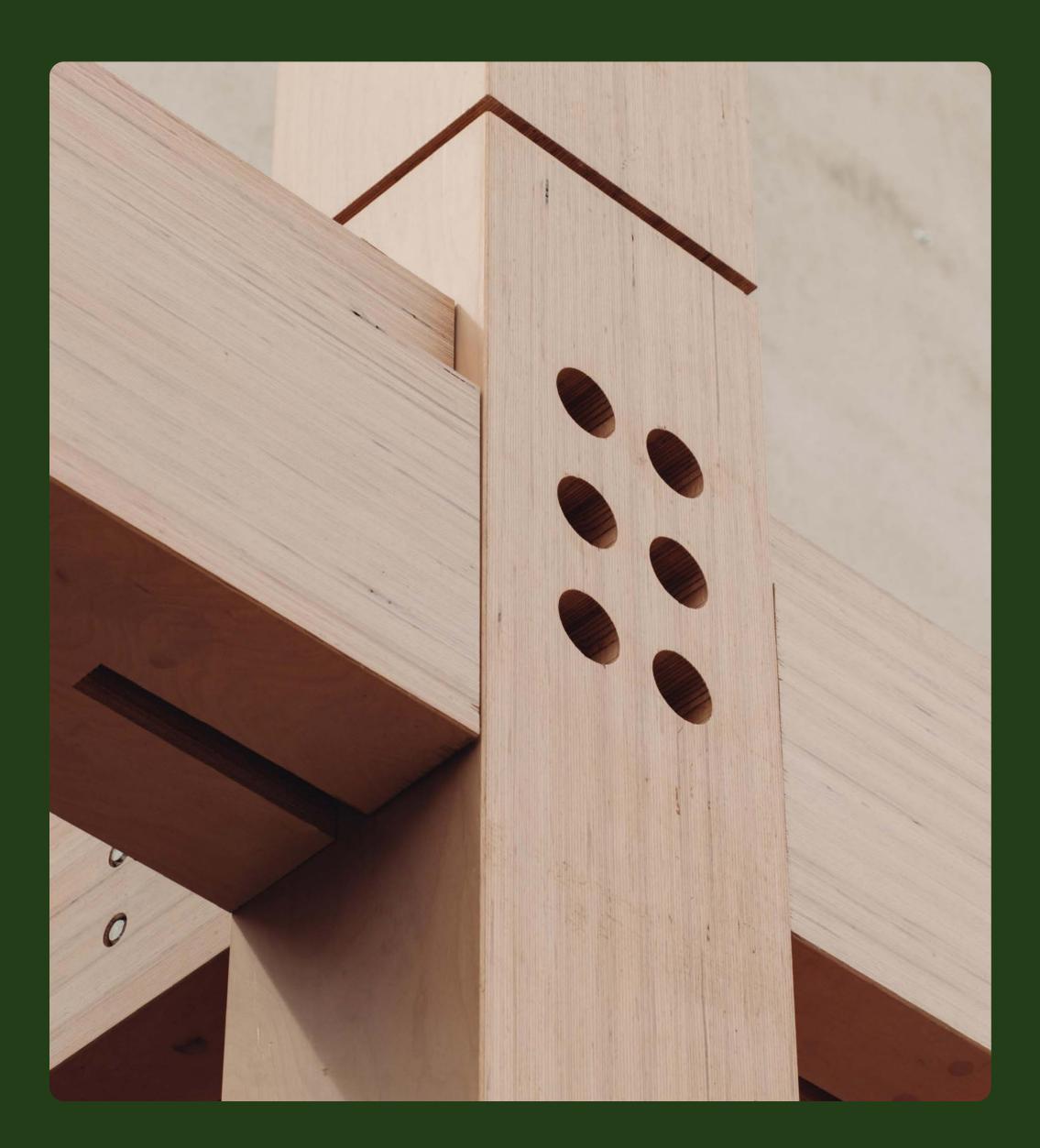
AREA: 5,783 sq ft DESKS ON PLAN: 104

- Single client Enterprise floor
- Meeting rooms (2)
- Phone booths (3)
- Kitchen
- Breakout space





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An office fit for the future

Staying true to our sustainably focused design ethos, we've consciously refurbished Henry Wood House, reusing existing features to create an energyefficient, inspiring workspace that works for both people and planet.

