



Where coworking + wellbeing + food go seamlessly  
Oru Space East Dulwich

[www.oruspace.co](http://www.oruspace.co)



# One EAST DULWICH

coworking  
hospitality  
wellbeing  
rooftop  
events

We provide extraordinarily designed spaces that attract individuals and organisations who 'care'. Combining 'profit' with 'purpose'. By committing to the development of innovative infrastructure, we are creating alternate and exciting ways of living and working within urban environments.

- 21 Private Office**
- 5 Co-Working Spaces**
- 6 Treatment Rooms**
- 2 Yoga Studios**
- Trinco Cafe / Restaurant**
- Event space**
- Rooftop**



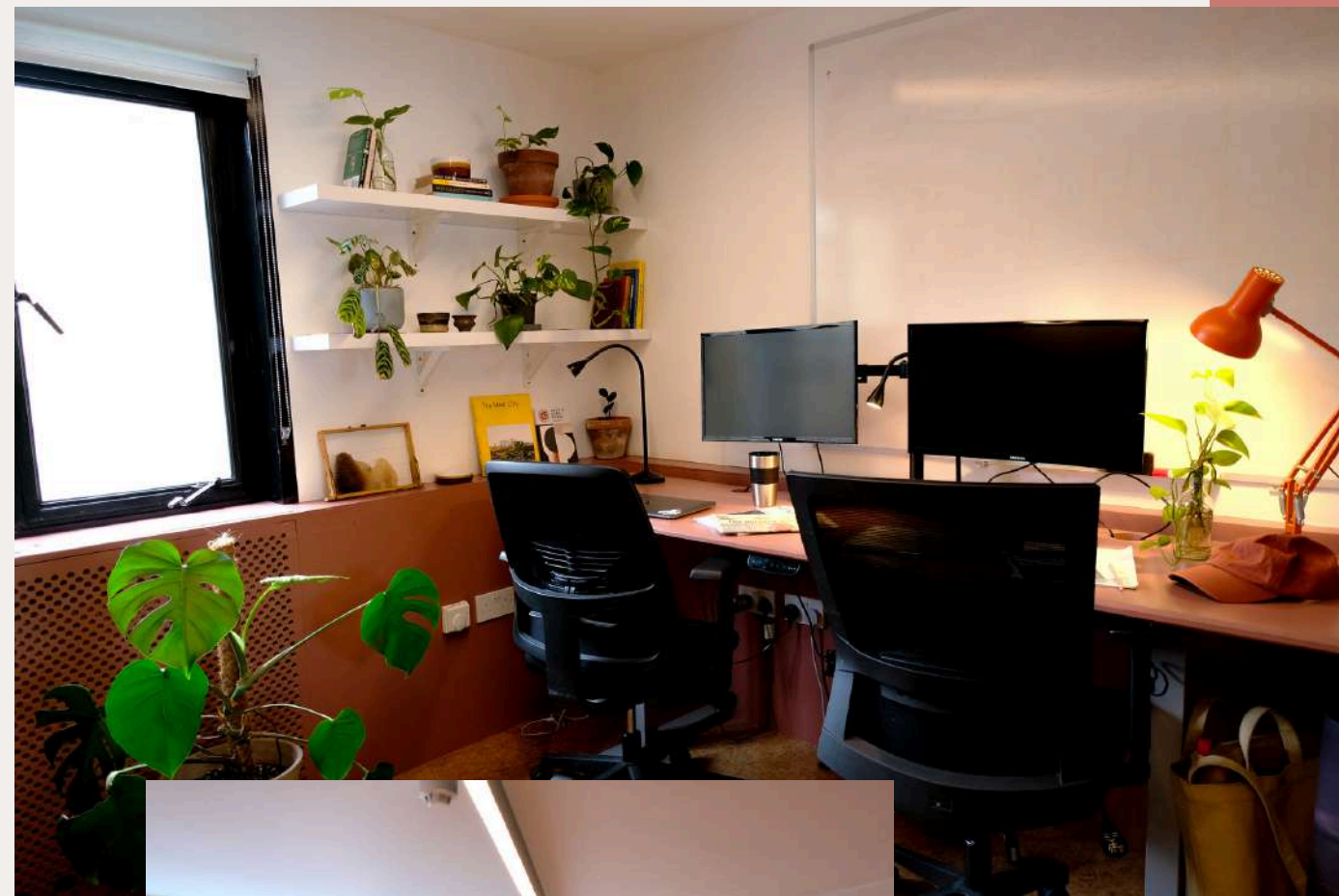
# PRIVATE OFFICES

At Oru East Dulwich, we are delivering a number of beautifully designed bespoke offices, meeting rooms and ambient areas across the building to support you and your work.

