

# fivefields



A purposefully designed *flexible workspace* enabling charities that support children and young people to *thrive* and grow alongside each other.





The Westminster Foundation, Grosvenor Property UK and x+why have come together to curate and operate a *flexible working space* like no other.

In the heart of Victoria, Fivefields brings together like-minded charities like you to grow, network and collaborate with each other, through shared interests and challenges. And because we understand your needs, we've designed a space that's tailored around you.

An environment where sustainability and accessibility are fundamental with dedicated event spaces for when you need to shout, meeting rooms for when you need to talk, breakout areas when you need somewhere to think and a roof terrace to relax. With grant funding available from the Westminster Foundation, Fivefields is redefining flexible workspace for charities.



At Fivefields we offer  
you a range of spaces  
and facilities to help  
*you succeed.*



Multiple private meeting rooms ranging  
in sizes and both informal to formal



A 20-seat private Board Room



Multiple phone booths for private calls



Collaboration areas to break out with the team



Mission Rooms for team meetings  
of up to 32 people



An events space with an Ante Room for up  
to 94 people and leading Audio Visual facilities



A library space, for getting your head down  
for those quieter moments



Multiple Tea points



A large terrace

Our *Cultural Programme* provides stimulation for all our members to engage with, benefit and learn from.

- Panels and discussions with leading Charities and businesses
- Focus on sustainability and social impact
- Workshops, mentoring and courses
- Games nights, quizzes, live music and comedy
- Wellbeing and mindfulness activities including yoga, meditation, and arts and crafts
- Exhibitions and film nights





# One monthly fixed cost

All our memberships are “all in pricing”. This includes business rates, utilities, consumables, service charge, WiFi, cleaning, security, insurance and taxes, design fees and limited printing (everything other than additional meeting rooms and refreshments you may choose to add). This means there are no surprises and considerably reduced administration for our members. So, you can focus on creating impact.

# Memberships

A range or combination of memberships depending on your requirements including:

*Flexible Memberships* – for Charities looking to be part of the Community but on an ad hoc basis, to access a range of break out spaces and the roof terrace. Memberships can be taken for single days, 10 days per month or full time.

*Dedicated Desks* – providing members with their own dedicated desk complete with an ergonomic chair and locker in an open plan environment, surrounded by likeminded Charity members with access to all shared amenities.

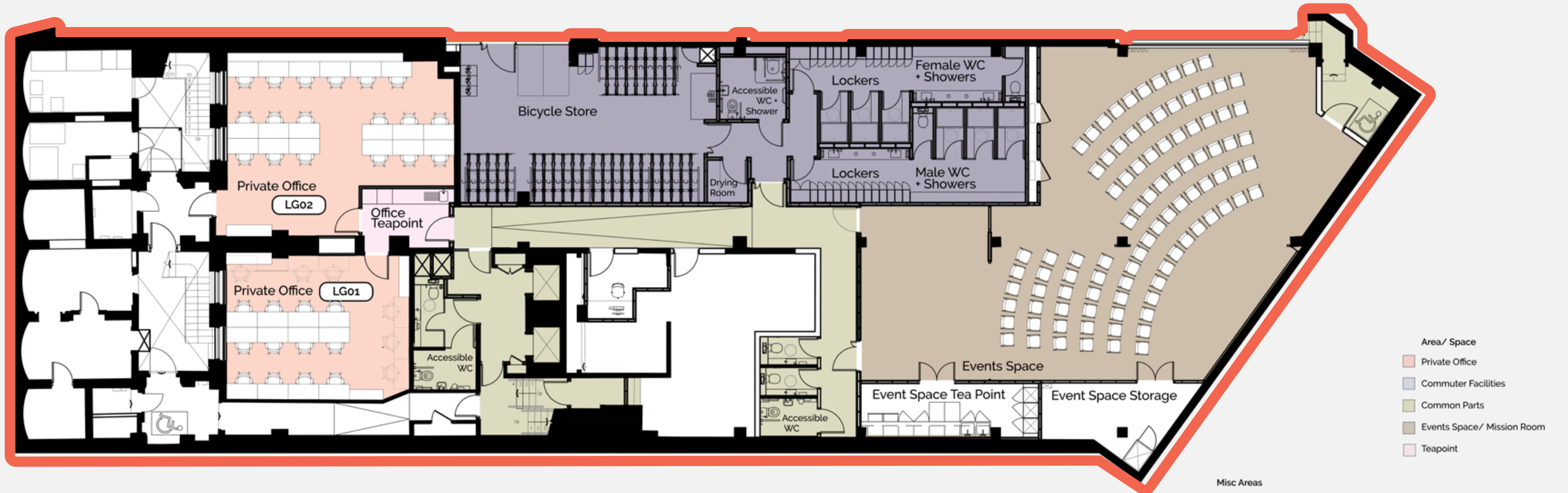
*Private Offices* – choose from a range of incredible private office spaces for your team which you can customise to add branding, plants and furnishings to make your own secure and private space. All offices will include desks, ergonomic chairs and access to all shared amenities.



