

working from
SOUTH WARK

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
- Complete private locked space
- Flexibility to bring items you need into the office and make the space your own
- Meeting rooms included with bookings made up to 30 days in advance
- Help yourself pantry
- Free fair use printing
- Hotel perks
- Bike storage

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





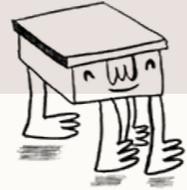
Open Studio

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 such as desk tops and other personal belongings
- Meeting rooms included with bookings made up to 14 days in advance
- Help yourself pantry
- Free fair use printing
- Hotel perks
- Bike storage

£500 per desk, per month (+ VAT).
1 months refundable deposit paid prior to move in.
1 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 for a yoga class. Come over as often and stay as long as you like.

- Proper desks and chairs
- Plenty of outlets
- Natural light
- Meeting rooms included with bookings made up to 72 hours in advance
- Help yourself pantry
- Free fair use printing
- Use of day lockers
- Hotel perks
- Bike storage

£300 per person, per month (incl VAT).
No deposit needed.
1 months notice from the 1st of the month.





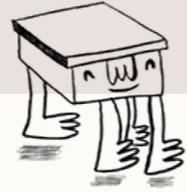
Side Hustler

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: 5:30pm-10pm Mon-Fri and all day weekends
- Proper desks and chairs
- Help yourself pantry
- Meeting rooms included bookable for 2 hours at a time up to 72 hours in advance
- Hotel perks
- Plenty of outlets
- Use of day lockers
- Free fair use printing
- Bike storage

£75 per person, per month (incl VAT).
No deposit needed.
1 months notice from the 1st of the month.





Day Pass

Need a break from working from home? Sick of your WiFi cutting out mid-Zoom? Come and work at ours for just £30 for the day – bottomless teas and coffees included.

- Straight in and up to work in minutes – no need to book in advance
- No WIFI password needed
- Access card for the day to come and go as you please
- Access to all floors including the members café and terraces
- Help yourself pantry
- Access to members fully stocked showers
- Need anything printing? Just ask a member of the team and they will do it for you

£30 per person, per day (incl VAT).

As a Day Pass user, you will not have access to the meeting rooms, nor the hotel perks available to members. Sorry!



Meeting rooms

We have five meeting rooms, all of which are on the 7th floor. They're all full of natural light, with floor-to-ceiling windows offering great views too, and can be booked with ease via your Workplace bot. A confirmation email will be sent straight over.

Need a video link to share? No worries, our team will send you this once you request through the bot.

- Booked via your Workplace bot at your ease
- Email confirmation sent immediately after booking
- Easy cancelation via bot
- 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 & Side Hustlers can book up to 72 hours in advance

