



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 Wizuz 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



MEDIUM BUSINESS OF THE YEAR



CUSTOMER SERVICE EXCELLENCE





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
- + Access your workspace every day
- + 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 (including one-off set up costs)
Year two	£105,000	£160,000
Year three	£110,000	£160,000
	£315,000	£588,000





“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

Your space has



Energy-efficient LED lighting



Motion sensors



Low-flow fixtures



Recycling zones



Eco building materials



Smart tech

Ready to get started?

Get in touch today



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