



WIZU

# Royal House

110 Station Parade,  
Harrogate, HG1 1EP



**In the heart of  
Harrogate, find Royal  
House – a stunning  
heritage building  
set by 200 acres of  
beautiful parkland.**



We've taken care to refurbish Royal House so the charm of the original features shines through. Elegant cornicing, old fireplaces, big arching windows – we've kept it all while adding our own contemporary twist.

Make yourself at home in your bespoke workspace, cosy coworking nook or sunlit meeting room and take advantage of the fab facilities on-site, including comfy breakout areas and stocked kitchens. There's even a peaceful private courtyard – perfect for a breath of fresh air or a quick reset between meetings.

Royal House gives you access to the best of Harrogate. Wander across the road and you're in the Stray, famous for its wide lawns, tree-lined paths and seasonal flower displays. You're also just around the corner from some of the city's most beloved shops, cafés and restaurants. There's parking nearby, and the train station is only five minutes away.

If you need a hand with anything at all, we've got your back. We pride ourselves on our Northern hospitality and service with a smile.



# Included in your monthly fee



Rent and  
utilities in one



Free meeting  
room credits



Access to  
the Wizu app



Ergonomic  
furniture



24/7 access,  
all year round



Super-speedy  
Wi-Fi



Climate  
control



Daily  
cleaning



Friendly  
reception



Unlimited tea and  
speciality coffee



Stocked  
kitchens



Hot  
showers



Regular  
maintenance



Bike storage  
for cyclists



Telephones



Printing  
facilities



## Building highlights

- + Spacious private offices
- + Airy and light coworking spaces
- + Comfy breakout areas
- + Private outdoor courtyard
- + Three meeting rooms
- + Regular free networking events
- + Heritage property
- + 5 minutes from Harrogate station
- + Close to local bus links
- + Step-free access
- + Accessible facilities\*



# Local gems

## Food and drink

- |   |                        |            |
|---|------------------------|------------|
| 1 | Clementine Café        | 6 minutes  |
| 2 | Three's a Crowd        | 7 minutes  |
| 3 | Betty's Café Tea Rooms | 11 minutes |
| 4 | The Drum & Monkey      | 15 minutes |
| 5 | Hoxton North           | 15 minutes |

## Hotspots

- |   |                     |            |
|---|---------------------|------------|
| 1 | The Stray           | 2 minutes  |
| 2 | Turkish Baths       | 15 minutes |
| 3 | Montpellier Quarter | 15 minutes |
| 4 | Valley Gardens      | 20 minutes |

## Transport links

- |   |                         |           |
|---|-------------------------|-----------|
| 1 | On-road parking         | 2 minutes |
| 2 | Harrogate train station | 5 minutes |
| 3 | Harrogate bus station   | 8 minutes |

# Welcome to the most highly rated workspace in the North

Beautiful spaces, friendly people, feel-good vibes. Wizu balances work and wellbeing – and you're welcome anytime.

Once you're in, you're part of the family. We'll get to know you by name and be ready with a listening ear or helping hand whenever you need us.

Why not come along to our regular events and mingle with other friendly faces? Communal breakfasts, treat days, fundraisers and networking hangouts are all included in your monthly fee.



“I came for a desk but found so much more – the brilliant Wizu team, top-notch facilities and great value for money.”

Stephen Walker, FareShare UK



# We're home to 300+ brands



## Wizu wins include





# Work your way

**Serviced office** from £250 a desk

Small, medium and large workspaces for 2-100+ people

- + Access 24 hours a day, 7 days a week
- + Park on-site\* or store your bike
- + Set your personalised climate control
- + Enjoy free teas and coffees
- + Use our stocked kitchens
- + Relax in our communal breakout areas
- + Join regular social and networking events
- + Take calls in private phone booths
- + Book meeting rooms with free credits
- + Bring a furry friend (if your company has a pet-friendly policy)
- + Register us as your business address
- + Ask our friendly team if you need a hand

Did you know we can make your space feel like home with our bespoke design service? Speak to our team to personalise everything from desk layouts to wall colours.

## Coworking

desk from £69 a month

- + Make the most of super-speedy Wi-Fi
- + 24/7 access to your workspace
- + Park nearby or store your bike
- + Enjoy free teas and coffees
- + Use our stocked kitchens
- + Relax in our communal breakout areas
- + Join social and networking events
- + Book discounted meeting rooms
- + Ask our friendly team if you need a hand

## Virtual office

from £45 a month

- + Get set up in less than 24 hours
- + Add extra locations if you like
- + Book discounted meeting rooms

Depending on which package you choose:

- + We'll register your business address
- + We'll manage your mail for you
- + We'll answer all your business calls (or forward them to a number of your choice)



# Meeting rooms

Our Harrogate meeting rooms are made to spark ideas. We've taken vintage vibes and added a modern twist to create seamless spaces with high-spec tech. Our online calendar makes it easy to book a meeting room at the last minute, with added discounts for half or full-day bookings. Just pick your slot from Monday to Friday.



