

working from
SOUTH WARK


Your new
desk is
this way

working from...

WORKING FROM
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9 5

The CoffeeWorks
project

The CoffeeWorks
project

Coffee

A coworking space by The Hoxton

The Hoxton's comfy lobbies have been the unofficial workspace of-choice for laptop warriors since 2006.

We figured it was time to step it up a level, so we launched Working From_, offering all the practical things you'd expect from a coworking space, but with some lovely Hoxton extras. Expect a desk with a view, service with a smile, and rip-off free rates.

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Memberships



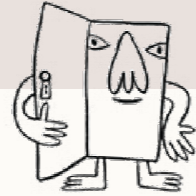
Private Studio

Want a space of your own for you and your team? Our Private Studios are closed-off to help you truly focus, so you can scheme global domination away from prying eyes. We've got all shapes and sizes to fit your working needs so just get in touch and we'll do our best to find a space to suit you.

- Natural light
 - Floor to ceiling windows
- Custom made solid wood tables and chairs
- 2 free duvet days in the hotel per year
- Secure private VLAN
- Fully private locked space
- Flexibility to bring items you need into the office and make the space your own
- Meeting rooms included with the option to book up to 30 days in advance
- Help yourself pantry
- Free fair use printing
- Hotel perks
- Bike storage

Starting at £875 + VAT per desk, per month. 2 months refundable deposit paid prior to move in. 3 months notice from the 1st of the month.





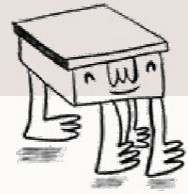
Open Studio

If you're looking for something a bit more permanent than a Desk Hop but more flex than a Private Studio, our Open Studios should do the trick. Think fixed desks and your own space, but with that nice communal office hum. Our Open Studios give you the best of both with a shutter that's open in the day and closed in the night. And yes, you can leave things in your lockable drawers and at your desk.

- Natural light
 - Floor to ceiling windows
- Custom made solid wood tables and chairs
- 2 free duvet days in the hotel per year
- Semi private dedicated desk
- Leave items at your desk such as desktops and other personal belongings
- Meeting rooms included with the option to book up to 14 days in advance
- Help yourself pantry
- Free fair use printing
- Hotel perks
- Bike storage

£700 + VAT per desk, per month. 1 months refundable deposit paid prior to move in. 2 months notice from the 1st of the month.





Desk Hop

This is desk surfing, with proper desks, chairs that are kind to your back, and natural daylight guaranteed. You can't leave anything behind, but you can use our secure lockers during the day if you're heading out for lunch or popping up to the 12th floor to enjoy one of our classes. Come over as often and stay as long as you like within opening hours.

- Proper desks and chairs
- Plenty of outlets
- Natural light
- Meeting rooms included with the option to book 7 days in advance
- Help yourself pantry
- Free fair use printing
- Use of day lockers
- Hotel perks
- Bike storage

£385 + VAT per person, per month.

No deposit needed.

1 months notice from the 1st of the month.



Side Hustler Plus

For those who like their evenings long, their Fridays flexible, and their weekends productive. This one's for the after-hours creatives, side project warriors, and anyone who gets their best work done outside the 9-5.

- Access: 5:30pm-12am Mon-Thurs, and all day Fri & Weekends
- Proper desks and chairs
- Plenty of outlets
- Natural light
- 4 hours of meeting rooms included monthly with bookings made up to 72 hours in advance
- Help yourself pantry
- Free fair use printing
- Use of day lockers
- Hotel perks
- Bike storage

£145 per person, per month (+ VAT).
No deposit needed.
1 months notice from the 1st of the month.





Side Hustler

For those who get their heads down after 5.30pm, work the vampire shift, or hustle hard over the weekend this is the one for you.

- Access: Monday to Friday 5:30pm to 12am
- Saturday - 9am to 8pm
- Sunday - 10am to 6pm
- Bank Holidays - all day
- Proper desks and chairs
- Help yourself pantry
- Meeting room discounts
- Hotel perks
- Plenty of outlets
- Use of day lockers
- Generous montly printing credits
- Bike storage

£80 + VAT per person, per month.

No deposit needed.

1 months notice from the 1st of the month.



Meeting rooms

We have 9 meeting rooms spread between the 7th, 8th and 10th floors. They're all full of natural light, with floor-to-ceiling windows offering great views too, and can be booked with ease via your calendar view booking portal. A confirmation email will be sent straight over.