Each office can be customised to your specification with bespoke joinery where required.

Key Features include:

**24 hour building access, business rates, super fast 5gb wifi, routinely scheduled cleaning, utilities, 24/7 on-site Reception, showers,** as well as use of any of the co-working facilities.



Our Meeting Room is available to rent on an hourly basis. **Members receive a 20% discount on meeting room bookings** - a space ideal for interviews, meetings and much more.

# MEETING ROOM

# WELLBEING QUARTER

As well as a strong commitment to the environment and sustainability throughout the building, our Members also have subsidised access to 2 Yoga Studios with 10-15 Classes running each day.

6 Treatment Rooms - including Osteopaths, Acupuncturists, Talking Therapists and Beauty Therapists.

Showers and changing rooms.



# HOSPITALITY & EVENTS

As well as Co-Working and Wellness, Oru East Dulwich has the beautiful Trinco Cafe/Restaurant and Event Space in the heart of the high street.

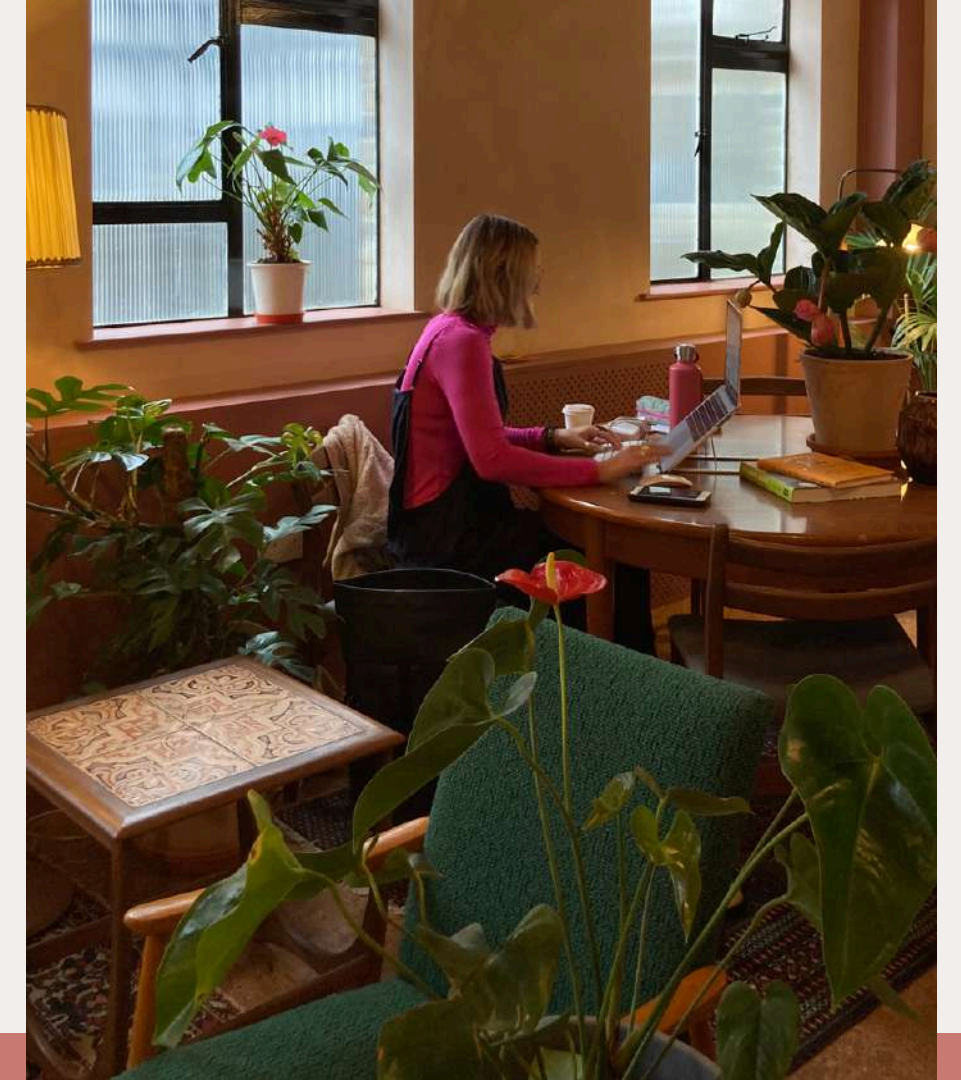
Trinco has already established itself as a thriving part of the local community and has received broadsheet reviews. Highlighting our commitment to quality, affordability and environmentally conscious cooking.

