



South entrance



CHURCH HOUSE

FROM 3,908-21,631 SQ FT OF ARTFULLY
RESTORED OFFICE SPACE IN WESTMINSTER



2 | 22

CHURCH HOUSE



North entrance



WELCOME TO CHURCH HOUSE

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



South entrance - café and bookshop

A woman with long dark hair, wearing a light-colored sweater, is sitting at a wooden table. She is smiling and looking at a tablet device she is holding. The background is a dark, textured wall. The image is framed by a large, semi-transparent circular overlay. The text "THE BUILDING" is overlaid in the center in a large, white, sans-serif font.

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.



North reception





4th floor breakout area - CAT A+ fit out



4th floor open plan workstations - CAT A+ fit out



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 3,900 sq ft up to 11,400 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.





4th floor open plan workspace - CAT A+ fit out



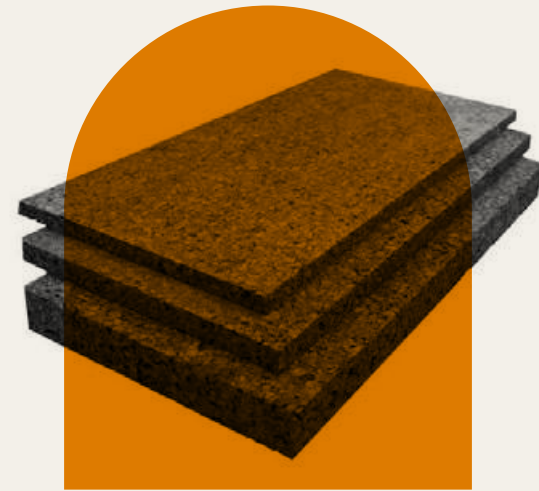
4th floor breakout area - CAT A+ fit out



KEY FEATURES & ACCREDITATIONS



In with the old
Refurbished Grade II
listed building



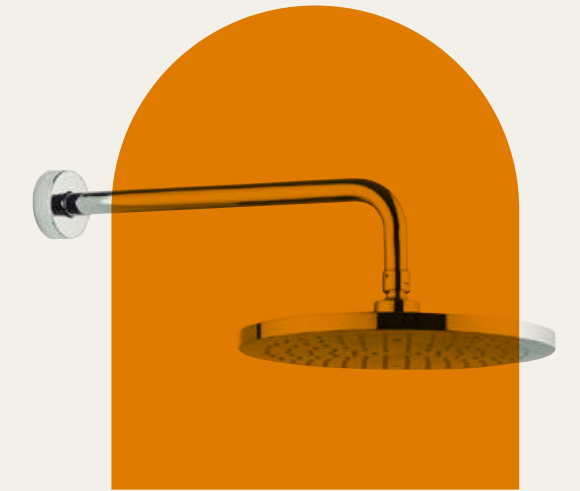
Eco-friendly
Low-carbon methods
and materials used throughout



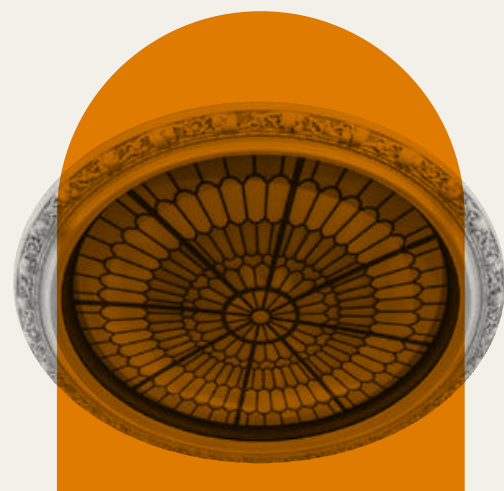
Charge up
2 x EV charging points



Cycle safe
76 secure indoor
cycle racks



End-of-trip
Hub with 60 lockers, changing
areas and 6 showers



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



On target
BREEAM Outstanding



SCHEDULE OF AREAS

FLOOR	SQ M	SQ FT	SPEC	DELIVERY
FIFTH (SOUTH)	363	3,908	CAT A	AVAILABLE NOW
FOURTH (SOUTH)	586	6,310	CAT A+	AVAILABLE NOW
THIRD (NORTH)	1,060	11,413	SHELL	AVAILABLE NOW
TOTAL	2,009	21,631		

