

The Grove

Operated by RE-DEFINED

The Grove

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

248 Marylebone Rd, London NW1 6JZ

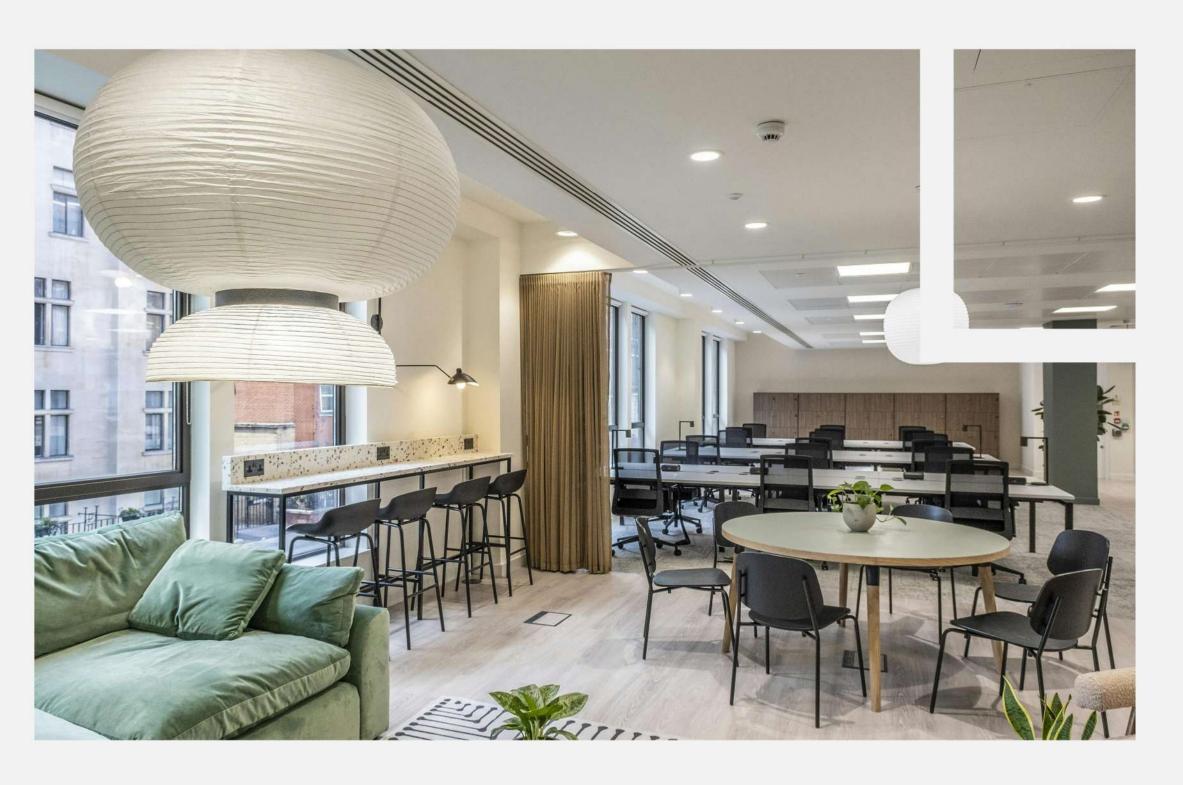


Working at The Grove

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

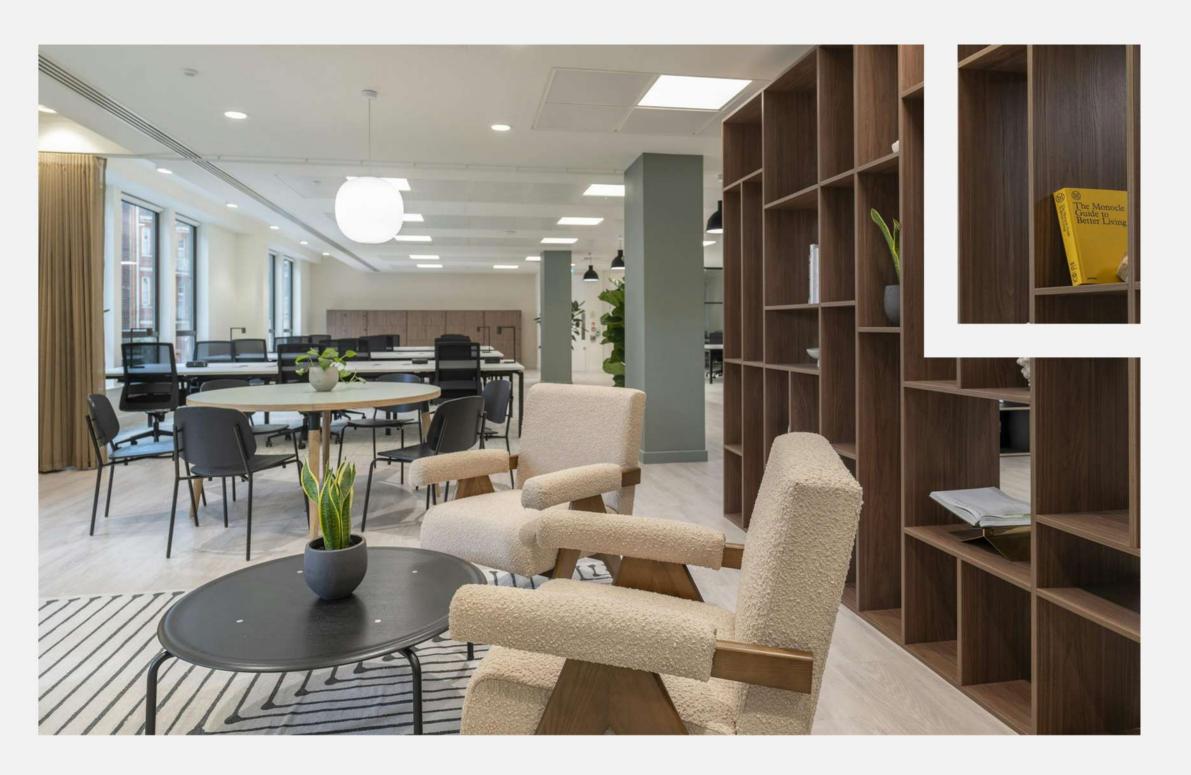
The Grove offers high-speed Wi-Fi, 24/7 access, private suites, meeting rooms, phone booths, and fully equipped kitchens.