Our Event Space/Lounge gives Members access to talks and events as well as casual networking get togethers like Toasty Tuesday ~ Hosted once a week, our much loved breakfast bar where Members can socialise and enjoy Oru's excellent food and drinks for free.

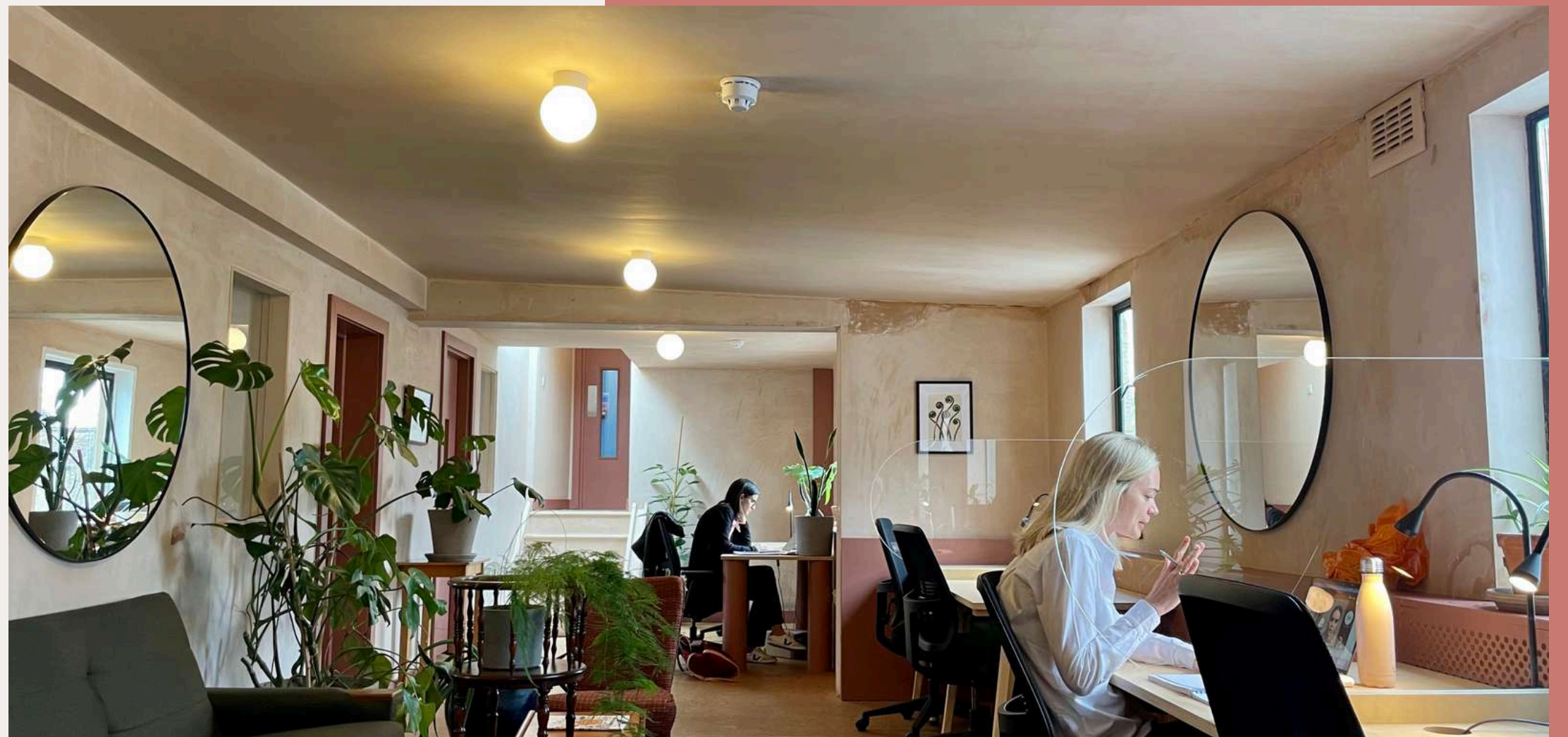