- Booked via a calendar view booking portal
- Email confirmation sent immediately after booking
- Easy cancellation and modification via booking portal
 - Included in the membership price
 - Bookable for up to 2 hours at a time
- No back to back booking with a 1.5hr gap in between
- Private Studios can book up to 30 days in advance
- Open Studios can book up to 14 days in advance
- Desk Hops can book up to 7 days in advance.
- Side Hustlers Plus can book up to 72 hours in advance

- Discounted meeting rooms in one of our bookable studios for more than 2 hours in needed on request

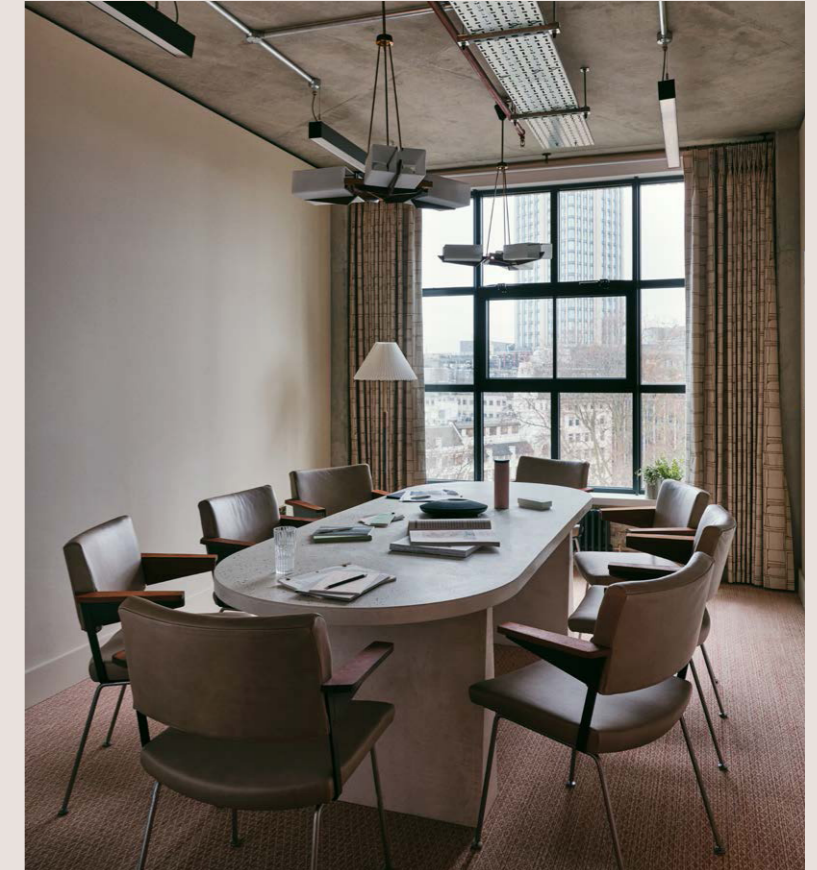




The Big One

A pretty epic meeting room if we do say so ourselves, this 14-person room has loads of light and panoramic views of London. You wanna wow clients? This is your room.

- Capacity up to 14 people
- 35 square meters
- 85 inch screen
- Video conferencing



All other meeting rooms

A nice roomy room, with seats for 8 so you can get the whole team together or easily present to clients.

- Capacity up to 8 people
- 17 square meters
- 55 inch screen
- Video conferencing

Breakout spaces



Pantry

Across floors 7-11, you'll find our pantries where you can help yourself to snacks, fruit, tea, coffee, and milks in the fridge. If you're bringing in your own food, feel free to store your grub in the fridge. You'll find crockery and cutlery in the cupboards.



Library

Need a dose of inspiration? Our libraries will help. A perfect spot to work if you don't fancy the desk or have a quick and casual team huddle. Each floor from 7-11 has a library. Fancy borrowing one of the great books? No worries, just pop to the front desk and loan it for a few days.



Phone booths

Phone booths are located on each floor, perfect for taking quiet calls and sharing secrets over the airwaves. We've got 14 phone booths in total. There are four on floors 7, 9 & 10, and one each on floors 8 & 11. Members can use booths with no need to book and no extra charge. Each phone booth is sound proofed and equipped with a stool and shelf to hold your tech.



Lounge

Our lovely lounge spaces are perfect for one-on-one catch ups or for breaking up the day when you want to sit soft. The lounges are large spaces on every floor between 7 and 11 set with sofas, armchairs and coffee tables. These spaces are open to all members.



12th floor café

Our members-only cafe is located on the top floor of Working From_, with coffee tables, loungers, and views across the whole of London. Open from 8am until 5pm Monday - Friday, serving barista coffees and other drinks, it's perfect for small meetings, hosting a guest, or just taking a break from your desk over a spot of lunch.

There is a fresh food offering from the Albie Kitchen, for both breakfast and lunch at special rates for our members.