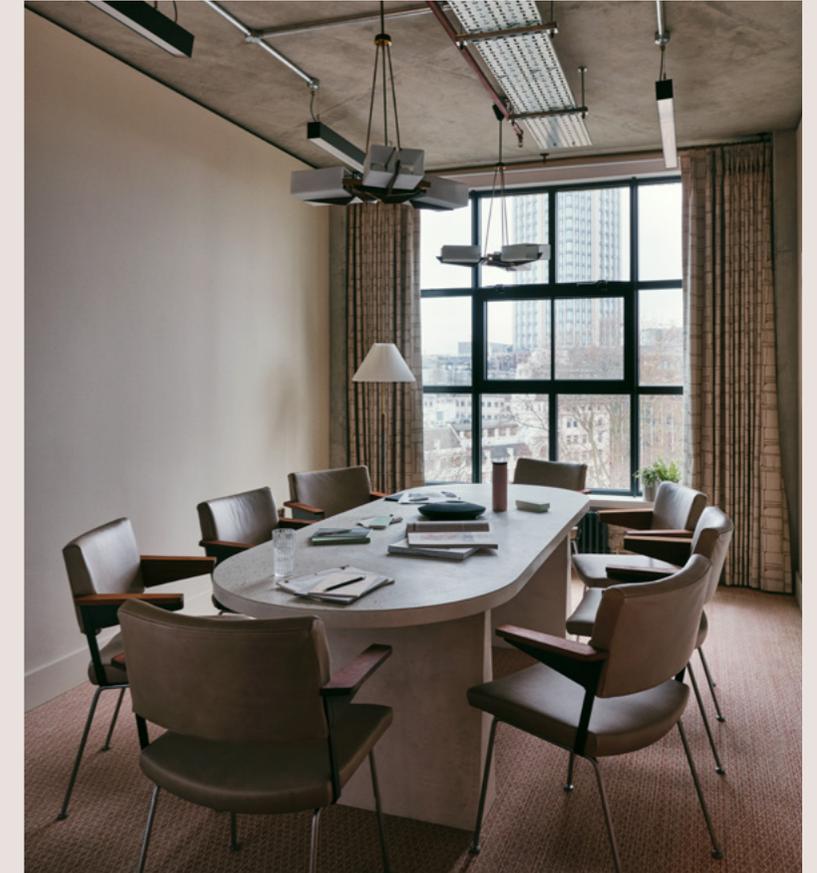




The Big One

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



The Other One

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



The Left One

They say lefties are more creative types. Get into your creative flow in The Left One, a 8-person meeting room that's flooded with light.

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



The Middle One

Cosy up in the middle one, a 8-person meeting room where you can bash heads and knock out that bright idea.

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



The Right One

We should have called it the bright one, this 8-person room is nice and airy, and full of natural light. No chance of snoozing off mid Powerpoint preso.

- 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 are 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 any booth on any floor with no need to book and no extra charges. 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 also available for desk hoppers.



12th floor café

Our members-only café 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.



Day beds

Want a couple 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 Apple TVs, 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 shared on Workplace 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
- 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 (excluding Seabird)
- Unique members only discount code for friends and family in all the global hotels up to 20%
- Desk delivery from the hotel restaurants
- Laundry service
- Dog friendly

Perks of the job

- Day use lockers, just bring your locks
- 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 24 hours

No sneaky add-ons

- Transparent, honest pricing, with no hidden extras and easy cancellation
- Use of meeting rooms, stationary and printing are all inclusive, as are guests – just play fair

A little help

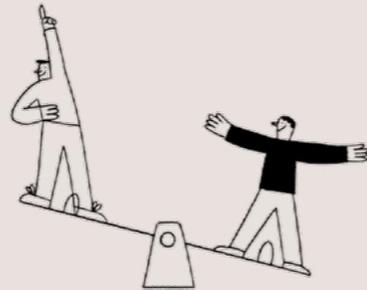
Deadline Hotline

Working late? Pop down to the hotel front desk 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!



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 hotel reception between 5pm and 10pm and if there's a room free the following day then it's yours when you flash your Workplace profile.



Tough month

Cashflow keeping you up at night? We've all been there. Come and speak to the team and we'll do our best to help.



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 and Meeting Rooms.

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.

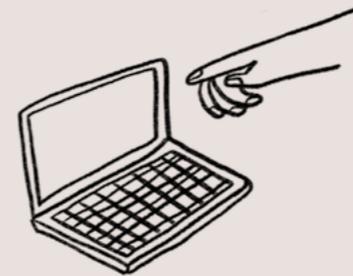
Working From_Guests:

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 hardwired data port for each desk. You don't need to authenticate separately to this, it is connected to your VLAN already.