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

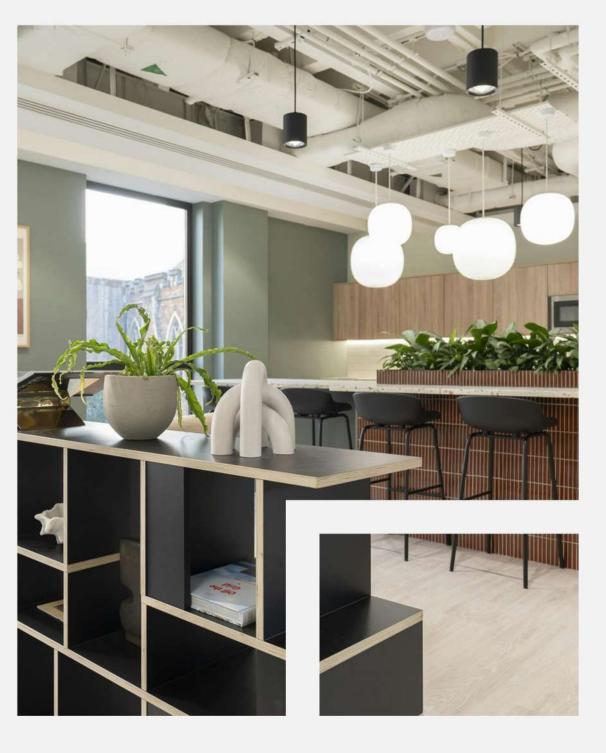
We have one perfectly finished enterprise suite available at The Grove, with up to 92 workstations, meeting rooms, dedicated phone booths, private kitchen and casual break out spaces.



Working at The Grove





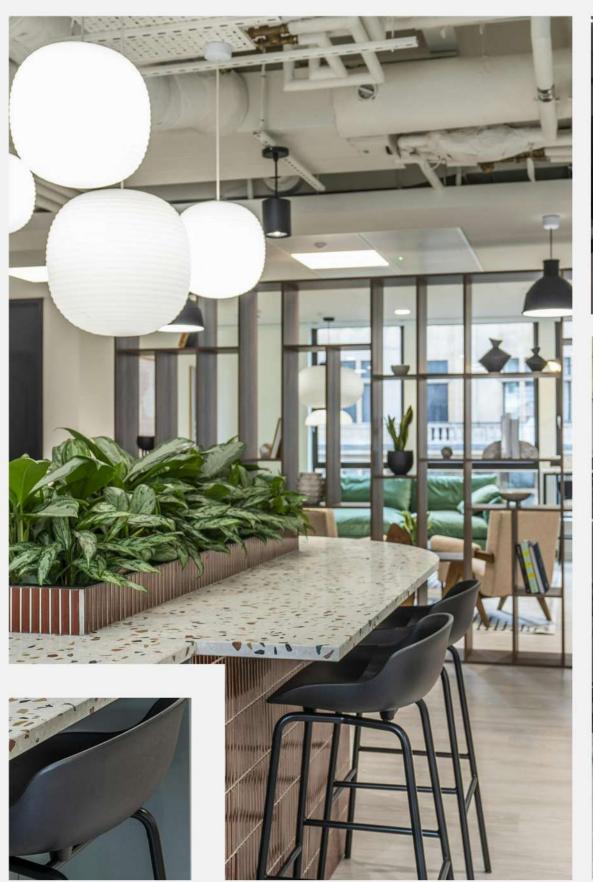


Streamlined finances

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

ainsley@re-defined.co.uk

020 7908 5597

07977 760894





FLEX BY MAPP LLP trading as RE-DEFINED LLP February 2025