



HAMILTON HOUSE

1 TEMPLE AVENUE LONDON EC4Y 0HA

AN EXCLUSIVE COLLECTION OF CONTEMPORARY RIVERSIDE OFFICES  
AVAILABLE ON FLEXIBLE TERMS





# DISCOVER THE DIFFERENCE

A characterful Grade II listed building providing contemporary plug & play offices at exceptional value, in a prime riverside central London location.



## ALL INCLUSIVE COSTS

The office space is all wrapped into one inclusive cost, meaning no surprises.



## ROOM TO GROW

Spaces available from 1-32 desks, meaning a thriving, like-minded community.



## FLEXIBLE TERMS

We're here to discuss the terms that suit your business and the way you work.





# A WARM WELCOME

RECEPTION

Our on-site team are on hand to welcome your guests and take your phone calls, meaning you've got more time to get on with your working day.

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# WHAT'S INCLUDED?



FURNISHED  
OFFICES



FOCUS  
BOOTHS



HIGH SPEED  
INTERNET SERVICE



24 HOUR  
ACCESS AND  
CCTV SECURITY



ONSITE  
TEAM



KITCHENETTE  
WITH UNLIMITED  
TEA & COFFEE



SHOWERS



PRIVATE  
TERRACE



DAILY ON-SITE  
CLEANING AND  
MAIL SERVICES



PET  
FRIENDLY



BIKE  
STORAGE



RIVERSIDE  
LOCATION







# SMART MEETING SPACES.

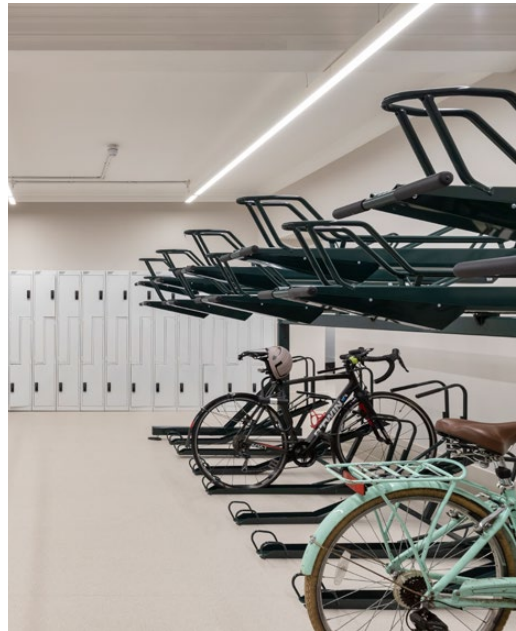
MEETING ROOM FACILITIES

We have a range of meeting rooms, with capacity for 6-14 people. Each room is fully enabled with AV, Wi-Fi and refreshments included.



# A brighter start

Start the day energised with excellent end-of-journey amenities, including showers and bicycle storage or take a moment to unwind in one of the new kitchen breakout spaces or courtyard gardens.





# EXCEPTIONAL ROOF TERRACE.

The spacious terrace has garden and river views, providing a serene environment for an informal meeting, or just to simply take some time out.

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ROOF TERRACE





# PLUG & PLAY SPACE.

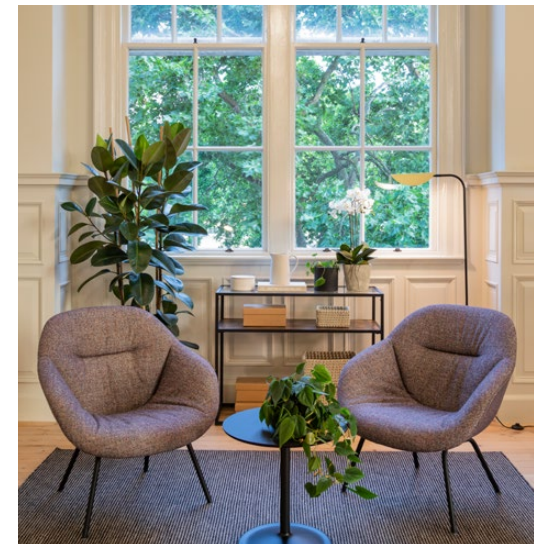
OFFICE SPACE

Hamilton House offers small businesses a place in which to grow and thrive, starting from 2 desks and ranging to 32 desks it offers true flexibility.



# UNIQUE OFFICES

The offices retain their wonderful character and distinctive charm with the benefit of views across the River Thames and the adjacent Inner Temple Garden.



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# THE VIEW FROM HAMILTON HOUSE.

A stunning waterside location  
with direct views across the  
River Thames and a vibrant mix  
of amenities right on your doorstep.



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LOCATION



# THE PERFECT LOCATION

Hamilton House is located in the heart of central London, where the City connects with Midtown and the capital's financial, legal and professional worlds meet.



