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W a r w i c k



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## A LETTER FROM OUR FOUNDER

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I am so pleased to present 1 Warwick to our growing community. After launching Mortimer House in late 2017, I felt it may be impossible to find a sequel that embodies the history, architecture and prominence of our original location in Fitzrovia.

Yet, after much hard work, perseverance and determination, my team and I are happy to welcome you to 1 Warwick, a neo-Baroque House, built in 1910, that sits proudly at the intersection of Warwick, Brewer and Glasshouse Streets in Soho's prettiest corner. While it shares the same heartfelt hospitality that Mortimer House has become known for, 1 Warwick has a distinct personality that befits its location, culture and history, in one of London's liveliest neighbourhoods.

The Maslow's philosophy sets out to satisfy both the head and the heart, the personal and the professional, the body and the mind. Now, more than ever before, I am proud to introduce you to the next chapter in our continuing story. Welcome to 1 Warwick.

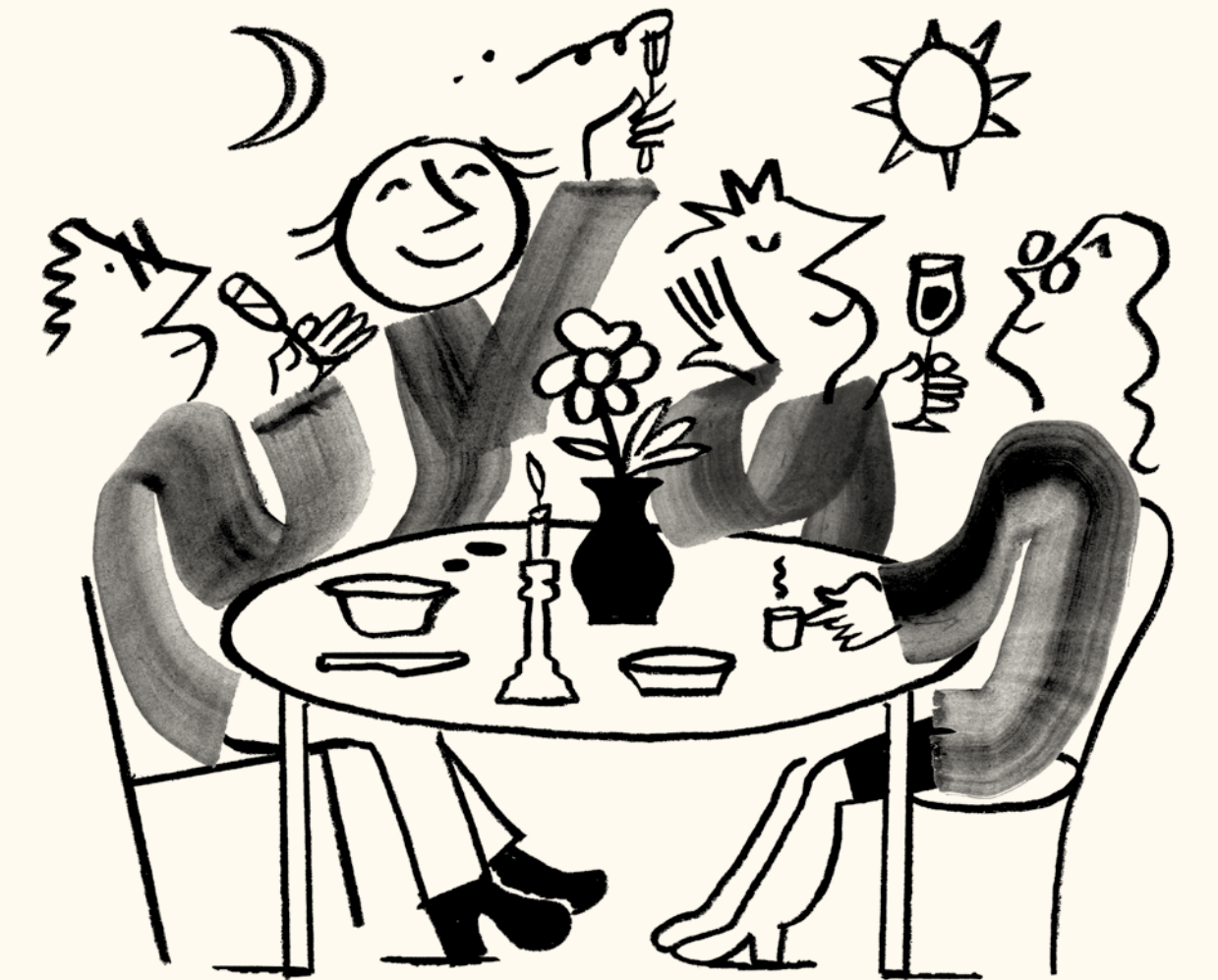
Guy Ivesha, CEO & Founder, Maslow's

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## INTRODUCING 1 WARWICK

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1 Warwick sits on the bustling corner of Warwick Street and Brewer Street in the heart of London's storied Soho. Set over six floors, 1 Warwick is a members' house featuring beautifully designed private workspaces, members' lounges, a studio & gym, meeting & event spaces, a public restaurant & bar, and a sweeping rooftop overlooking a neighbourhood which has played muse to writers, artists, poets, actors, musicians and designers over the centuries. Inspired by Maslow's theory of human motivation and happiness, 1 Warwick is the newest addition to the Maslow's family, following Mortimer House in Fitzrovia.

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## ROOFTOP BAR & TERRACE

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1 Warwick's beautiful rooftop bar & terrace on the sixth floor benefits from a large wraparound terrace with expansive views across the London skyline.

With a menu created by Executive Chef, Tom Cenci, inspired by the fresh flavours of the Middle East & the Mediterranean, the rooftop is open from morning until late. An exciting drinks menu offers a mix of tempting cocktails and carefully selected house wines, while a private dining area provides the perfect setting for al fresco group dinners.





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## LIVING ROOM

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Our first floor members' lounge has a sociable, warm and relaxed atmosphere and is the beating heart of 1 Warwick.

With its own bar and plush, comfy lounge chairs, the Living Room is the ideal space for members to meet, connect and enjoy anything from morning coffees to night-time fun. Just off the Living Room, separated by a curtain, the Den offers a cosy fireplace and charming views over Brewer Street.