Our exclusive member bar is open Tuesdays, Wednesdays & Thursdays, serving delicious cocktails, draught beer & mouthwatering wines. Join one of our member socials as part of our Thirsty Thursday offering every week, with events such as quiz night, open mic nights and many more inventive and entertaining things planned for you and your teams.



Day beds

Want a couple of hours working in peace? Maybe just need a breather, or want to grab a quiet few mins with a colleague? Our day beds are just another lovely space to get a little privacy. They're all equipped with a little table on the side for your tech, curtains to give you some privacy, as well as good lighting and a window with a view. No need to book, just go and grab one.



Outdoor terrace

Sunny out there? Grab a table and chair on the terrace and enjoy lunch away from the desk. We all need to take five sometimes and take in the views.



Wellness studio

Tucked away on the 12th floor you will find our wellness studio: a serene space with epic views of the Shard. There are five showers too, stocked with our Blank toiletries and towels, to set you up for the day.



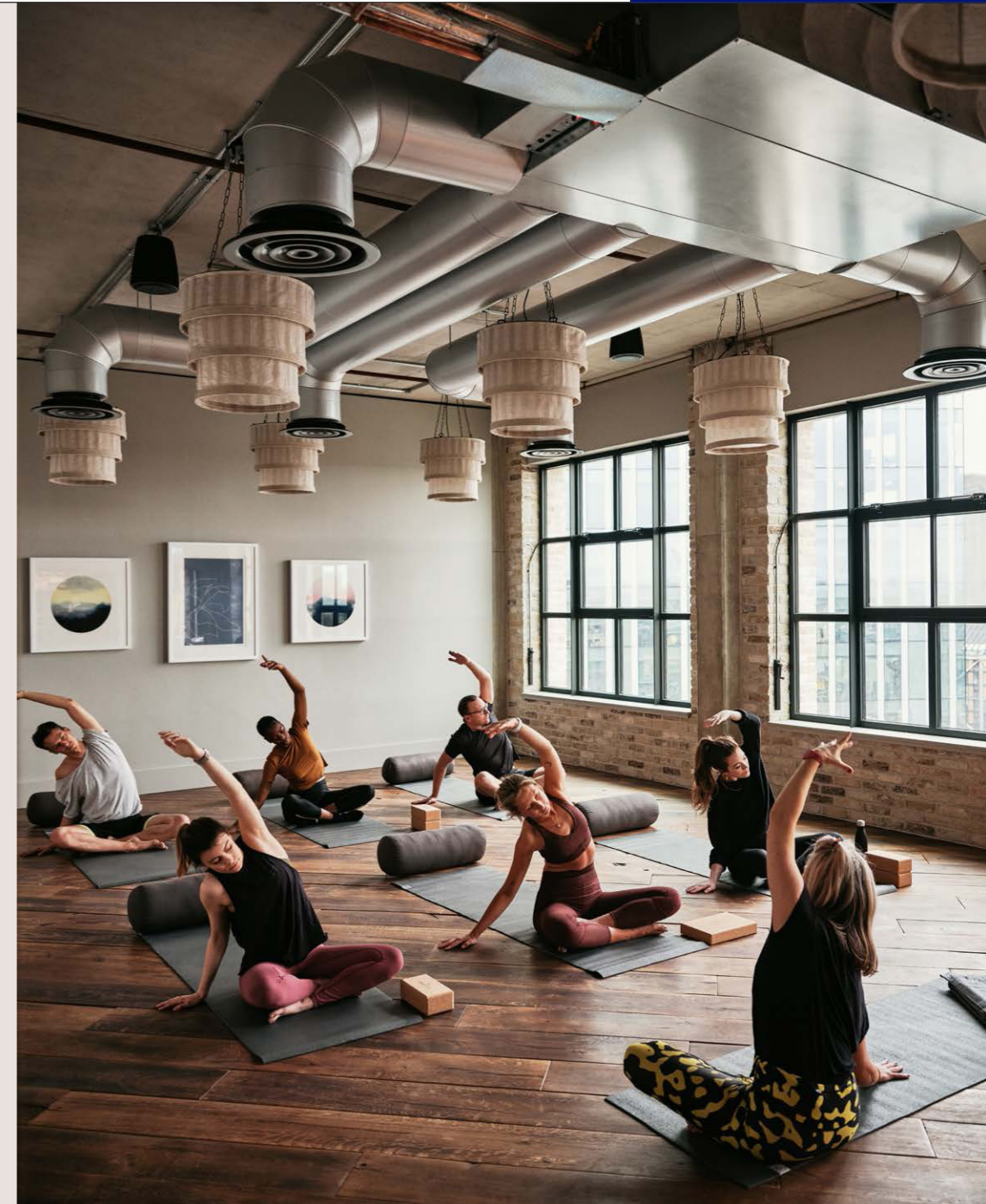
Winter garden

Draped with plants, the winter garden is another great spot to work if you're looking for a change of scene. A members-only space, located on the 12th floor, it's also perfect for breakout meetings and catch ups with its long benches and chairs.