# LG

FLOORPLAN

## Lower Ground



Misc Areas			
Teapoint	01	Showers	06
Accessible Shower	01	WCs	03
Bike Racks	60	Male WC	01
Bike Lockers	09	Female WC	01
Lockers	81	Drying Room	01
Accessible WC	01		
Additional Accessible WC	01		

# G

## FLOORPLAN

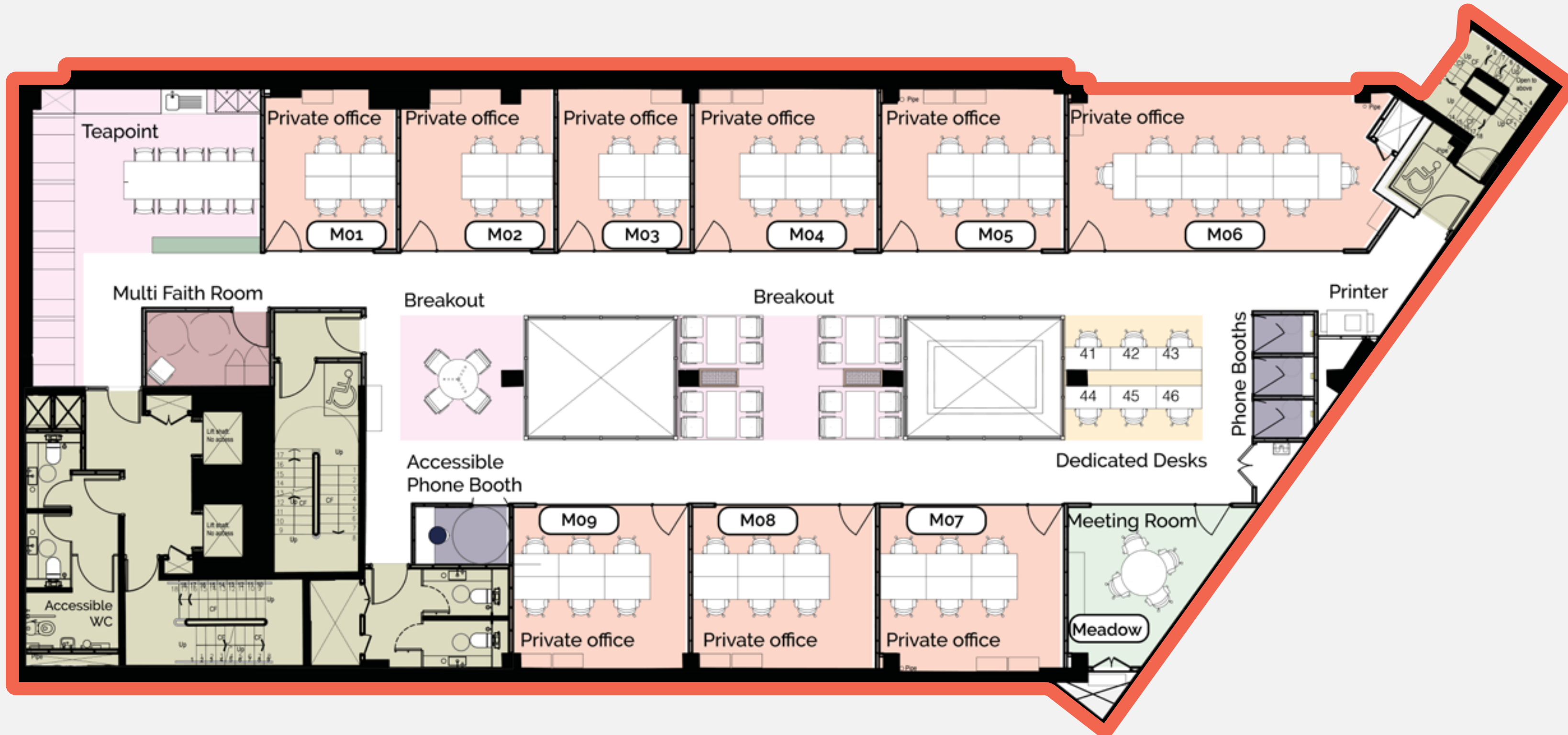
# Ground Floor



# M

## FLOORPLAN

# Mezzanine



- Area/ Space
- Multi Faith Room
  - Meeting Rooms
  - Common Parts
  - Breakout Spaces
  - Phone Booths
  - Dedicated Desks
  - Private Office