Printing

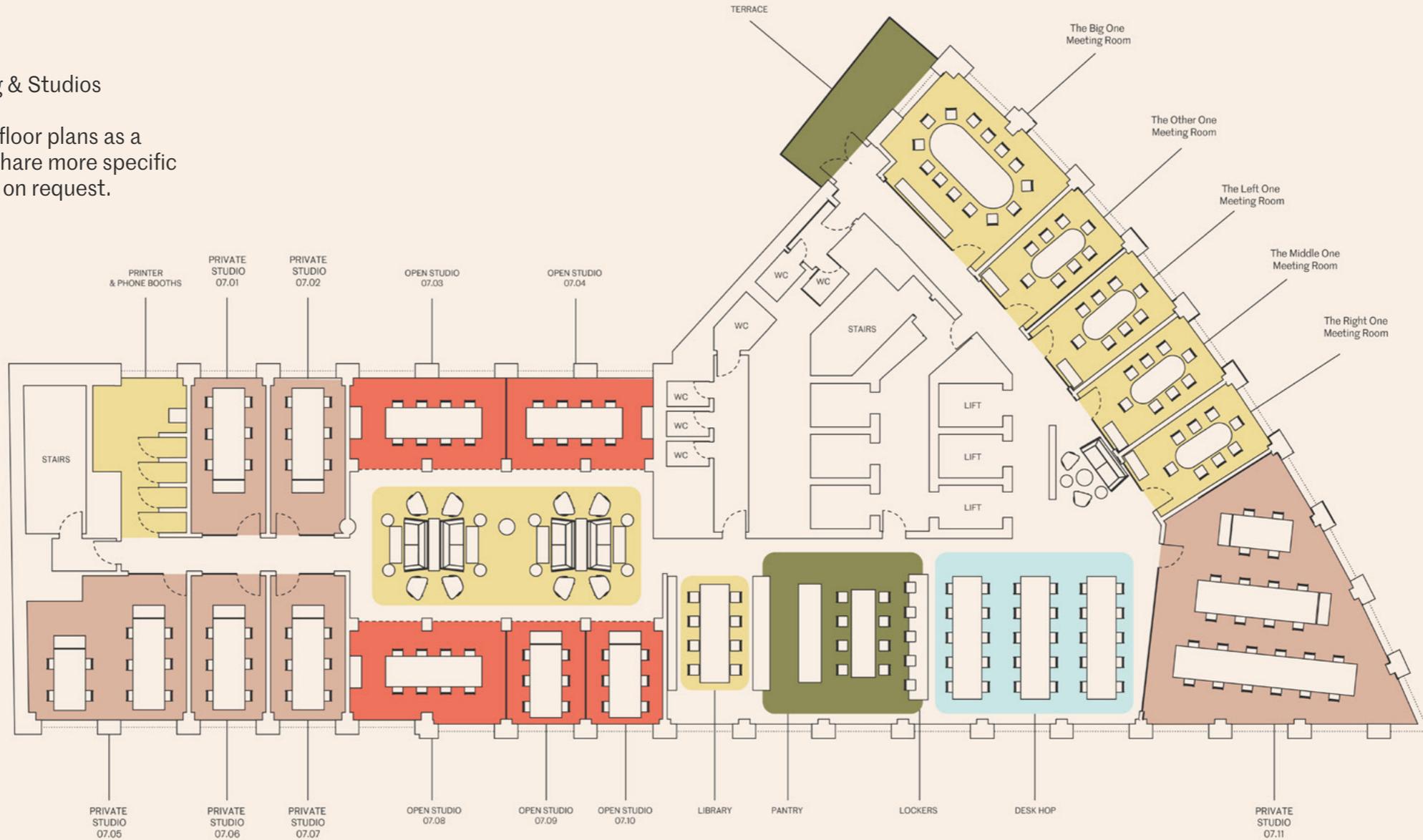
There's a printer on each floor (floors 7-11), and you're welcome to use any of them. They're all multifunctional: you can print (in multiple sizes, mono & colour), copy and scan to email. All we ask is that you keep it green whenever possible, and remember our fair use policy. You'll find printing instructions 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.