Wellness programme and member events

Our events programme is carefully curated with our members in mind. Our events are complementary for members (their guests are welcome too), and will always be sent via our newsletter in advance, so you can sign up and pop them in your calendar.

We also hold regular classes in our Wellness Studio, and do our best to schedule these around members' feedback. We offer special rates for members and their guests, and yep, there are showers to freshen up afterwards.



Everything you need for a great day's work



Eat, drink and be happy

- Housemate cafe, lounge and terrace
- Fresh Breakfast & Lunch options
- Barista coffee
- Desk service
- Help-yourself pantry

Feel good

- Wellness Studio
- Curated events program
- Showers and amenities

'Cos we're a hotel'

- 10% off on Hoxton bars and restaurants *
- Unique members only discount code for members in all the global hotels up to 20% *
- Desk delivery from Albie
- Laundry service
- Dog friendly



Perks of the job* No sneaky add-ons

- Day use lockers for Desk Hop members, ask our hosts for a key
- Super helpful team available from 8am – 10pm Monday - Friday, 9am - 6pm Saturday and 10am - 4pm on Sunday
- Unlimited guests for 2 hours at a time **
- Bike storage
- Housekeeping team on site
- Transparent, honest pricing, with no hidden extras and easy cancellation
- Use of meeting rooms, stationary and printing are all inclusive — just play fair **
- For any meetings longer than 2 hours, Working From_ members can enquire about our day use offices and also get 20% off our Hoxton Apartment spaces

*All perks subject to proof of active membership via Workplace profile with a picture attached
 ** Rules apply to Side Hustler and Side Hustler Plus members

A little help

Deadline Hotline

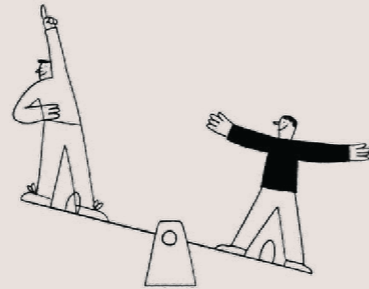
Working late? Pop down to the Host box between 9pm and 10pm, if we have a room free, it's yours for just £45. Just show them your Workplace profile with your pic to prove it's you! *

*Excluding Side Hustler Members



Duvet Days

All Private and Open Studio housemates are entitled to two free duvet days a year — perfect for when you've stayed up late on a deadline or maybe just need to work horizontal. We ain't judging. Our Duvet Day rooms are available on a day use basis from 10am - 4pm, and must be requested the day prior. Just pop over to the Host box between 5pm and 10pm and if there's a room free the following day then it's yours when you flash your Workplace profile.



How we like to do Tech

Internet

Total Bandwidth: 20gbps. The total is split over 2 x 10gbps fibre lines.

Looking for a static IP?

We would need to offer you a static IP from both lines as the total available bandwidth is shared across both lines. These are limited, so offered on a first come, first serve basis.

Music

Our music plays in all the spaces except the Private Studios, Meeting Rooms and on our 7th floor designated quiet area.

WiFi

We have three SSID's (WIFI names) broadcasting throughout all the Working From floors for all your devices.

Working From_Housemates:

This is for members who have an Open Studio, Desk Hopper and Side Hustler membership.

There is client isolation on this, so no one else can see what you are doing. You will be asked for user authentication to connect; you'll find this in your welcome email.

Working From_Guests:

This is for your guests/visitors to connect to which also has client isolation and is capped at 10mb. No password and no authentication required, they will be taken to a Working From_ splash page upon connecting.

Working From_Private Studios:

This is for Members that have their own dedicated office in Working From_. If you are in this network, you can see the devices of your teammates only. You will be asked for user authentication to connect; you'll find this in your welcome email.

You will also have access to one hard-wired data port for each desk. You don't need to authenticate separately to this, it is connected to your VLAN already.



Printing

There's a printer on each floor (floors 7-11), and you're welcome to use any of them. They're all multifunctional: you can print (in multiple sizes, mono & colour), copy and scan to email. All we ask is that you keep it green whenever possible, and remember our fair use policy. You'll find printing instructions on Workplace under the News Flash group and in your Welcome Email. Once you're up and running on your computer, you'll just need to authenticate yourself once on a printer and you're good to go from there.