HOW WE DID IT

To promote more efficient energy consumption throughout the workspace, we fitted the building with new double-glazed windows.

We restored and recycled the original terrazzo

flooring, which can now be seen in the lift lobby areas. To ensure the existing furniture and fixtures didn't go to waste, we redistributed them throughout our collection and donated surplus items to charity partners across the UK.

All the existing loose textiles from the building were turned into high quality tabletops that you'll see in the new café.



REPLENISH

Snacks, teas and coffees are available in our kitchens, and our café offers nutritious meals and drinks. Plus, refreshments are included in meeting room bookings of 12 or more.

WELLNESS

Mind, body and soul



REVITALISE

Being closer to nature makes us all feel more positive and productive. Disconnect for a while on the leafy courtyard and take in spectacular views of central London.



RECHARGE

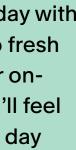
Staying focused doesn't mean staying still. Unleash feel-good endorphins with a workout or class in our on-site fitness studio. Or, set aside time to unwind in our on-site meditation room.



REFRESH

If you cycle in or start the day with a workout, help yourself to fresh towels and toiletries in our onsite shower facilities – you'll feel prepared for whatever the day has in store.

Find work-life harmony with our wellness spaces at Henry Wood House.







DESIGN SERVICES

A canvas for your culture

Our offices are ready for you to move into right away. Make your people feel at home as soon as they walk through the door, with the help of our expert in-house team of architects and designers. Whether you want to foster more everyday collaboration or set aside some solo thinking spaces, we'll help you create a habitat that nurtures your unique company culture. Whatever your vision, we're on hand to bring it to life.

TAILORED TO YOU

Your space is fully customised, from unique furnishings to the latest technology.

A FRESH LOOK

By learning about your business, we put your needs at the heart of your workspace design.

DESIGN VARIETY

From standing desks and extra sofas to partitions and planting to boost productivity, we craft areas to support your team's unique workstyle. Rely on super-fast internet across the entire Fora collection and get in the zone without a glitch. Forget buffering or reboots, our 1Gbps Shared Service is powered by two diversely routed sources in every building to keep you seamlessly connected.

Simply join the Fora wifi for up to 50Mbps or plug into an ethernet port at any desk for an uncapped service.* If your work requires more power, we offer bandwidth upgrades to suit your business. Prefer to bring in your own network infrastructure? No problem, we can assign you a public IP address and dedicated rack space in our communications room.

*Fair use applies

TECHNOLOGY

Seamless connectivity





Welcome to Henry Wood House

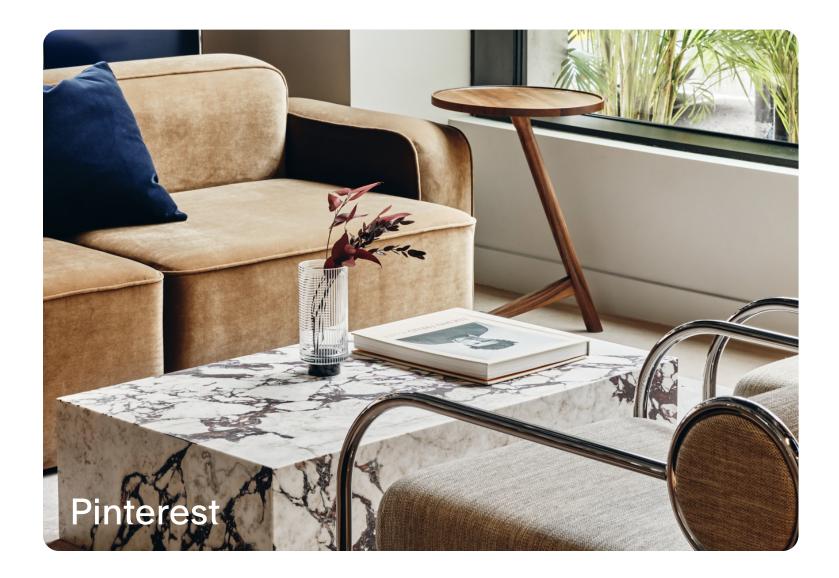
Life at Fora

Working productively, healthily and happily



MEET OUR MEMBERS

You're in good company



300 PEOPLE, BESPOKE DESIGN

Occupying three floors in one of our buildings in the heart of London, Pinterest has access to flexible workspace for up to 300 people in Brock House. We updated the space to reflect Pinterest's unique branding, with a tailored fit out and bespoke design solutions.