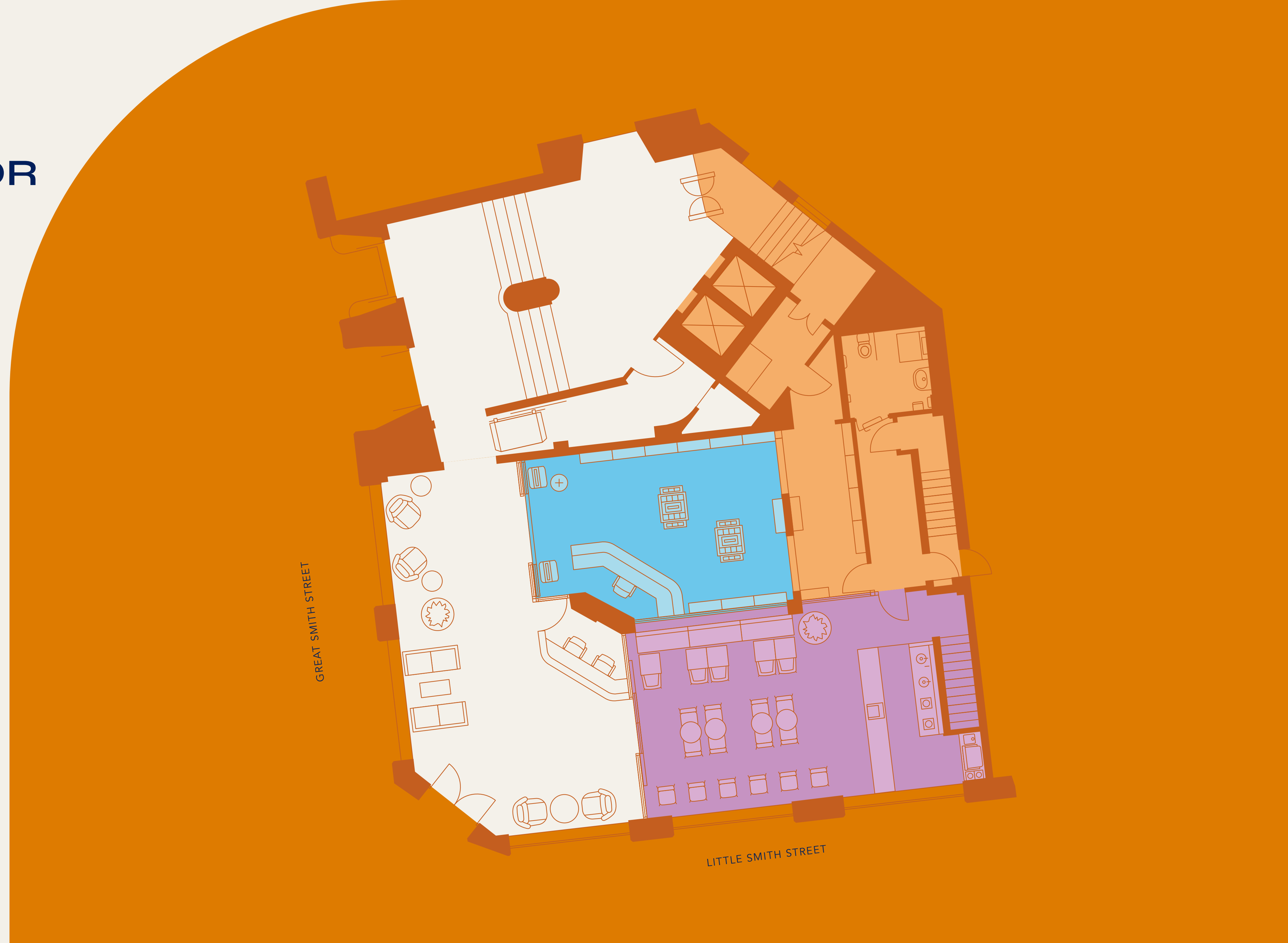


GROUND FLOOR (SOUTH) RECEPTION, CAFÉ & BOOKSHOP



KEY

- Café
- Bookshop
- Reception