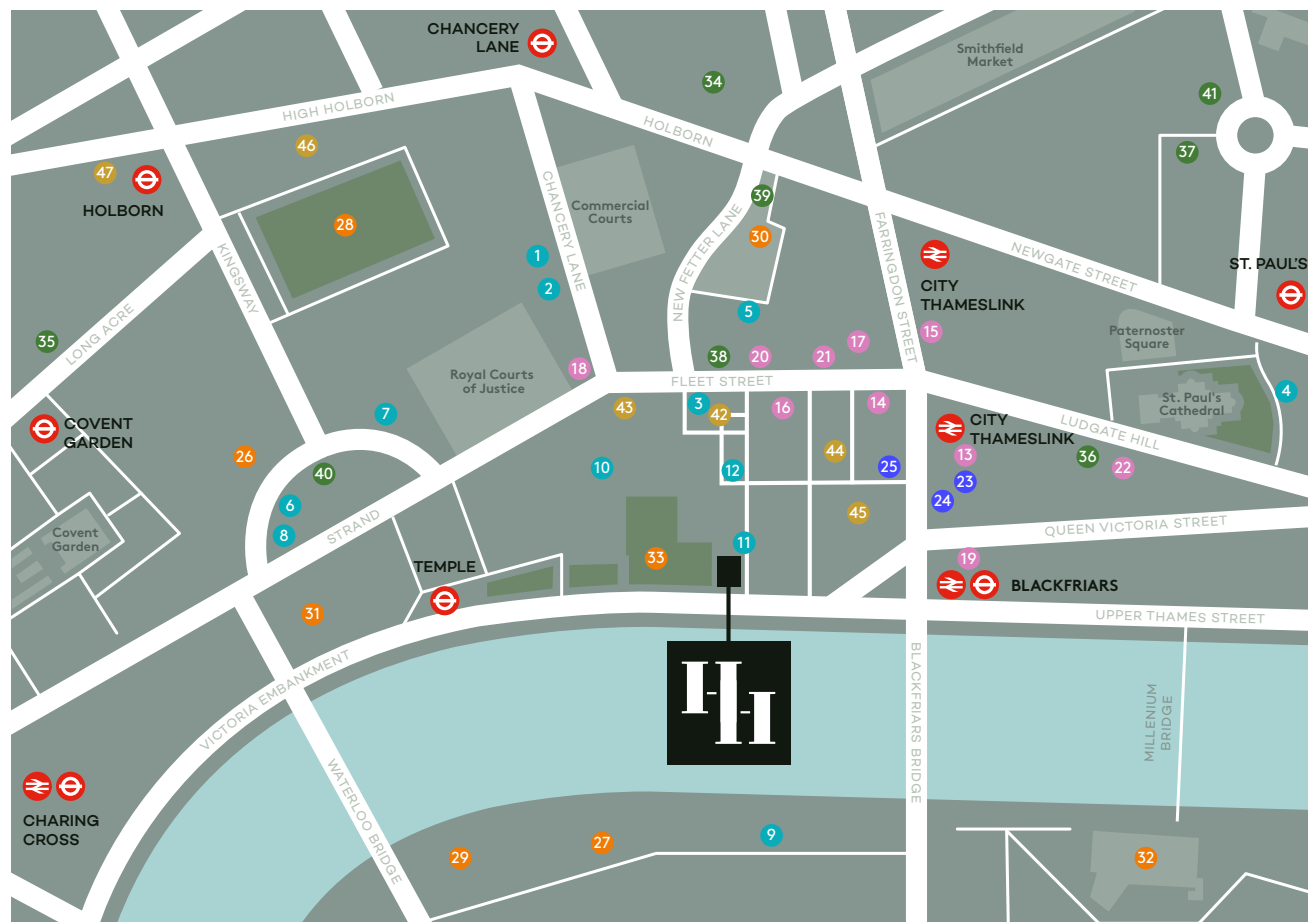
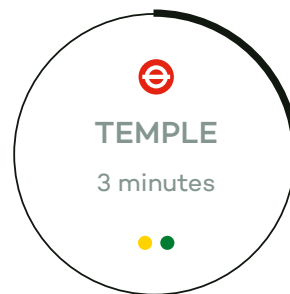
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LOCAL AREA







# THE PERFECT LOCATION

A wealth of local restaurants and cafés are in the immediate vicinity, whilst the adjacent Inner Temple Garden provides a unique green space.

## RESTAURANTS

- 1 Brasserie Blanc
- 2 Gaucho
- 3 Chambers
- 4 Ivy Asia
- 5 Natural Kitchen
- 6 Radio Rooftop
- 7 Roka
- 8 STK Steakhouse
- 9 Sea Containers
- 10 Pegasus
- 11 Tempio
- 12 Jamies

## CAFÉS

- 13 Alchemy Coffee
- 14 Blank Street Coffee
- 15 Caffé Nero
- 16 Coco di Mama
- 17 Establishment Coffee
- 18 Fleet Street Press
- 19 Flow
- 20 Java Java
- 21 Pret
- 22 Soho Coffee Co.

## SHOPS

- 23 Boots
- 24 Sainsburys
- 25 Tesco

## LEISURE & CULTURE

- 26 Aldwych Theatre
- 27 Gabriel's Wharf
- 28 Lincoln's Inn Fields
- 29 National Theatre
- 30 New Street Square
- 31 Somerset House
- 32 Tate Modern
- 33 Inner Temple Gardens

## GYMS

- 34 Gymbox
- 35 Nuffield Health
- 36 Proathlon
- 37 PureGym
- 38 Surge Fitness
- 39 The Gym
- 40 King's Sport
- 41 Virgin Active

## HOTELS

- 42 Apex
- 43 The Z Hotel
- 44 Premier Inn
- 45 Hyatt Regency
- 46 Rosewood
- 47 The Hoxton



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# FURTHER INFORMATION

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To arrange a viewing please contact:

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## HAMILTON-HOUSE.CO.UK

Misrepresentations Act 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. September 2023.

Designed by Cre8te - 020 3468 5760 - cre8te.london