Private Studio Members, you're welcome to bring in your own printer. You'll find a spare data port in your office in the floor box. It is connected to your private VLAN the same as your devices. The same goes for bringing in your own desk phone should you want one.

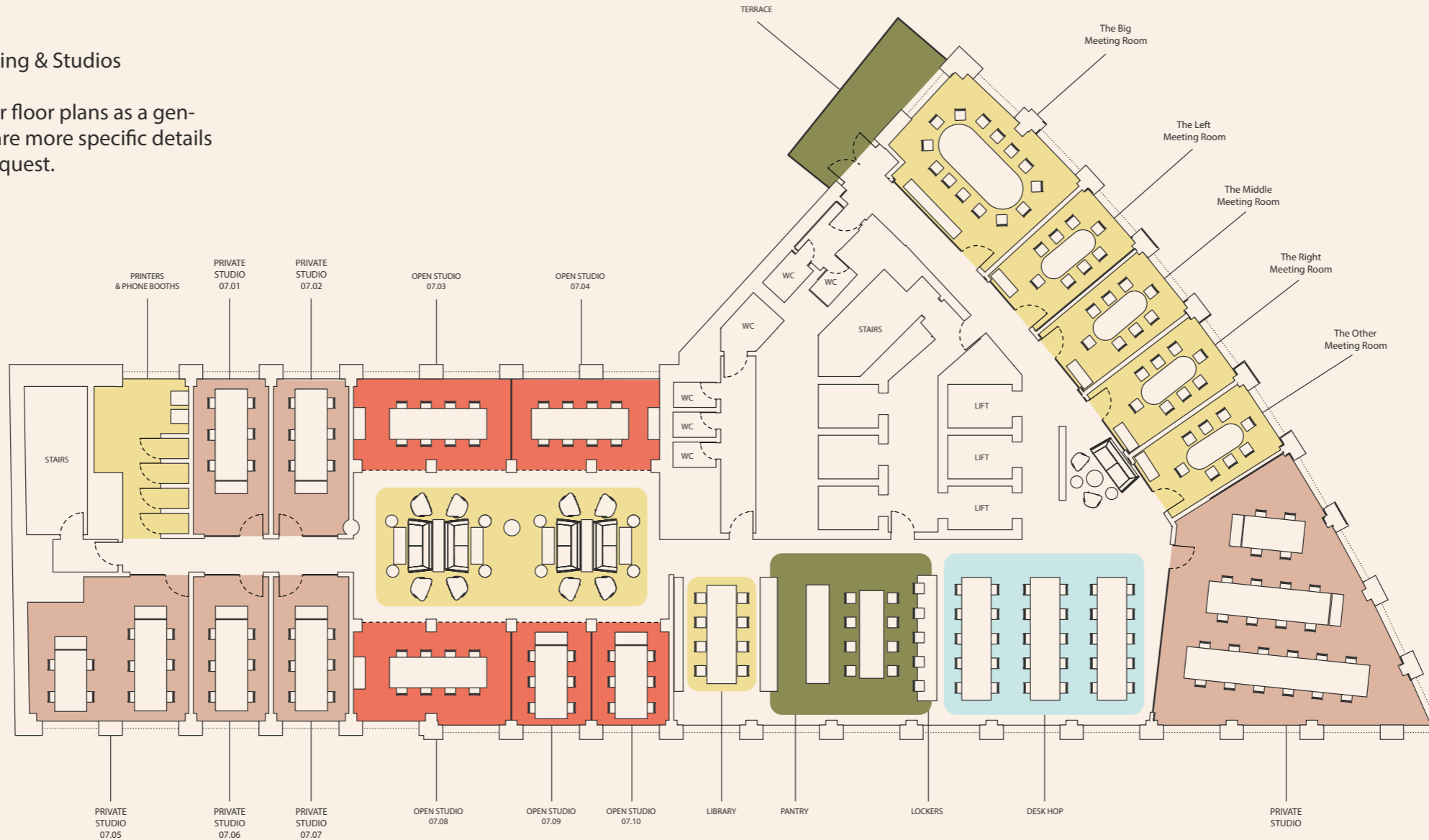
Sustainable confidential waste bin available on each floor.