7th Floor

Meeting rooms, Coworking & Studios

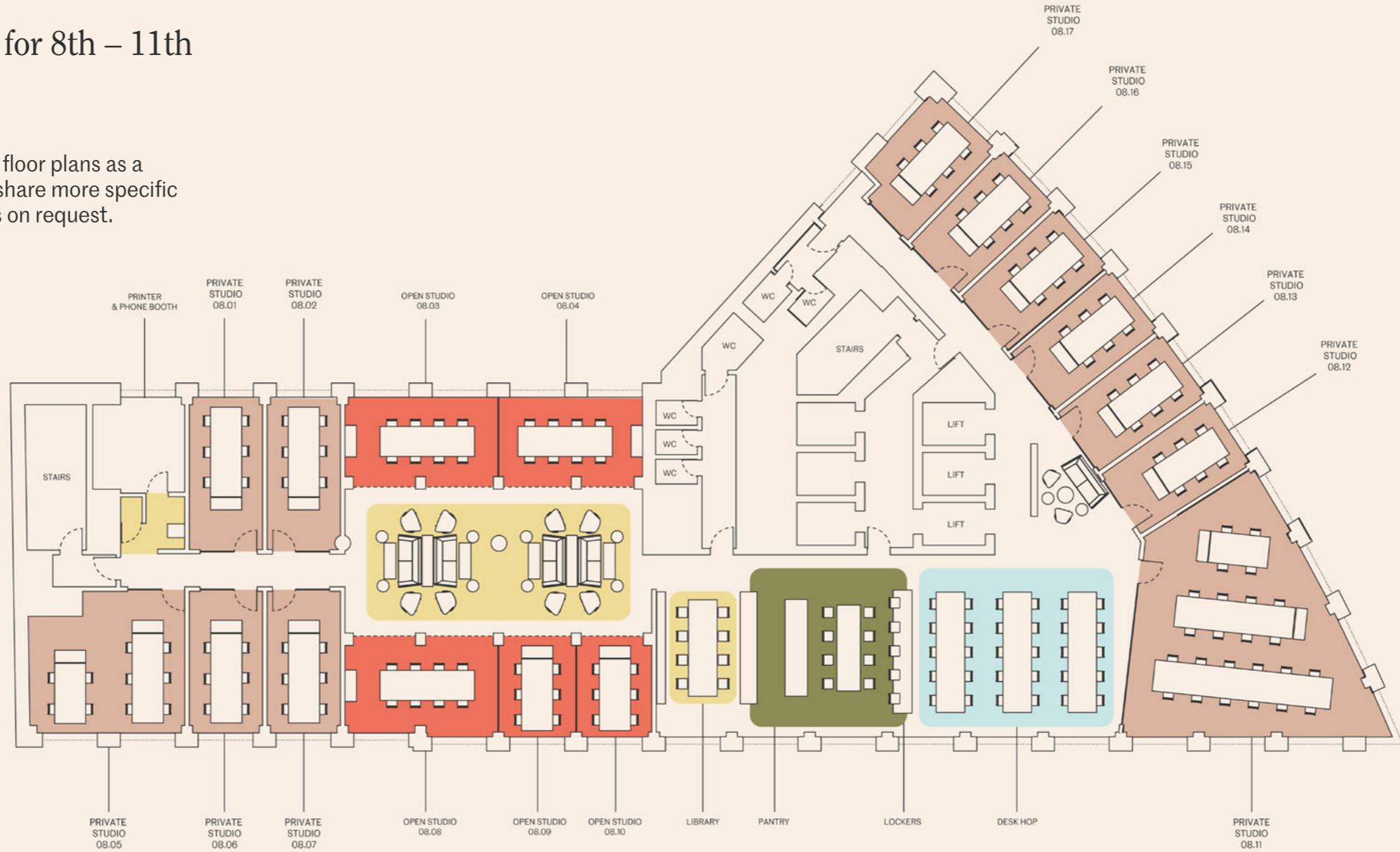
Here's a sneak peek of our floor plans as a general overview, we can share more specific details and measurements on request.