- Core



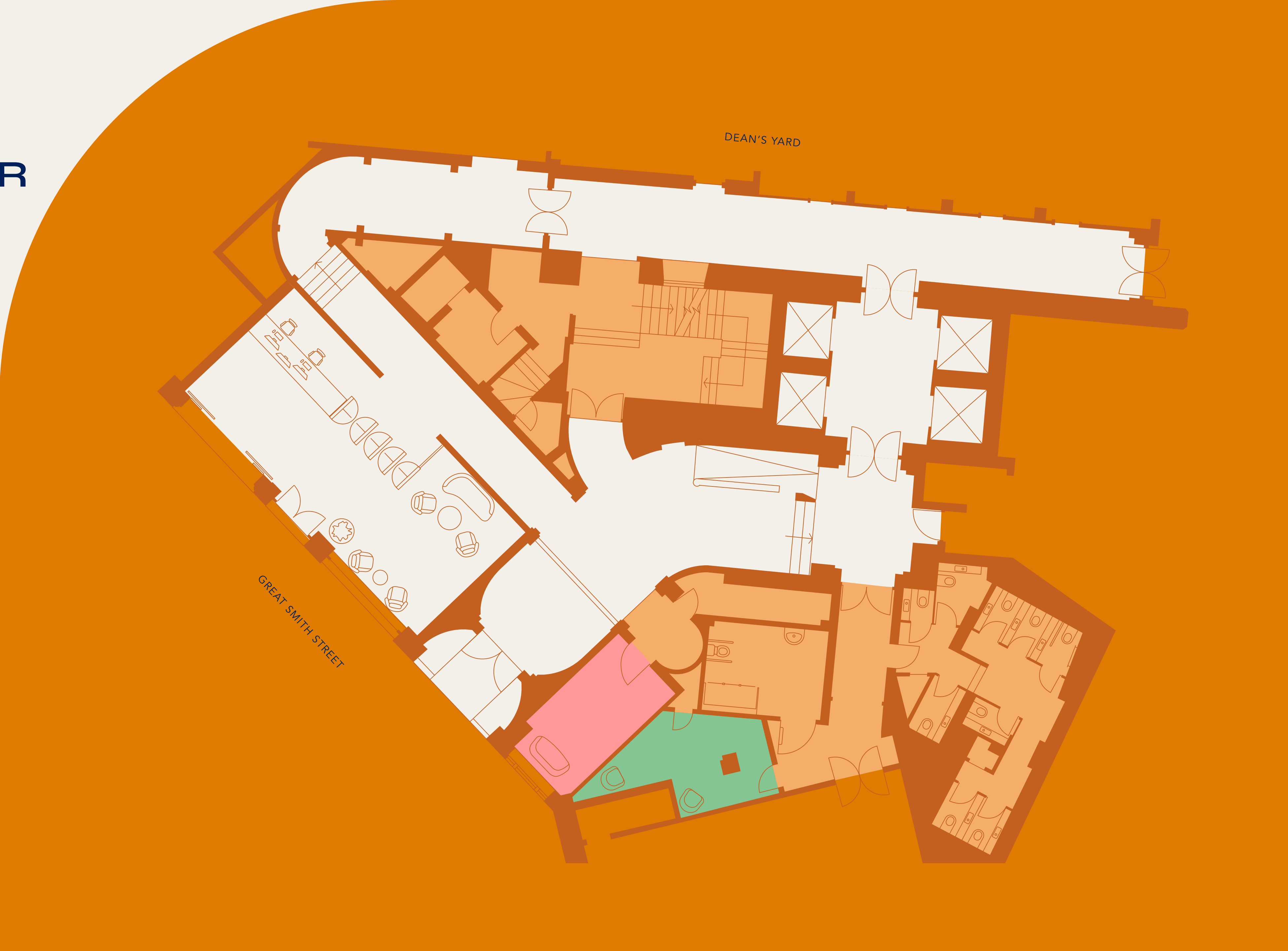
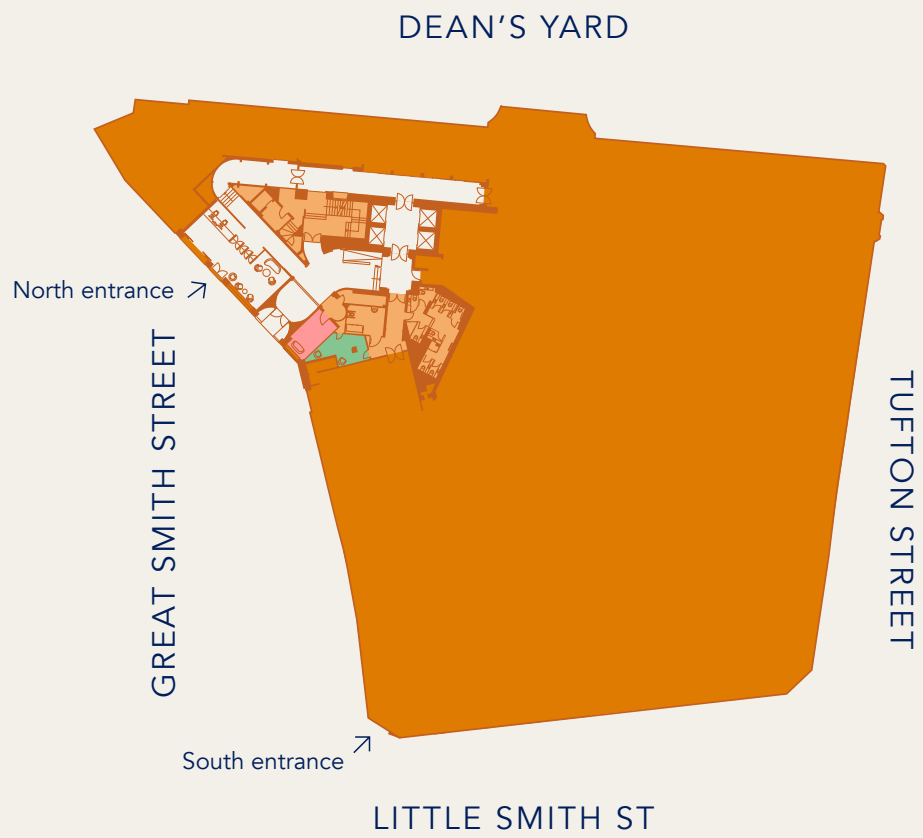


GROUND FLOOR (NORTH)