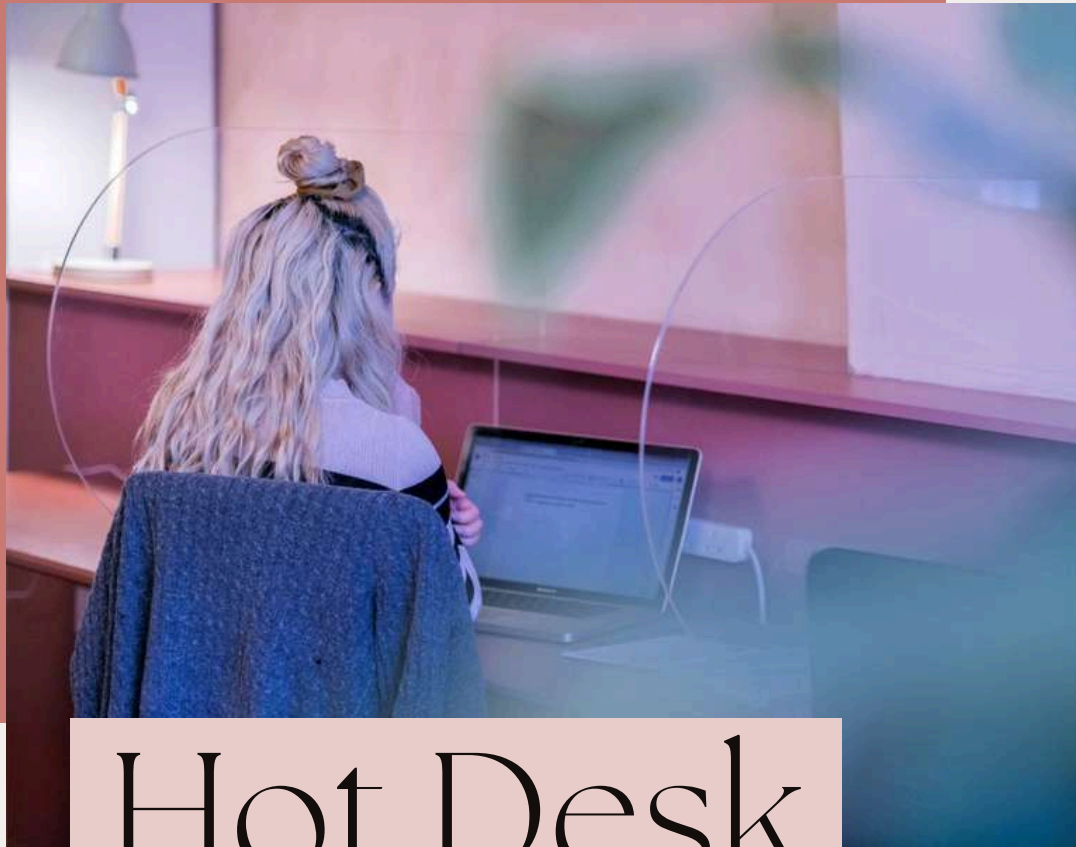
Providing Space for **100** Hot and Fixed Desks, Ambient Working Areas, a Meeting Room, Showers, Lockers, Standing Desks, Members Kitchen, Soundproofed Phone Booths, Plant Friends, Refreshments, Rooftop Area, Members Events and a thriving Whatsapp Community!