7th Floor

Meeting rooms, Coworking & Studios

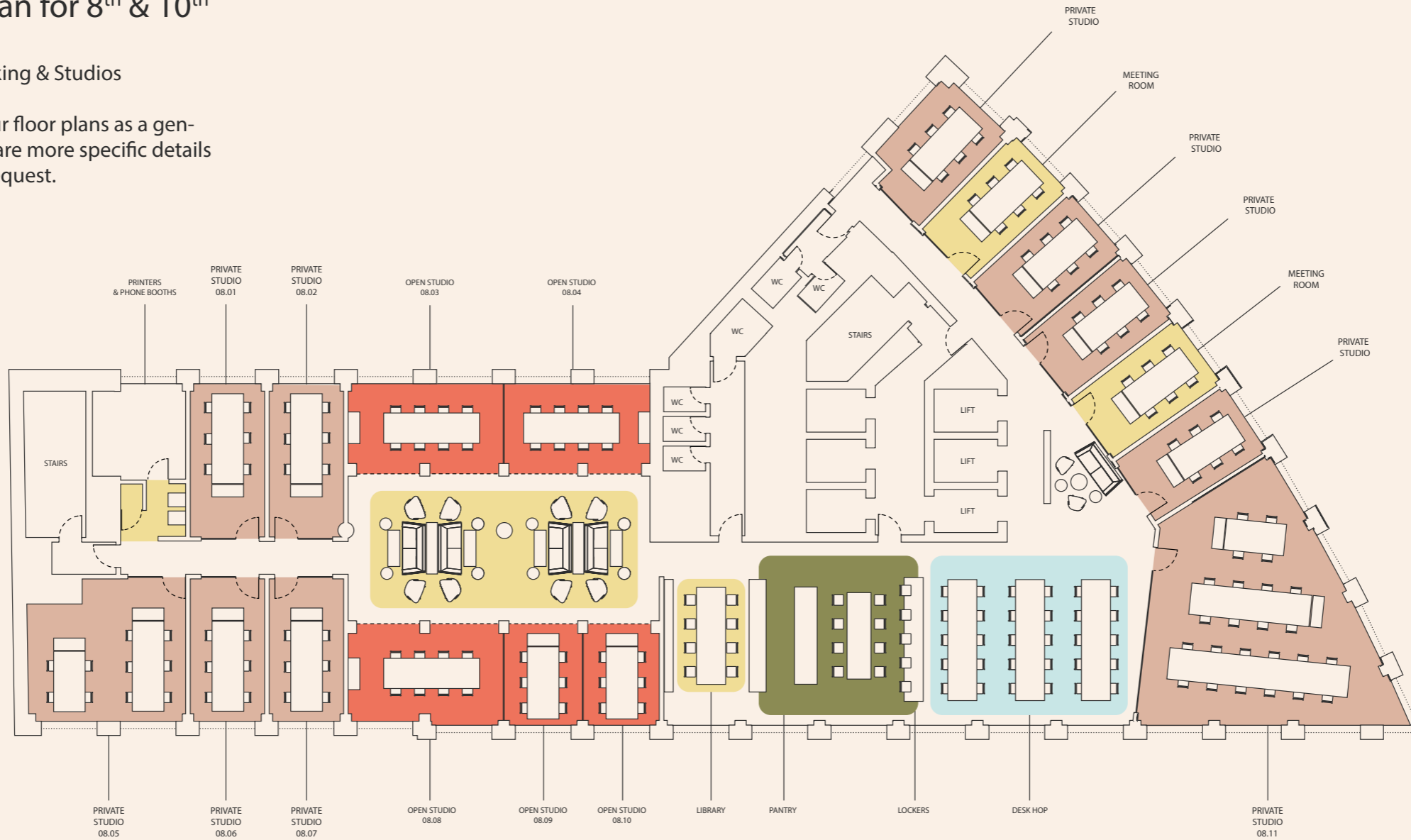
Here's a sneak peek of our floor plans as a general overview, we can share more specific details and measurements on request.