KEY

Reception
Wellbeing room
Prayer room
Core



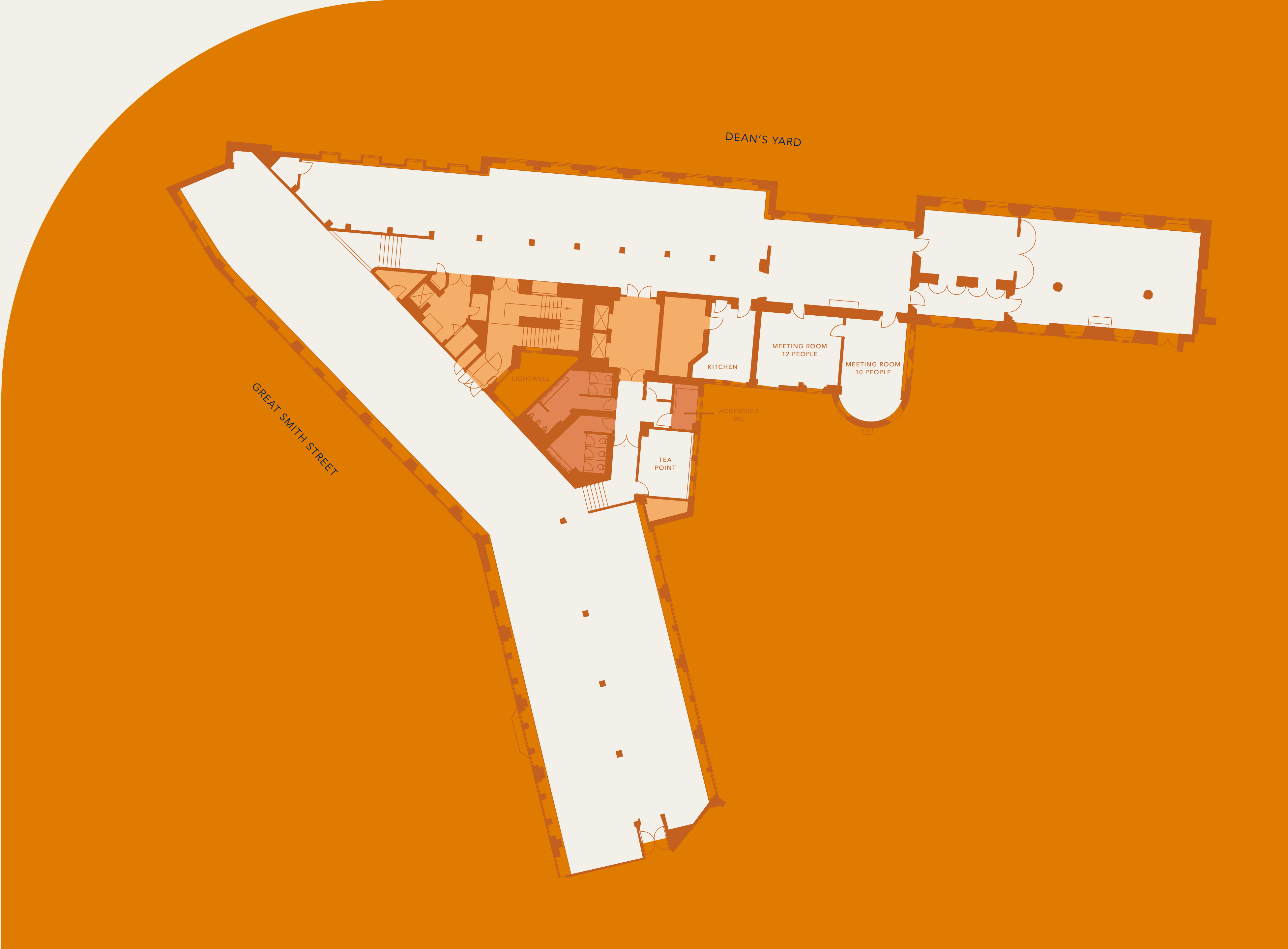
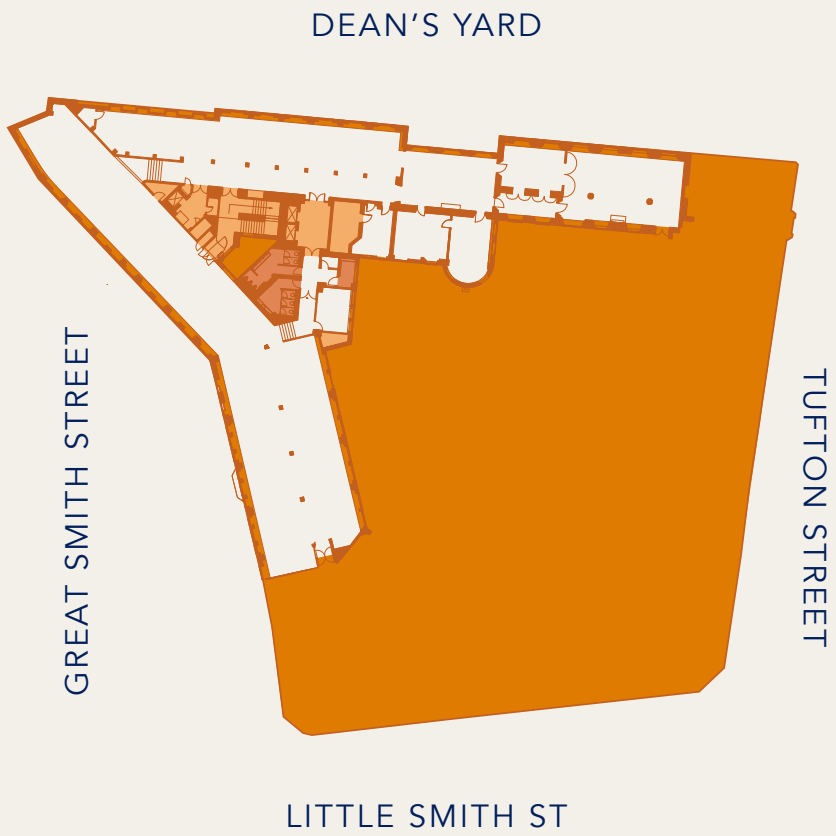