Misc Areas

- Teapoint 01
- WCs 04
- Accessible WC 01
- Printer 01

# 1

## FLOORPLAN

# First Floor



- Area/ Space
- IT Room
  - Meeting Rooms
  - Common Parts
  - Breakout Spaces
  - Phone Booths
  - Dedicated Desks
  - Private Office

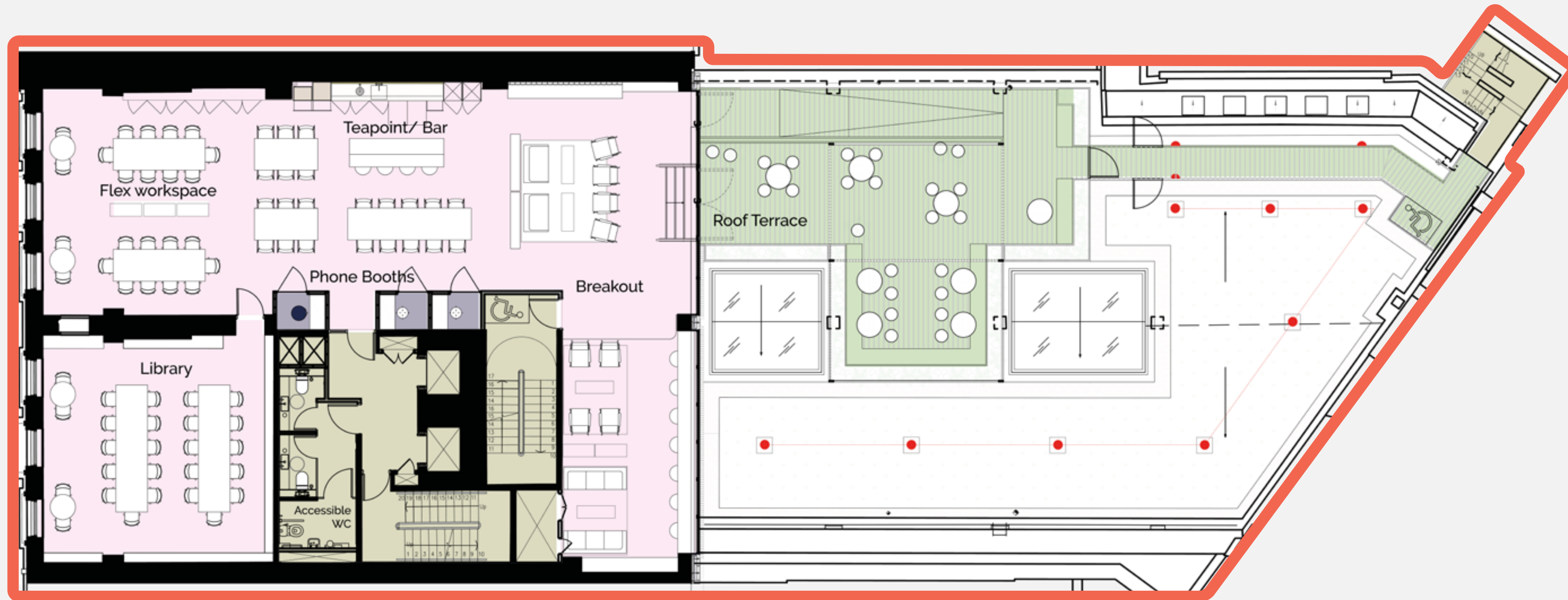
Misc Areas

Teapoint	01
WCs	04
Accessible WC	01
Printer	01

# 2

## FLOORPLAN

# Second Floor



### Area/ Space

- Common Parts
- Flexible Member and Breakout Space
- Phone Booths
- Roof Terrace