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## LIBRARY & DRAWING ROOM

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With luxurious sofas to sink into and a thoughtful design, the Library is a welcome retreat from the lively streets of Soho. A diverse calendar of events keeps members engaged, and with a fully equipped bar, the space can also be hired for private events hosting up to 100 people. The Drawing Room, adjacent to the Library, looks out onto Warwick Street through its large bay window. Ideal for casual dinners and cosy get-togethers, it seats eight people and can fit up to 20 when standing for drinks and canapés.





## PIED-À-TERRE

On the second floor is an open-plan workspace, complete with library-style tables and casual lounge seating. The Pied-à-Terre is ideally suited to those who seek a relaxed work environment with purpose and comfort, without needing their own permanent desk. Members can enjoy a fully equipped kitchen, private phone booths, a printing area and a selection of meeting rooms. The second floor is designed to be a quiet sanctuary conducive to working. Members working in the Pied-à-Terre can order food and beverages throughout their day, brought personally to their seat.



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## PRIVATE WORKSPACE

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### PRIVATE WORKSPACE

1 Warwick has a selection of intuitively designed Private Studies, filled with natural light, across two of its floors. All come fully furnished with smart desks, ergonomic chairs, and inviting interior touches such as oak floors and woven rugs that blend with sleek shelving and workshop style light finishes. These workspaces are ideal for teams or groups of members who like to work together.

Our Private Studies on the third floor accommodate six to nine people and benefit from two meeting rooms with both a conference table and lounge seating, as well as a fully equipped kitchen, phone booths and a printing area. Private Studies on the fourth floor offer space for up to 20 people and appealing architectural features, such as original brick walls and vast, arched half-moon windows, typical of the neo-Baroque period. These workspaces also sit alongside flexible meeting rooms, a well-stocked kitchen, phone booths and printing facilities.

### PRIVATE PENTHOUSE

Our fifth floor is dedicated to a very special, customisable and open-plan private penthouse Study. It is suitable for either one team of up to 60 people, or it can be split and used by two teams or companies. The Private Penthouse, with its mid-century modern interior touches, enjoys access to its own kitchen and a private meeting room with conference table and lounge area, as well as an outdoor terrace.

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### RESIDENT DESKS

The dedicated desks on the second floor offer Resident members the comfort of a permanent space without sacrificing the energy of a communal workspace. Housed within two enclosed areas, these 16 dedicated desks also come with a fully equipped kitchen, phone booths for private calls, a printing area and a selection of meeting rooms for eight to 16 people.