THIRD FLOOR (NORTH) 11,413^{SQ} FT



KEY

Office
Core
WCs





FOURTH FLOOR (SOUTH) 6,310^{SQ} FT



KEY

Office

Core

WCs

DEAN'S YARD

GREAT SMITH STREET

TUFTON STREET

LITTLE SMITH ST

GREAT SMITH STREET

TUFTON STREET

LITTLE SMITH STREET

OCCUPANCY	
Open plan desks	48
Hot desks spaces	6
Meeting rooms	2
Breakout areas	4
Kitchens	1

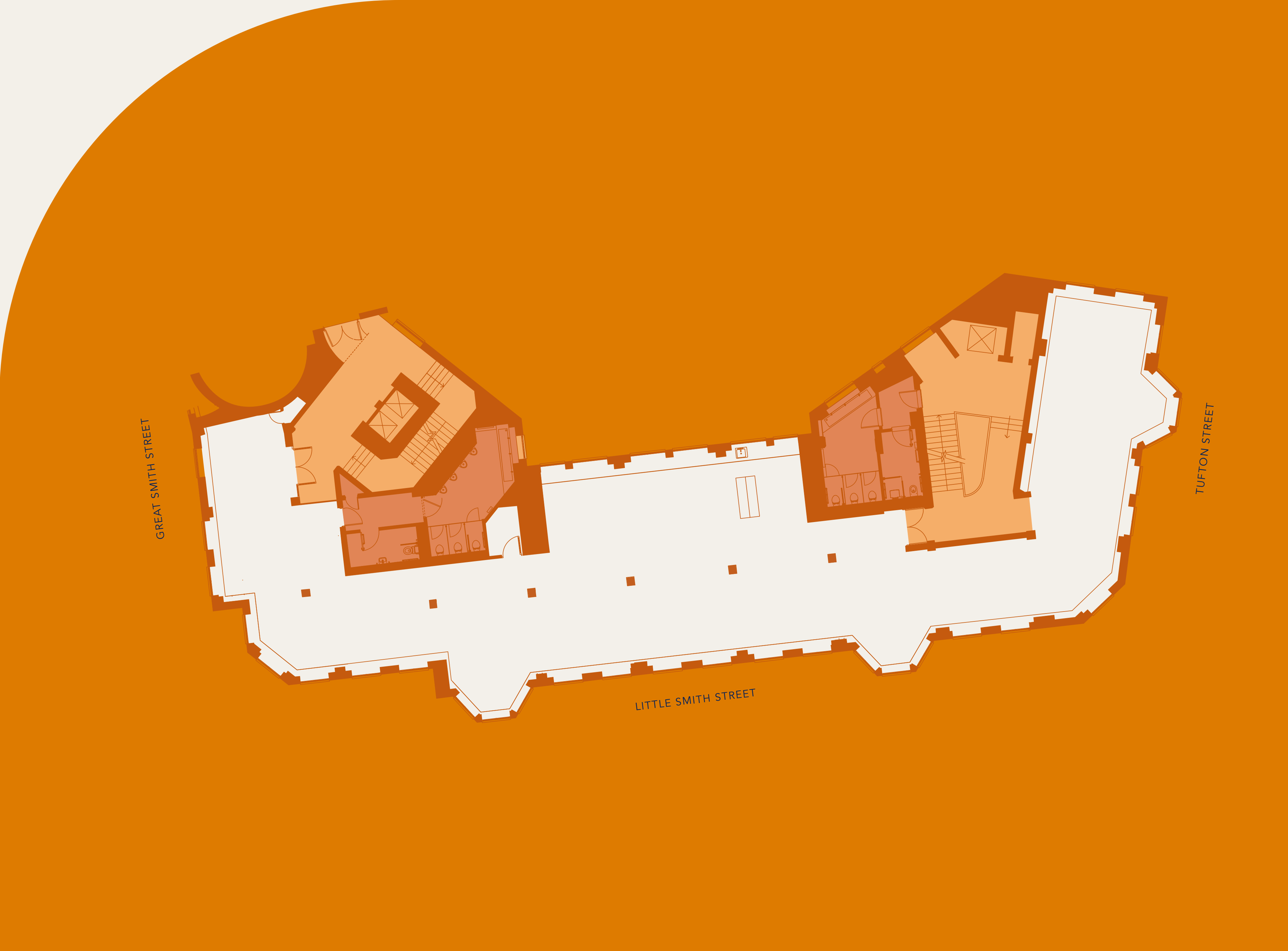
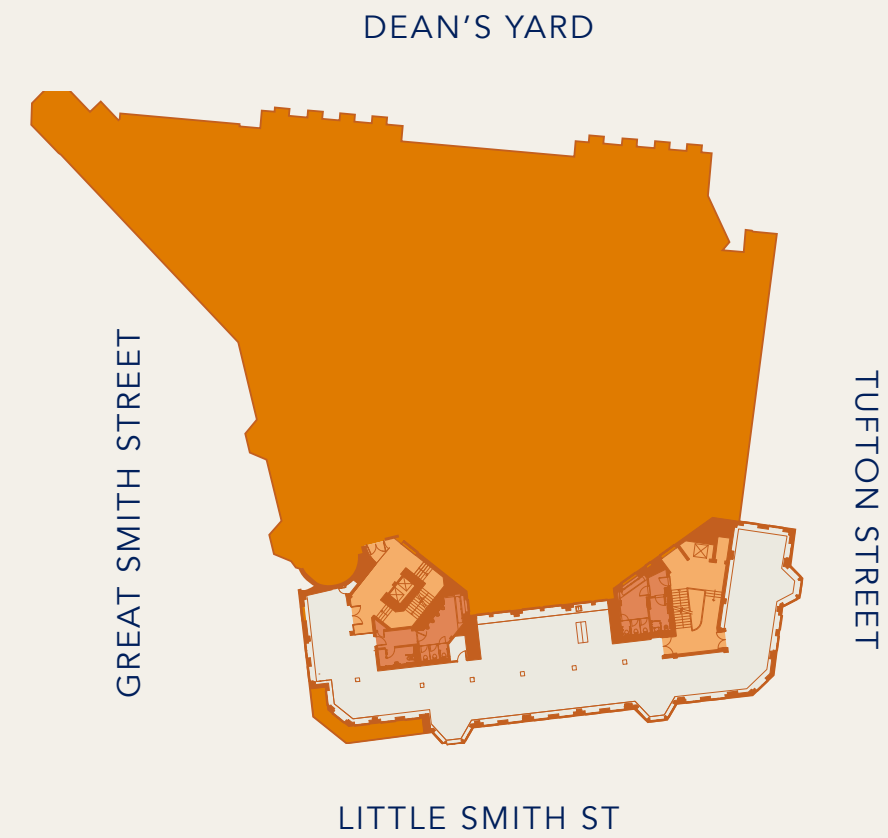