General Floorplan for 8th & 10th

Meeting rooms, Coworking & Studios

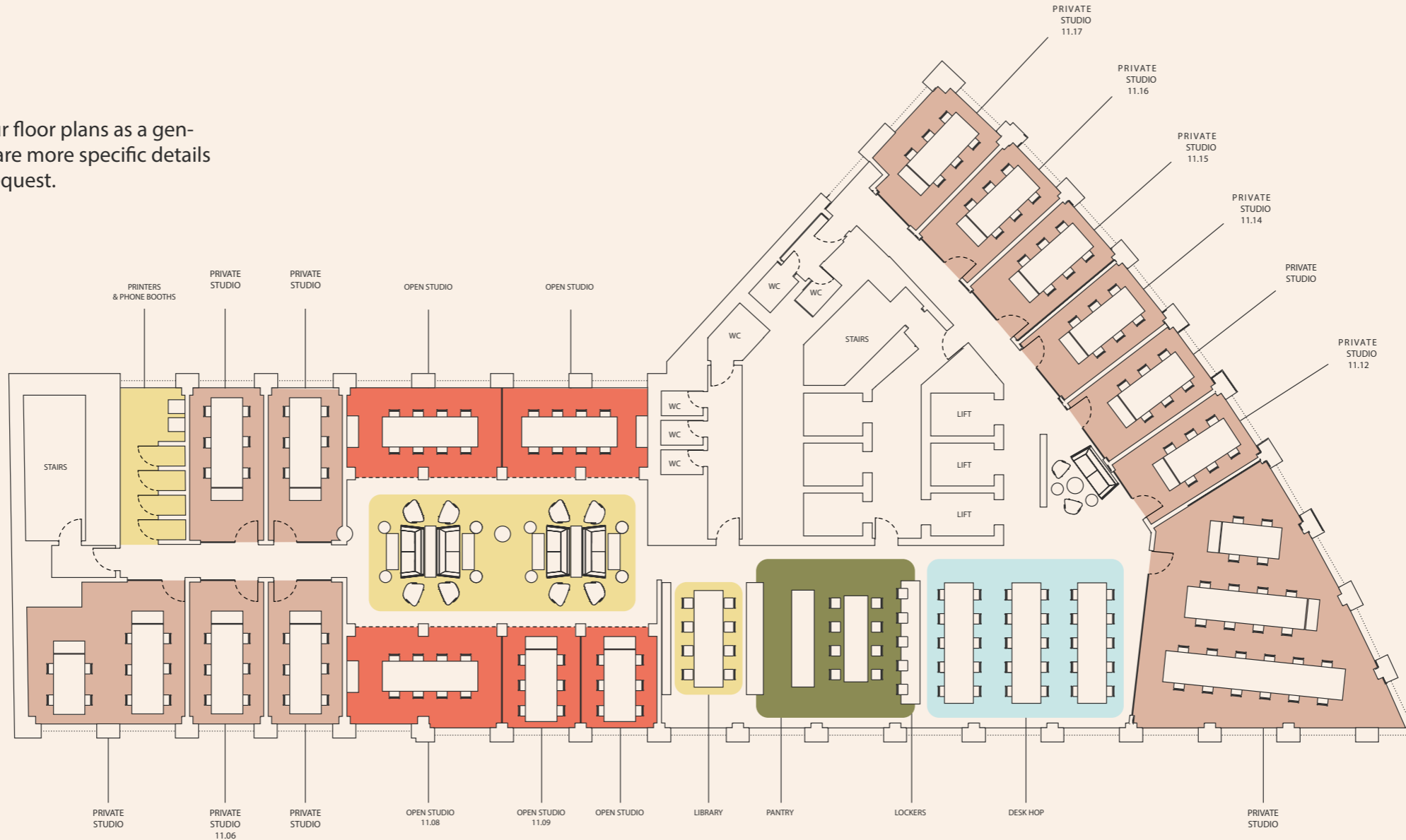
Here's a sneak peek of our floor plans as a general overview, we can share more specific details and measurements on request.