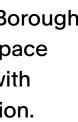
100 PEOPLE, UK HEADQUARTERS

PANGAIA are one of our first tenants at our largest and most ambitious space, Chancery House. With our shared values of wellness and sustainability, the building's 'Excellent' BREEAM rating and Platinum WELL certification were key to PANGAIA's decision to move to Chancery House.



120 PEOPLE, UK HEADQUARTERS

We partnered with Unmind to provide a 2,500 sq ft headquarters at Borough High Street. Designed to enhance activity-based working, the workspace accommodates Unmind's 120-person strong workforce. Complete with 38 set desks, plus carefully curated settings for focus and collaboration.



Your trusted partner

ABOUT US



foraspace.com

We've been crafting workspaces for over 20 years, shaping environments for industry-leading companies that inspire the best work from their people. We're home to a vibrant network of established businesses, from emerging ventures to globally recognised brands.

6 distinctive locations, packed with amenities

500+

tech-enabled meeting rooms available to book

20+

statement event venues, close to transport links

3.2m

square feet of workspace in total 28k+

members moving their businesses forwards

50+

comfy lounges with a variety of settings

18

on-site fitness studios to train around your day

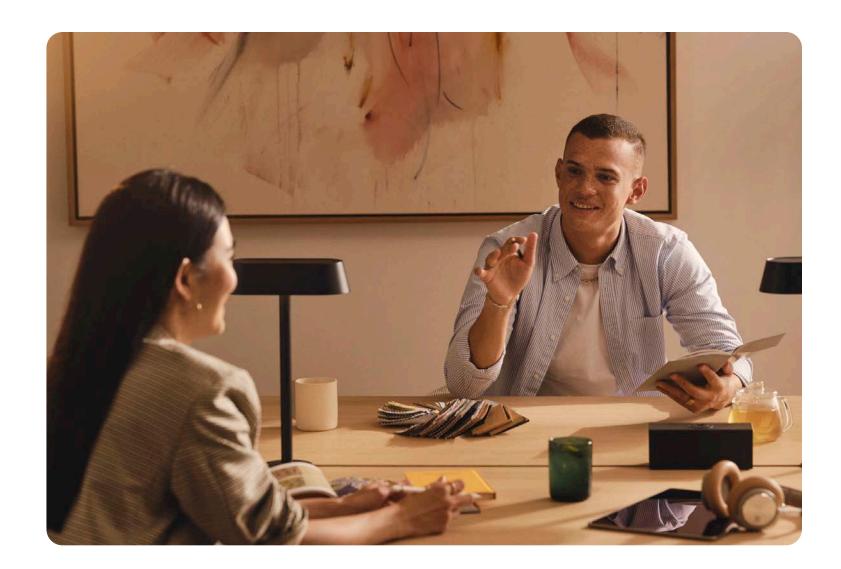
20+

years leading the way with our workspaces

Your all-in-one membership

At Fora, everything is about ease. That's why your		
business rates, service charges, building insurance,	Becc	ome
business-grade wifi, professional cleaning,	\rightarrow	Aco
maintenance and utilities are all included in		
your membership. From coffee spills and tech	→ 	Cra
queries to fire drills and fresh towels, our Member	\rightarrow	Ful
Experience team has got the details covered, so		
your people can focus on the bigger picture.		Me
	\rightarrow	On

→ A monthly schedule of exclusive member events, expert panel talks, courses, workshops and socials.



e a Fora member to enjoy the below as standard:

ccess to the entire Fora collection of over 60 workspaces, and 24/7 entry to your home building.

aft a space that's totally unique and tailored to your needs with our expert in-house design team.

Ily stocked kitchens with complimentary snacks, barista cafés, an exclusive coffee blend and catering.

embers' discount on over 500 meeting rooms, all equipped with high-quality video conferencing.

-site fitness studios with PT sessions available. Plus, our secure bike storage, showers and lockers.

→ Access meditation spaces and prayer rooms across the collection.

We're here for you

0203 923 7090 hello@foraspace.com

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FORA