### Misc Areas

Teapoint	01
WCs	02
Accessible WC	01

# 3

## FLOORPLAN Third Floor



Misc Areas		Area/ Space	
Teapoint	01	<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3; border:1px solid #ccc;"></span> Meeting Rooms	
Printer	01	<span style="display:inline-block; width:10px; height:10px; background-color:#f4cccc; border:1px solid #ccc;"></span> Common Parts	
WCs	02	<span style="display:inline-block; width:10px; height:10px; background-color:#fce4d6; border:1px solid #ccc;"></span> Breakout Spaces	
Accessible WC	01	<span style="display:inline-block; width:10px; height:10px; background-color:#d9d2e9; border:1px solid #ccc;"></span> Phone Booths	
		<span style="display:inline-block; width:10px; height:10px; background-color:#cfe2f3; border:1px solid #ccc;"></span> Private Office	

# 4

## FLOORPLAN Fourth Floor

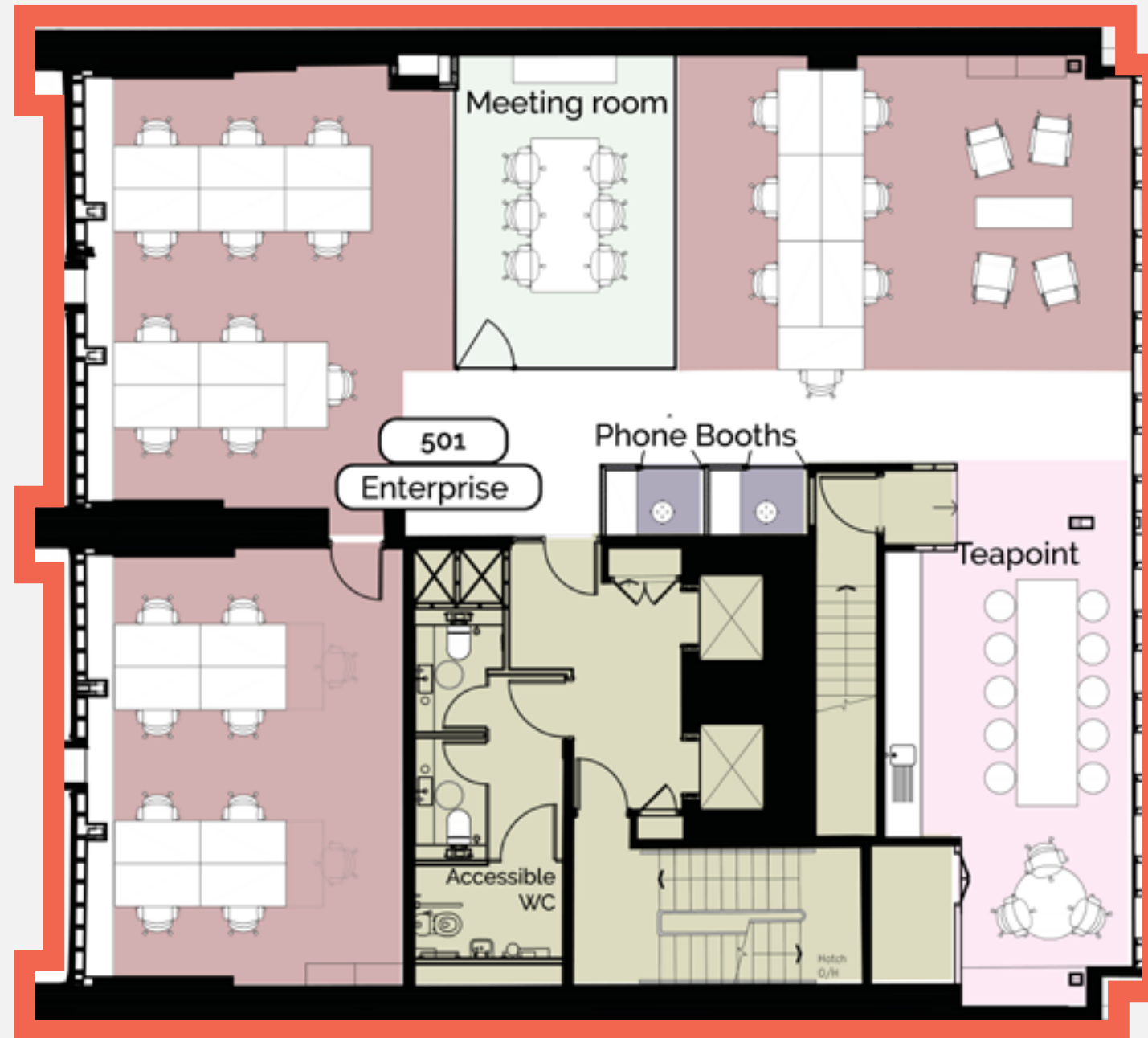


Misc Areas		Area/ Space	
Teapoint	01	<span style="display:inline-block; width:10px; height:10px; background-color:#d9ead3; border:1px solid #ccc;"></span> Enterprise Office	
WCs	02	<span style="display:inline-block; width:10px; height:10px; background-color:#f4cccc; border:1px solid #ccc;"></span> Meeting Rooms	
Accessible WC	01	<span style="display:inline-block; width:10px; height:10px; background-color:#fce4d6; border:1px solid #ccc;"></span> Common Parts	
		<span style="display:inline-block; width:10px; height:10px; background-color:#d9d2e9; border:1px solid #ccc;"></span> Breakout Spaces	
		<span style="display:inline-block; width:10px; height:10px; background-color:#cfe2f3; border:1px solid #ccc;"></span> Phone Booths	

# 5

## FLOORPLAN

# Fifth Floor



### Misc Areas

Teapoint	01
WCs	02
Accessible WC	01

### Area/ Space

Enterprise Office
Meeting Rooms
Common Parts
Breakout Spaces
Phone Booths

## Our Flexible, Dedicated and Private *Office Memberships* include an allowance of meeting room credits.

Your Membership will allow you to access a multitude of incredible meeting and events facilities when you need. Your membership will include:

- Free use of certain smaller meeting rooms
- A number of Credits per month which can be used for all meeting rooms and event spaces.

### EVENTS SPACE

Dedicated events space for up to 90 people in a range of formats and including an ante room and food and beverage if ordered

*From £240 per hour*

### BOARD ROOM

Allowing up to 20 people in a roundtable format

*From £80 per hour*

### MEETING ROOMS

A range of formal and informal meeting rooms depending on your requirement

*From £24 per hour*

### MISSION ROOM

Allowing up to 32 people in a range of formats

*From either £80 or £160 per hour*