11th Floor

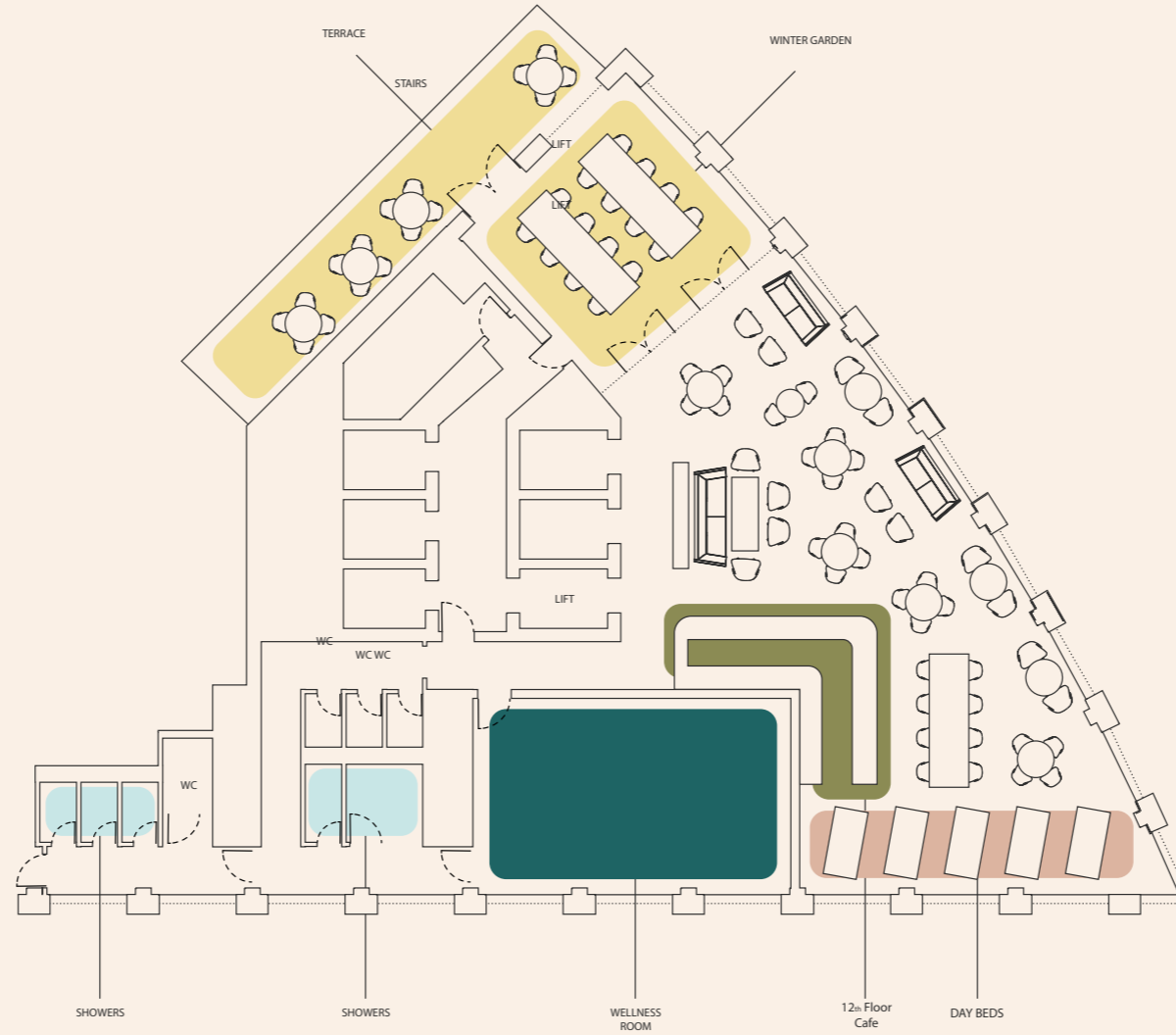
Coworking & Studios

Here's a sneak peek of our floor plans as a general overview, we can share more specific details and measurements on request.



12th Floor

Bar, day beds, wellness studio, showers, winter garden & terrace



Useful info and troubleshoot-

Guests

Guests are welcome in the space up to 2 hours at a time. Any longer will be charged as a day pass, only available for studio members.

Meeting Rooms

Meeting rooms are all included in the price under fair usage policy (excluding Side Hustler members). That being two hours at a time with no back-to-back bookings and a gap of 1.5 hours in between.

Postage

Members can have all their mail delivered here, these will be logged and an email will be sent for you to come to the desk to collect it. For any outbound post, we have the post office just down the road. The postal address is different to the main address so just grab that on induction. Our address may not be used to register at companies house.



Sign Up

Made easy with a digital application form and Ts & Cs signed, DD set up and deposit paid if applicable.

Housekeeping

The team are on site day and night keeping the place spotless with the help of our members.

Fees

Fees are paid monthly on the 1st of the month via Direct Debit.



Going green



On your plate

50% of our hotel dishes are vegetarian and/or vegan and we source local British ingredients as much as possible. We're also proud to be part of the Sustainable Restaurant Association.



Breath of fresh air

All of our heating and aircon is from fresh air outside the building, brought in and either cooled or heated. There's no churning air in the building.

Let's do laundry

Royal Jersey, our laundry company, uses wet cleaning and lanadol products. They deliver our fresh laundry via electric vehicles, too. We use canvas laundry bags and fabric suit bags. Our wire hangers are also recycled.

Recycling

We recycle glass, cardboard, food and general waste via Refuse-Derived Fuel (RDF). We have eliminated plastic water bottles and straws from our business, and our Blank bottles are refilled, so there's no waste. The way we print complies with environmental legislation and regulations and we are committed to preventing pollution.



Energy by numbers

We have 69 solar panels on the 12th floor of the building, nine Heat Recovery Units to reduce energy usage when heating the building and two Plate Heat Exchangers to reduce energy usage when heating water.

Working From_ 32 Blackfriars Road, London, SE1 8PB

Opening Hours

Monday to Friday
7am to 12am

Saturday
9am to 8pm

Sunday
10am to 6pm

[Map](#)

Fancy a desk with the best views over London?

Our coworking space is inside our third London hotel, The Hoxton, Southwark. Just a few minutes' walk from Blackfriars Bridge in one of London's buzziest boroughs.

hello.southwark@workingfrom.com

[@workingfrom_thehoxton](https://www.instagram.com/workingfrom_thehoxton)

[workingfrom.com](https://www.workingfrom.com)