General Floorplan for 8th – 11th

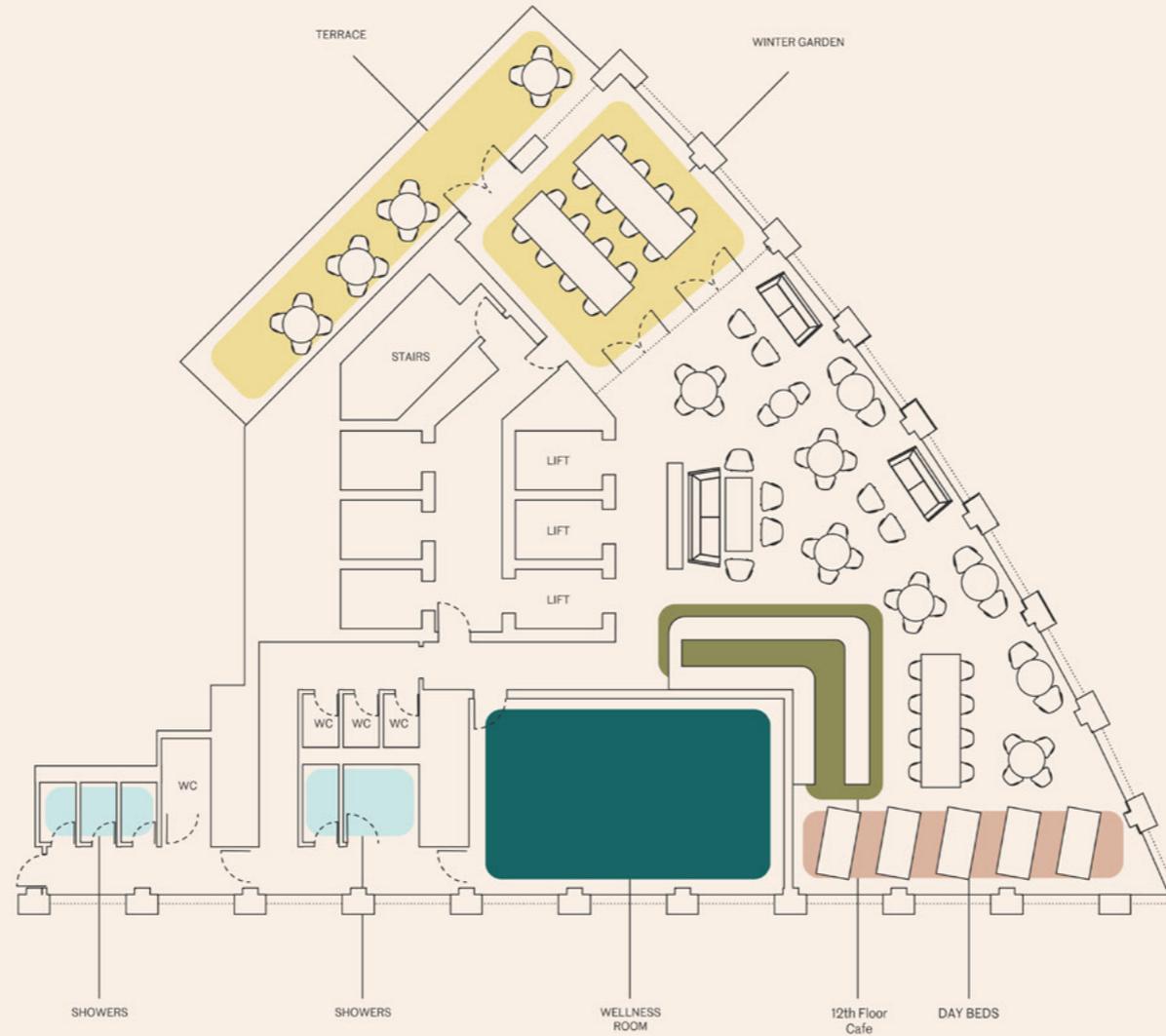
Coworking & Studios

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 troubleshooting

Guests

Guests are welcome in the space up to 2 hours at a time. Any longer will be charged as a day pass.

Meeting Rooms

Meeting rooms are all included in the price under fair usage policy. 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 literally next door. 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 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

[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.

membership.southwark@workingfrom.com

[@workingfrom_thehoxton](#)

workingfrom.com