# COWORKING



# MEMBERSHIP PRICES



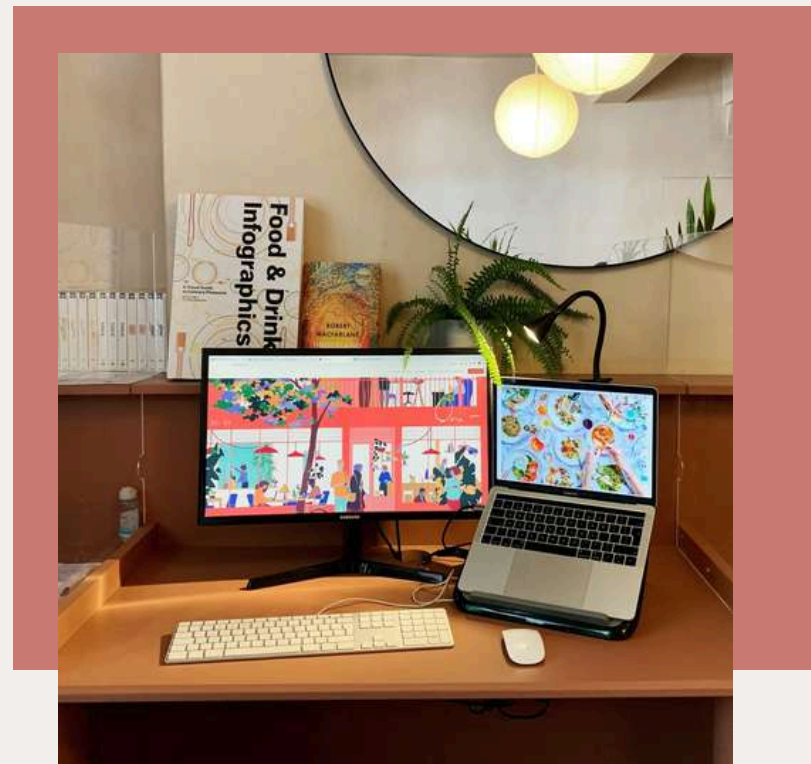
## Hot Desk

For individuals.

Drop in any day and work across five different areas in the building, use our members area, and access lockers.

Hot Desk  
£210 + VAT

Hot Desk + Unlimited  
Wellness Classes  
£240 + VAT



## Fixed Desk

For individuals & small teams.

Access your own private desk and secure storage, to find everything just as you left it.

Fixed Desk  
£300 + VAT

Fixed Desk + Unlimited  
Wellness Classes  
£330 + VAT



# MEMBERSHIP PRICES

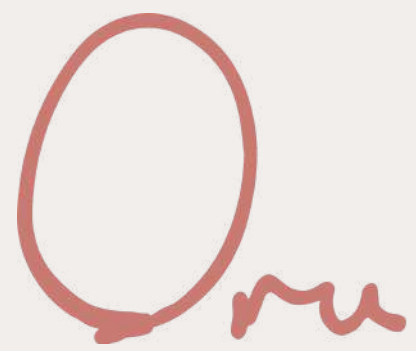
## Fixed Desk Plus

For individuals & small teams.

For those who need a little more room (and time), choose your own private XL desk with secure storage and 24/7 access.

Fixed Desk Plus  
£380 + VAT

Fixed Desk Plus + Unlimited  
Wellness Classes  
£410 + VAT



# OFFICE PROPOSAL



Studio 7A  
2-4 person office  
£1,500 ex VAT

### Studio Details & Benefits Include:

- All Utilities, Business Rates, Wifi and Cleaning
- Lots of close by free parking in a popular residential area
- 20% Discount on Talk Therapy Room & Meeting Room bookings
- Full 24/7 Reception On-Site & Postal Management
- 24 Hour Access & Business Rates
- Subsidised Wellness Classes
- Member's kitchen and use of the co-working areas
- Rooftop and greenery throughout building
- Additional Member Benefits >>

