



Where coworking + wellbeing + food go seamlessly  
Oru Space Sutton

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



# ORU SUTTON

coworking  
hospitality  
wellness  
rooftop  
nursery  
events  
spa

Launched in September 2023  
and already over **75% full**;  
Oru Sutton is a landmark work  
and leisure destination in the  
heart of Sutton High Street.  
Designed with a focus on  
sustainability and  
environmental building  
practice,

This former BHS store will be  
transformed over 4 levels into:

**40 Private Offices,  
Coworking over 2 floors,  
11 treatment rooms,  
2 large yoga studios,  
150 cover Restaurant,  
160 person event space,  
Nursery, Rooftop Gardens,  
Rooftop Bar and Spa**



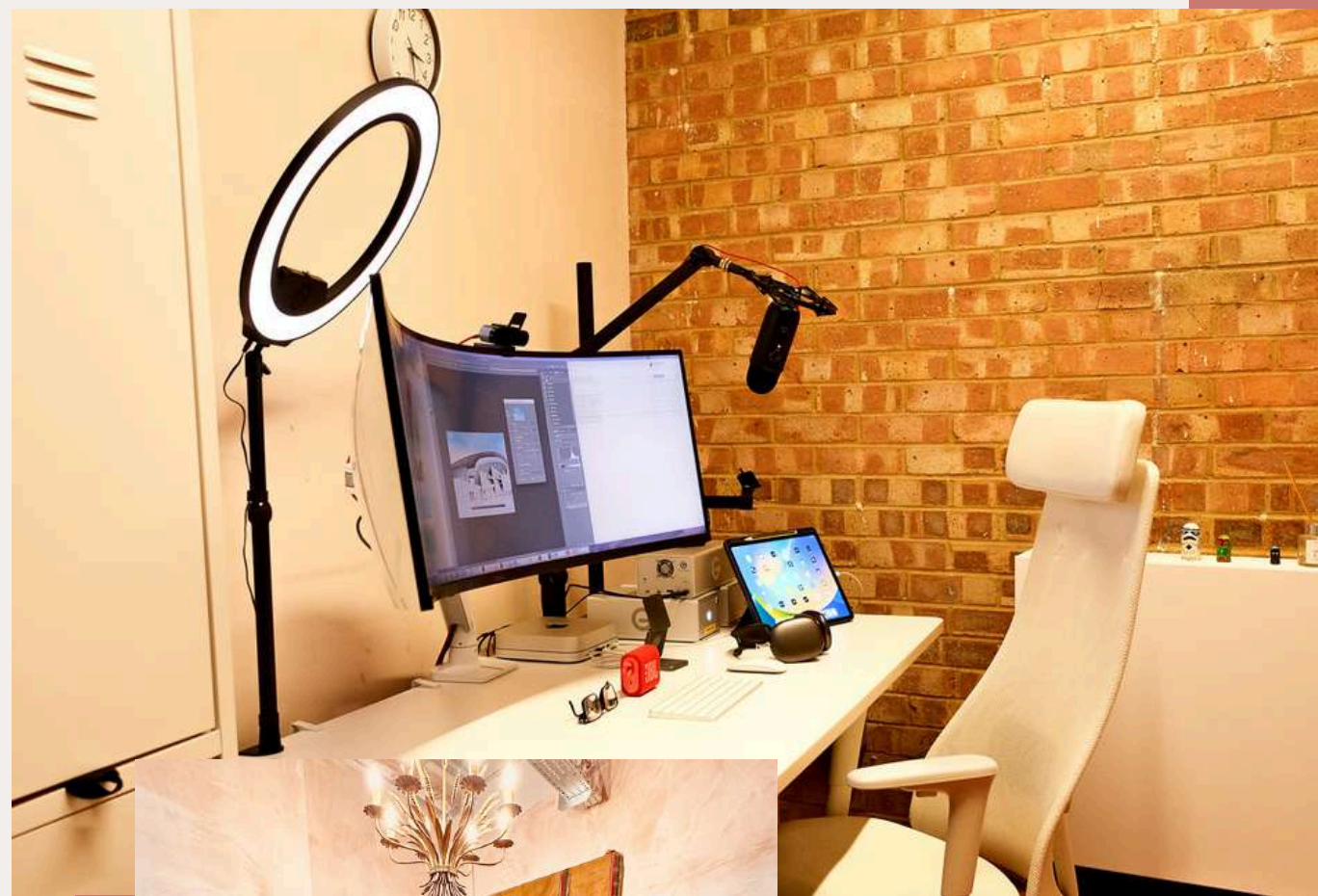
# PRIVATE OFFICES

At Oru Sutton, 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 Rooms are 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 ROOMS