FIFTH FLOOR (SOUTH) 3,908^{SQ} FT



KEY

- Office
- Core
- WCs



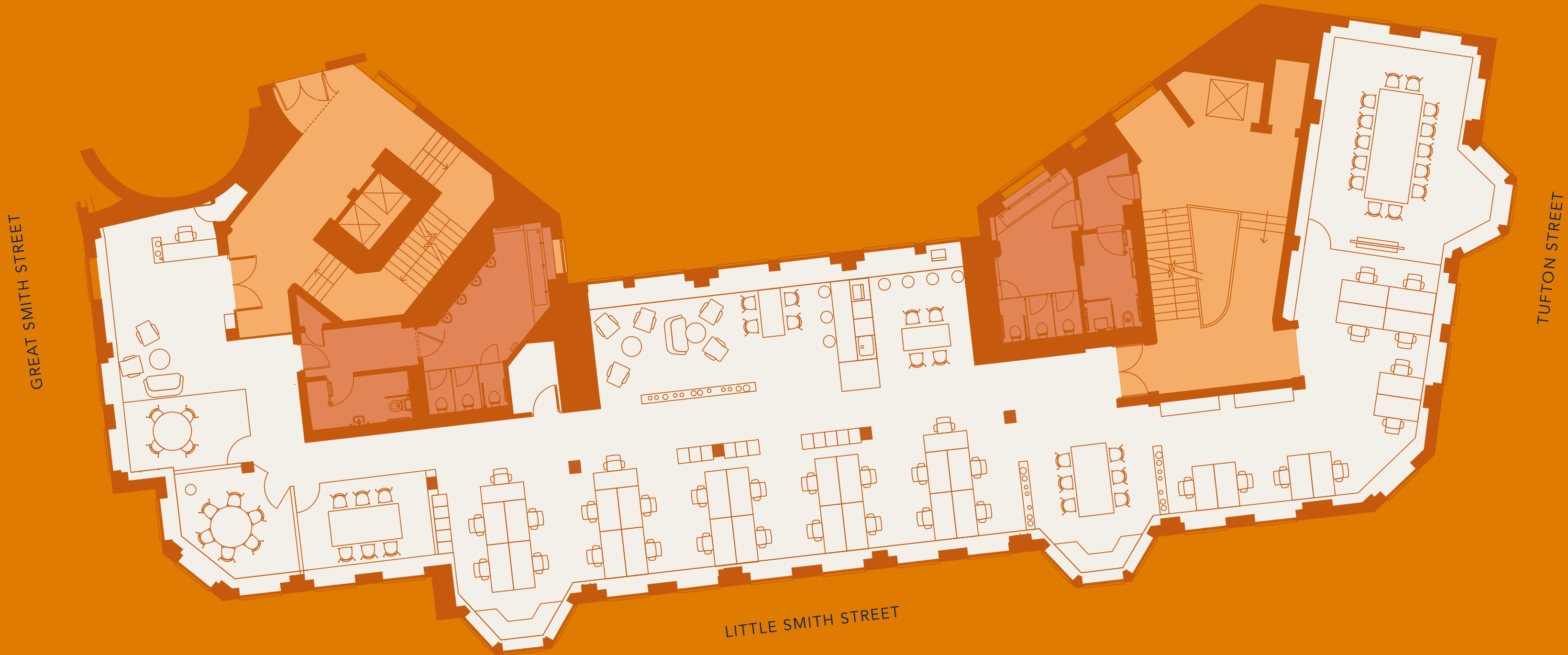
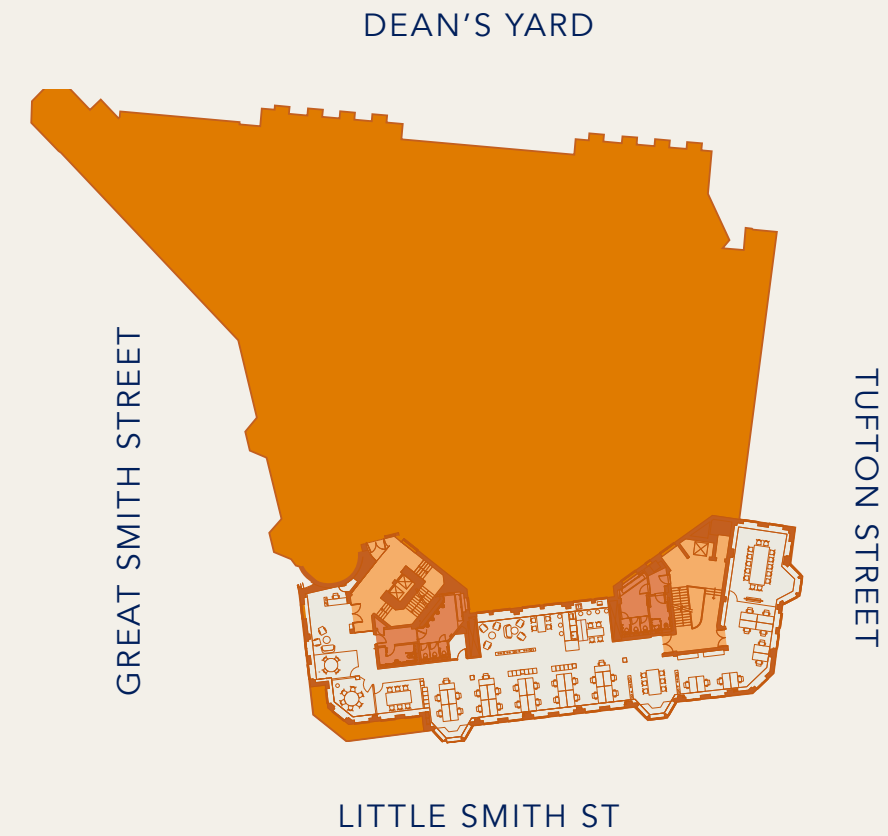


FIFTH FLOOR (SOUTH) INDICATIVE FITOUT 3,908^{SQ} FT



KEY

Office
Core
WCs



OCCUPANCY

Open plan desks	33
Hot desks spaces	10
Meeting rooms	4
Breakout areas	2
Kitchens	1
Welcome area	1

A woman with curly hair is peeking over a wall. The image is overlaid with three large, semi-transparent circular shapes: a light orange circle on the left, a darker orange circle in the center, and a cream-colored circle on the right. The text 'THE LOCATION' is centered in white, bold, sans-serif font.

THE LOCATION



8 | 22

CHURCH HOUSE



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. The unique setting of Church House provides direct access on to Dean's Yard, a green oasis amongst the bustle of Westminster.