## Oval Suite

£16 an hour  
for up to 6 people

- + Lots of natural light
- + Big plasma screen TV
- + Flipchart or whiteboard
- + Filtered water and free tea and coffee
- + Fully accessible



## Harlow Suite

£35 an hour  
for up to 8 people

- + Lots of natural light
- + Big plasma screen TV
- + Video conferencing facilities
- + Filtered water and free tea and coffee
- + Fully accessible



## Duchy Suite

£50 an hour  
for up to 16 people

- + Views of the Stray
- + Big plasma screen TV
- + Video conferencing facilities
- + Filtered water and free tea and coffee
- + Fully accessible

# Find your flex...

Boost your team’s productivity in a shiny new space that’s flexible and fits all your needs

| Wizu workspace            | Traditional leased office    |
|---------------------------|------------------------------|
| Flexible agreement        | Locked in for years          |
| Minimal upfront spend     | Big upfront spend            |
| Move-in ready             | Slow to get started          |
| Fully kitted out          | You plan, you fit            |
| One monthly bill          | Stacks of bills (and admin!) |
| Shared spaces, fun events | No buzz, just business       |
| Room to grow              | Fixed space                  |
| Pay per desk              | Pay per square foot          |

# ...and save £££

It’s win win! On average, a 20-person Wizu workspace office costs £273,000 less over three years than a traditional leased office

| For 20 people            | Wizu workspace | Traditional leased office                    |
|--------------------------|----------------|----------------------------------------------|
| One-off set up costs     |                |                                              |
| Fit out                  | Included       | + £100,000                                   |
| Furniture                | Included       | + £16,000                                    |
| Agent costs              | Not needed     | + £3,000                                     |
| Stamp duty               | Not needed     | + £2,000                                     |
| The legal stuff          | Not needed     | + £2,000                                     |
| Annual costs             |                |                                              |
| Rent                     | Included       | + £60,000                                    |
| Service charges          | Included       | + £22,000                                    |
| Business rates           | Included       | + £20,000                                    |
| Utilities                | Included       | + £10,000                                    |
| Running costs*           | Included       | + £10,000                                    |
| Office management        | Included       | + £30,000                                    |
| Cleaning                 | Included       | + £8,000                                     |
| Rent-free incentive      | Not needed     | - £15,000                                    |
| Total occupational costs |                |                                              |
| Year one                 | £100,000       | £268,000<br>(including one-off set up costs) |
| Year two                 | £105,000       | £160,000                                     |
| Year three               | £110,000       | £160,000                                     |
|                          | £315,000       | £588,000                                     |

\*including insurance, internet, telephones, consumables, dilapidations and maintenance







“Our mission is to mix big city ambition with local heart – so wherever you’re based, you feel right at home”

*John & Tom*  
Co-founders

# Why choose Wizu?

Finding the right workspace can feel overwhelming, with endless options, confusing terms and rigid contracts. So in 2016, we set out to make things simple.

We opened our very first workspace in the North, fuelled by passion, a few sleepless nights and countless cups of Yorkshire Tea. Our dream was to create spaces that weren't just beautiful but supportive too – where flexible terms were a given, transparent pricing was a promise and service with a smile was guaranteed.

Today, you can walk into a Wizu in seven major cities and start scaling your business. Seeing success happen is what keeps us going every day (well – that and the tea!) and why we're so excited to keep expanding in the years ahead.





# Where we are

Benefit from 13 unique workspaces across seven locations in Northern England and Scotland. We've got 300,000 sq ft of workspace and counting!

## Leeds

The Leeming Building  
55 St Paul's  
Richmond House  
Park Place  
Park Court  
Number 32  
One Embankment

## York

East Coast House

## Sheffield

Eyre Street

## Nottingham

Osprey House

## Glasgow

West Regent Street

## Harrogate

Royal House

## Newcastle

Portland House



“The space is modern, well-designed and perfect for productivity and collaboration. The team at Wizu are always friendly, professional and quick to support whenever we need anything. It really feels like more than just an office – it’s a community.”

Lena Weber-Reed, Getronics



“The team helped us find the perfect space to call our own, which works brilliantly for the business today but also gives us room to grow into the future. We really value the flexibility, and our clients love visiting us here too.”

Lucy Baird, Lucky North



“I’ve been with Wizu for four years now. Having experienced many other office set-ups, the attitude, helpfulness and overall determination to find things that ‘work’ at Wizu is impeccable. I cannot praise the team highly enough.”

Nick Fox, Axxess Payment Services





# We're proud to be planet-positive

We're all about being energy-smart, eco-friendly and growing the right way. With support from our pals at Flotilla (they're net zero pros), we're making sure our environmental, social and governance (ESG) goals aren't just buzzwords.

## 1. Go green

Set sustainable practices, reduce our carbon footprint, help you protect the planet

## 2. Give back

Look after local people, support health and wellbeing, offer opportunities to grow

## 3. Make it last

Protect data privacy, set green goals with landlords, build an ethical supply chain

## Our spaces have



Energy-efficient LED lighting



Motion sensors



Low-flow fixtures



Recycling zones



Eco building materials



Smart tech

# Ready to get started?

## Get in touch today



0113 468 9300



[sales@wizuworkspace.com](mailto:sales@wizuworkspace.com)



110 Station Parade, Harrogate, HG1 1EP



[wizuworkspace.com](http://wizuworkspace.com)