# Grant Funding

Charities who share a common goal of supporting children and young people to improve their life outcomes, aligning with the Westminster Foundation's strategy, may be eligible for grant funding from the Westminster Foundation of up to 50% of your monthly membership fee.

If you do not fall into the above criteria because you are either a non-profit organisation or social enterprise then you may still be eligible for membership (subject to approval from the Westminster Foundation) but you will not have access to grant funding.

For further details on how to apply for the grant funding then please visit <https://westminsterfoundation.org.uk/grants> or email x+why at [[rdean@xandwhy.co.uk](mailto:rdean@xandwhy.co.uk)].



# Innovations at Fivefields



Interior planting to improve wellbeing

The building also features commuter facilities and better air quality for concentration.

Lightwells provide natural lighting

- 

**1 Non-toxic plywood & Grosvenor Estate timber**  
Responsibly sourced timber with low environmental impact.
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**2 Reused steelwork**  
Steelwork carefully removed from other Grosvenor projects provides carbon benefits.
- 

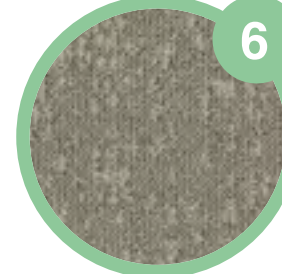
**3 Recycled Aluminium**  
Doors & windows on the scheme contain up to 70% recycled aluminium
- 


**4 Recycled Plastic**  
Highly recycled plastic provides a great finish and helps divert materials from landfill.
- 


**5 Sedum roof**  
Improves building drainage and air quality
- 

**1 Integrated platform lift**  
New platform lift and entrance ramp integrated into listed fabric improves building access.
- 


**2 Seamless circulation**  
Floor levels have been readjusted to limit reliance on ramps and lifts.

- 


**6 Air purifying carpets**  
Captures pollutants and helps to improve indoor air quality.
- 

**7 Photovoltaic panels**  
Renewable source of energy lowering reliance on fossil fuels.
- 

**8 Improved thermal envelope**  
Rear & mews facades benefit from new cavity insulation to improve thermal performance.
- 

**9 Upcycled raised access flooring & furniture**  
Reducing upfront embodied carbon emissions.
- 

**10 Environmental certification**  
BREEAM - Excellent.  
FitWELL - 1 Star.  
NABERS - 4 Stars.  
AirRated - Gold.
- 

**3 Transitional lighting**  
Improves entrance experience for hypersensitive users.
- 

**4 Neurodiversity friendly**  
Carefully designed signage, natural finishes and logical space planning to neurodiversity.

If you would like to discuss membership for you and your team, please contact us.

**x+why**

*[rdean@xandwhy.co.uk](mailto:rdean@xandwhy.co.uk)*



# *fivefields*