Unlimited Wellness  
Membership  
£30 pp ex VAT



7A  
13m<sup>2</sup>

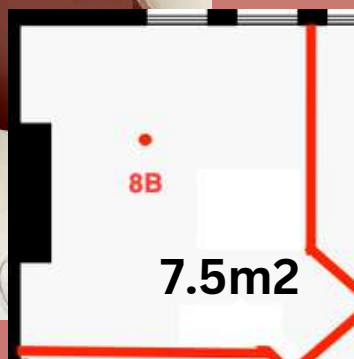
# Office PROPOSAL

**Studio 8C**  
**1-2 person office**  
**£1,500 ex VAT**

**Unlimited Wellness  
Membership**  
**£30 pp ex VAT**

## **Studio Details & Benefits Include:**

- No hidden costs
- Utilities and Cleaning
- 20% Discount on Talk Therapy Room & Meeting Room bookings
- Full 24/7 Reception On-Site & Postal Management
- 24 Hour Access & Business Rates
- Subsidised Wellness Classes
- Member's kitchen and use of the co-working areas
- Rooftop and greenery throughout building
- Additional Member Benefits >>



# MEMBERS BENEFITS



- Join a like-minded community of individuals working remotely, businesses, freelancers and entrepreneurs
- Share your ideas, purpose and products through networking events and on our Whatsapp community - connect and collaborate with others, keep up to date with what's going on at Oru and be first in the loop about new offers
- Weekly socials
- Fixed, Fixed Desk Plus+ and Hot Desks
- 24 Hour building access
- All Business Rates
- Free entry to Oru events with +1
- Cleaning + Maintenance
- Adjustable Standing Desks
- 6+ person Meeting Room
- Bookable Talk Therapy Room
- Event space
- Private phone booths
- Reception, postal delivery management, printers and lockers.
- High speed WiFi (5Gbs) throughout the entire building
- Weekly complimentary breakfast 'Toasty Tuesdays' with Specialty coffee and fresh pastries
- Cafe on site with hot and cold beverages, house made cakes and toasties - 10% off all food & beverages
- Members kitchen area with microwave
- Wellness Studios, Treatment Rooms, Restaurant, Internal Gardens and Rooftop