Dean's Yard



ALWAYS MORE TO EXPLORE

RESTAURANTS

- 01 Cellarium Café and Terrace
- 02 Cinnamon Club
- 03 Mio
- 04 Itsu
- 05 Ma La Sichuan
- 06 Osteria Dell'Angolo
- 07 Sapori
- 08 Regency Café
- 09 Pizza Express
- 10 Pret A Manger
- 11 Chez Antoinette Victoria
- 12 The Ivy Victoria
- 13 Caxton Grill
- 14 Atis
- 15 Old Queen Street Cafe
- 16 Farmer J
- 17 Coyo Taco

BARS

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

MIND & BODY

- 01 Frey Fitness
- 02 SW1 Fitness
- 03 Raffles Wellness at The OWO
- 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
- 07 Christchurch Gardens

HERITAGE & CULTURE

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



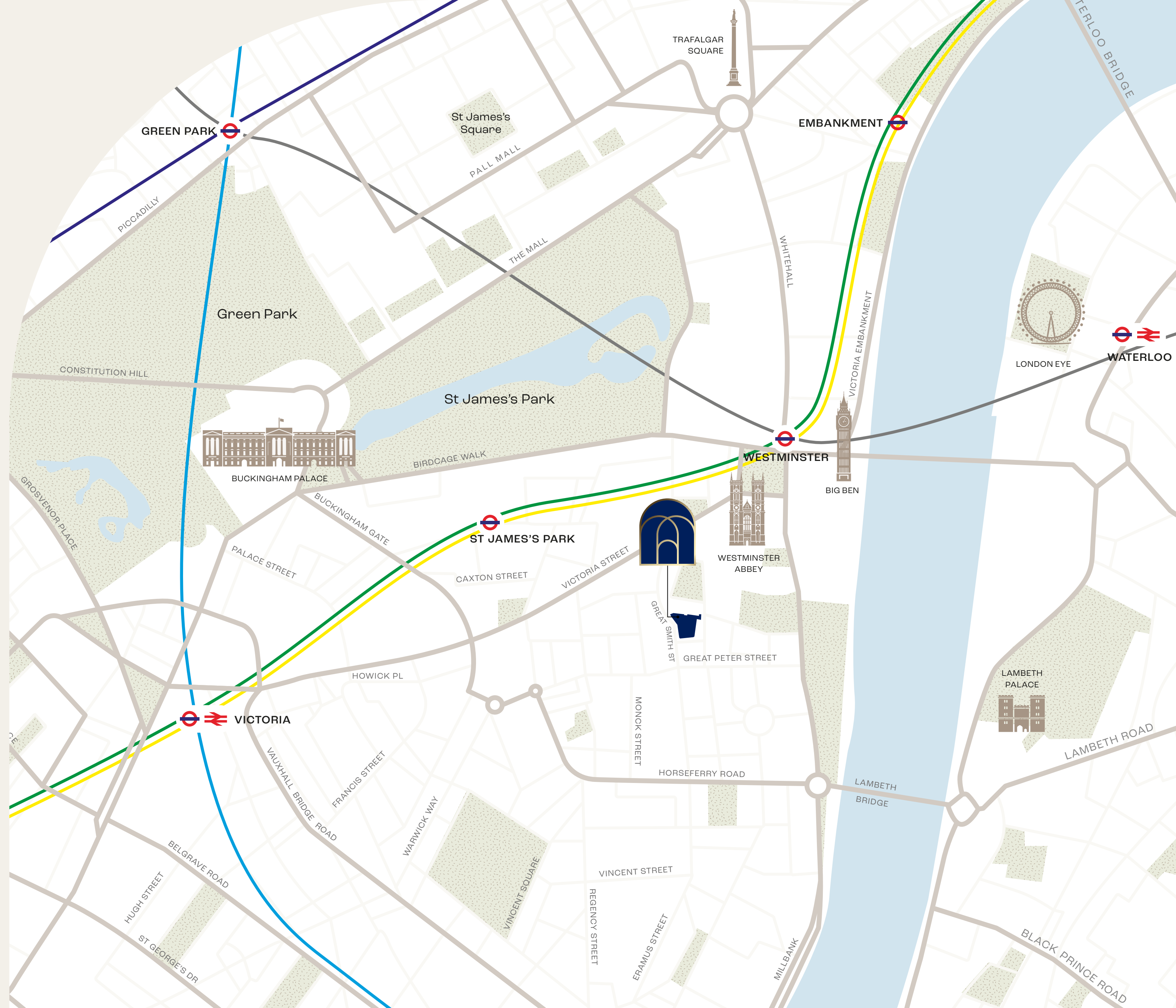


CONNECTIONS ACROSS THE CITY

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	12 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.



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 Old Queen Street Cafe, to name just a few. And there are all the firm lunch favourites, too, like Pret A Manger and Itsu.



Freddie Corlett
fcorlett@savills.com
07870 555 842

Phoebe Thurlbeck
phoebe.thurlbeck@savills.com
07743 267 817

Kian Kelly
kian.kelly@savills.com
07890 903 968



Scott Fisher
sfisher@tuckerman.co.uk
07890 572 225

Guy Bowring
gbowring@tuckerman.co.uk
07831 185 728

Jade Henson-Amphlett
jhensona@tuckerman.co.uk
07921 452 727