



# The Grove

Operated by RE-DEFINED

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# The Grove

248 Marylebone Rd, London NW1 6JZ

## At a glance

The Grove offers a contemporary, fully-fitted office space in London NW1, near Marylebone High Street.

Designed for productivity, it features open plan desk areas, private offices, break out space, and high-spec amenities, all managed by RE-DEFINED for seamless operations.

## Prime location

Ideally located near Marylebone High Street, The Grove is a short walk from King's Cross, Euston, and Paddington, offering superb London-wide and national connectivity.

-  Kings' Cross St Pancras
-  Euston
-  Paddington



# Working at The Grove

## Spaces at The Grove

The Grove's interiors blend functionality with style, featuring a striking double-height atrium, open-plan layouts, meeting rooms, phone booths, private kitchens, and inviting breakout areas.

Designed for efficiency and comfort, every detail enhances the modern workplace experience.



# Working at The Grove



## Added Extras

The Grove offers high-speed Wi-Fi, 24/7 access, private suites, meeting rooms, phone booths, and fully equipped kitchens.

Occupiers will benefit from secure bike storage, shower and changing facilities, a multi-faith room, and inclusive fees covering all utilities and services, ensuring a seamless workspace experience.

# Working at The Grove

## Availability

We have one perfectly finished enterprise suite available at The Grove, with up to 92 workstations, meeting rooms, dedicated phone booths, private kitchen and casual break out spaces.



# Working at The Grove



## Streamlined finances

Terms starting from 12 months.

Inclusive rent including:

- Rent
- Service charges and insurance
- Business Rates
- Utilities
- Consumables including weekly stocking of tea, coffee, fruit, milk
- Wireless connectivity, IT & data, security & access control
- Cleaning
- Facilities management - i.e. maintenance, repairs and health & safety
- Furniture
- 24h access
- Community cafe and wine bar
- Community secure bike storage
- Community showers and changing rooms



# Contact

For more information on The Grove, please get in touch.

## Ainsley Sutherland

Sales & Leasing Manager

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