# SUSTAINABILITY & ACCESSIBILITY

## Sustainability

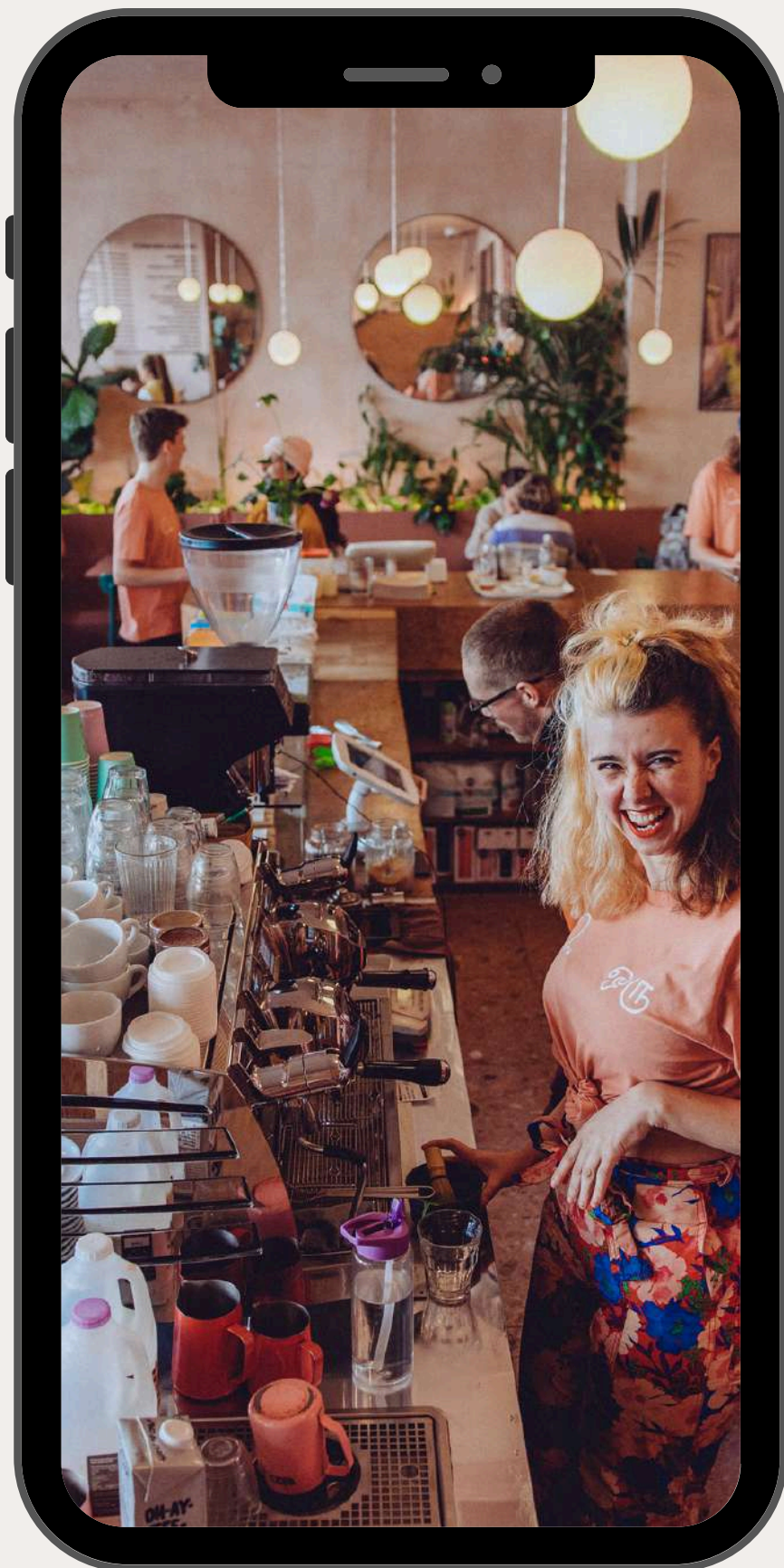
- Rainwater collection tank
- Low flow mist nozzle taps
- Thermal massing (no aircon!)
- Zero virgin material build
- Stack effect ventilation
- Single-use plastic free restaurant
- Compostable takeaway containers and utensils
- Fully vegetarian/vegan menu
- Sustainable, locally sourced fresh produce
- Alternative non-dairy milks free of charge
- We are currently developing our Sutton restaurant to be fully zero waste.
- Our furniture and decor is sourced second-hand or from sustainable suppliers.
- Zero virgin materials: utilising brick and materials already on site from the old BHS building to re-design Oru Sutton.

## Accessibility

- Oru's bounceback membership scheme gives up to 40 free hot-desking memberships each year to those who may be starting a new business, searching for work or have recently become freelance.
- Meeting and talk therapy rooms offered to local organisations and enterprises at heavily discounted rates.
- 2 free 30-minute community meditation classes every week, helping to support wellbeing during busy working days in a way that's accessible for all, with over 1000 total attendees so far!
- Chair yoga, a free community class for those with limited mobility in mind.
- 5% or more of our time to provide pro-bono services like the above, in order to ensure that we can serve the whole communities needs, not just few.
- Community cook-ups are welcoming, judgement-free evenings for people to come and eat, drink and enjoy performances. Our last two events have been to support Migrant Help, a local charity aiding people affected by displacement and exploitation. Over 150 people have joined us for home-cooked food, cake and live music by our staff, and it has been an amazing way to meet families new to the community and make them feel more welcome in a place so far from home.

## Biodiversity

- We use propagated and rescue plants to fill our workspaces; improving air quality, boosting mood, relieving stress and curating spaces that live, breathe and nurture both plant and human life.
- We are committed to creating green spaces amongst our sites that allow plant and animal life to thrive without human intervention.
- Inspired by our courtyard in East Dulwich, which hosts an abundance of plant and insect life, our vast rooftop space at Oru Sutton will feature a pond and many secluded green spots for bees, birds, insects and more.
- At Oru Sutton composting will allow us to grow our own fruit and veg for the restaurant, using planting beds and a greenhouse to accommodate different growing environments.



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# CONNECT WITH US

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