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## MEETING ROOMS

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1 Warwick has nine thoughtfully designed meeting rooms, which vary in layouts and sizes accommodating up to 20 people. Equipped for all your technological needs, they are welcoming, relaxed spaces which are imbued with residential details to make you feel at home. Our restaurant offers a thoughtful menu, making them suitable for working lunches or private dining and events in the evening.



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## STUDIO & GYM

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Our wellbeing hub houses a boutique gym and studio space, alongside plush changing rooms with a towel service. Work out to recharge any time of the day, take part in one of our complimentary fitness classes, such as boxing, or organise a meditation or personal training session.



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## CULTURE & HAPPENINGS

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An original and progressive programme of events will be central to life at 1 Warwick. Hosted in the Library, our event space on the first floor, members will have access to special presentations, debates and talks across diverse subjects including art, design, health and psychology – all curated in accordance with the Maslow's mindset of achieving balance in both work and wellbeing. Around the house, there will also be workshops, wine tastings and supper clubs to enjoy with your fellow members and guests.



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## RESTAURANT & BAR

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1 Warwick's restaurant and bar sits on the ground floor and will be open all day to both members and the public. On one side, a handsome horseshoe bar takes centre stage, studded with vintage stools and plenty of lounge seating. Perfect for after work drinks and casual suppers, it will have its own wine and cocktail list, as well as a selection of snacks and small plates.



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Leading through to the restaurant, cosy banquettes and tables overlooking Soho set the scene for intimate dinners featuring larger sharing plates, bursting with locally sourced ingredients. At the helm is Tom Cenci, our talented and well-travelled Executive Chef.

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## MEMBERSHIP

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Memberships are tailored to suit the needs of every individual, whether you're looking for a social space after hours or a private desk to work from every day, or you'd like to visit the house just a few days a month.

Our members have access to the Rooftop Bar & Terrace, the Living Room, the events programme in the Library, the meeting rooms, Studio & Gym and fitness programme. All members of 1 Warwick will have reciprocal benefits at our first location in Fitzrovia, Mortimer House.

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## HOUSE

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Three options of House membership are offered, whether you wish to use 1 Warwick for five, 12 or unlimited days per month, plus evenings and weekends.

- 5 days per month - £250<sup>1</sup>
- 12 days per month - £400<sup>1</sup>
- Unlimited days per month - £500<sup>1</sup>

<sup>1</sup> Prices are monthly and exclude VAT

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## SOCIAL

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An option for those looking to socialise outside of business hours, this membership offers access to 1 Warwick from 5pm during the week and all day at the weekend.

- £100<sup>2</sup> (with a £250 joining fee)
- Under 30s & Partners - £80<sup>2</sup> (with a £125 joining fee)

<sup>2</sup> Prices are monthly and include VAT

*All memberships are annual*

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## RESIDENT

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For individuals or teams who prefer the convenience of a dedicated desk, combined with the energy of a communal workspace.

- £1,200<sup>1</sup>

<sup>1</sup> Price is monthly and excludes VAT

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## STUDY

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Our private offices on the 3rd, 4th and 5th floors accommodate teams of six to 60 people.

*Pricing upon request*



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## MASLOW'S

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Maslow's is a collection of hospitality-driven members' houses, workspaces, restaurants and bars in vibrant neighbourhoods. Our ethos is inspired by the philosopher Abraham Maslow's theory of human happiness and motivation. We create highly considered, warm and all encompassing environments that facilitate our members and their guests to enhance their work and wellbeing.

We opened the doors of our first members' house, Mortimer House, in London's Fitzrovia in late 2017. Set in a seven-storey Art Deco building, Mortimer House brings thoughtfully designed work, social and wellbeing spaces together under one roof, as well as an acclaimed restaurant, Mortimer House Kitchen. Plans are also underway for locations in Miami, New York and Los Angeles.



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## CONTACT & LOCATION

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### 1 WARWICK

Address: 1 Warwick Street,  
London, W1B 5LR

Telephone: +44 (0)20 7337 7410

Email: [membership@1warwick.com](mailto:membership@1warwick.com)

Website: [1warwick.com](http://1warwick.com)

Instagram: [@1warwicksoho](https://www.instagram.com/1warwicksoho)

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### MORTIMER HOUSE

Address: 37-41 Mortimer Street,  
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