# COWORKING



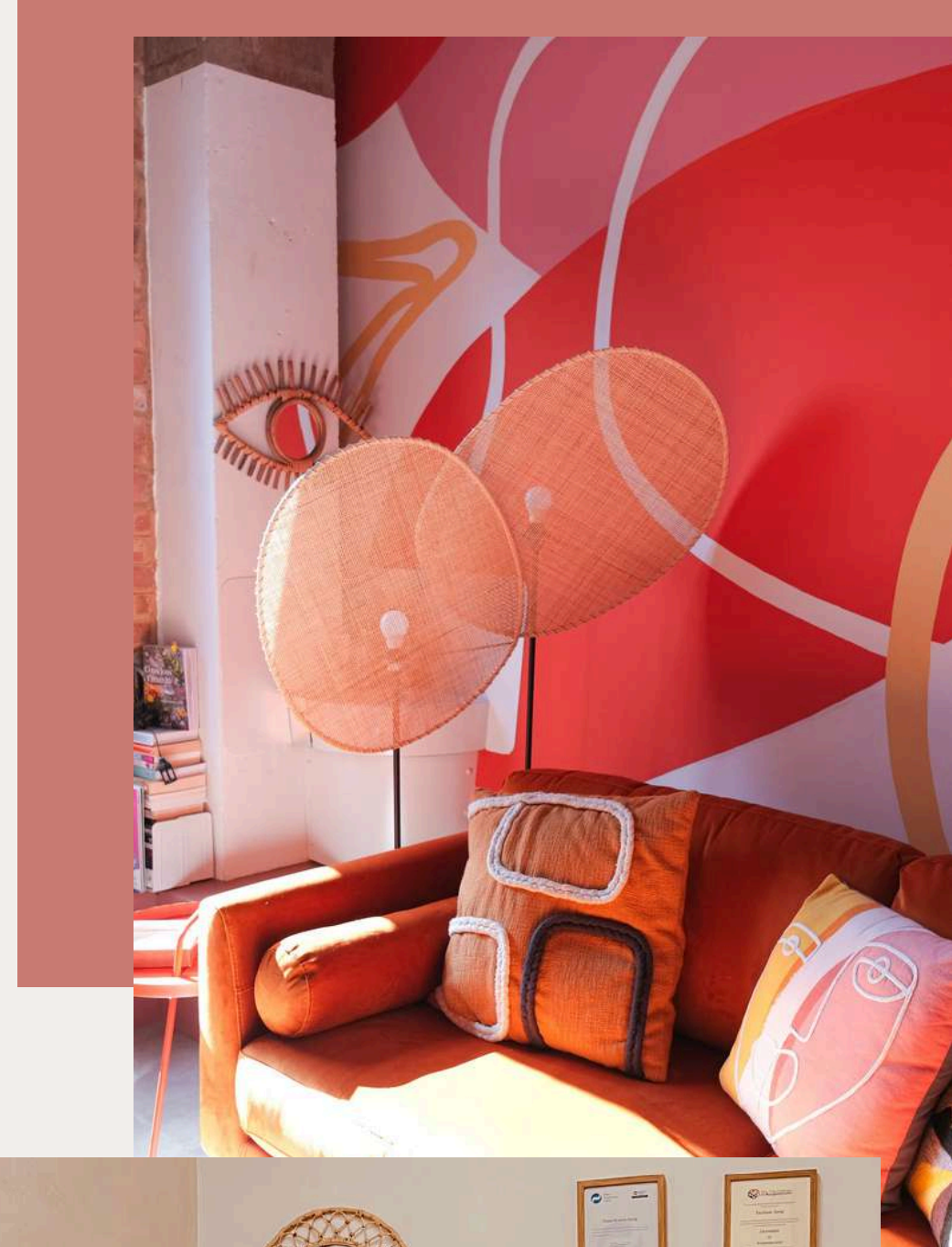
With Space for 200 Hot and Fixed desks, ambient work areas, meeting rooms, standing desks, 24 hour access (where required) soundproof phone booths, internal gardens and refreshments.

# WELLBEING QUARTER

As well as a strong commitment to the environment and sustainability throughout the building, our members also have subsidised access to 2 large Yoga studios.

11 Treatment Rooms - including Osteopath, Physio, Infrared Sauna, Talking Therapists, Sports Massage, Beauty Therapists Showers, lockers, changing rooms.

We are also building a Rooftop Bar and Spa with panoramic views, hot and cold plunge pools and isolation tanks.

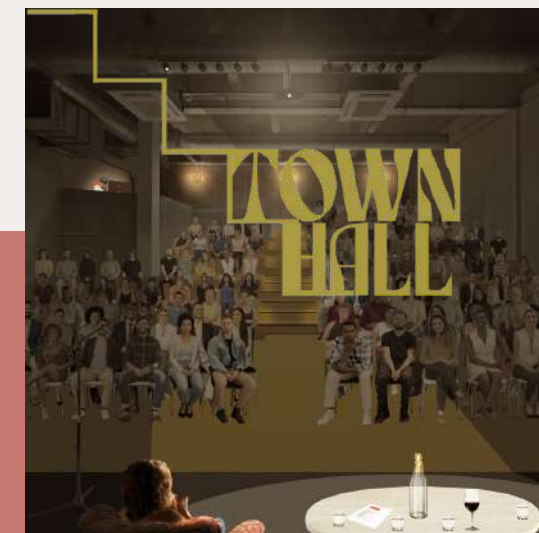


# HOSPITALITY & EVENTS

As well as Co-Working and Wellness, Oru Sutton is bringing a **150 cover restaurant and 160 person Event Space** to the heart of the high street.

Our Trinco Restaurant and Cafe in East Dulwich is already a thriving part of the local community and has received broadsheet reviews for our commitment to quality, affordability and environmentally conscious cooking.

Our Event Space has full tiered seating, AV setup, greenscreen and is perfect for everything from corporate events, to community outreach, to talks, music and networking events.

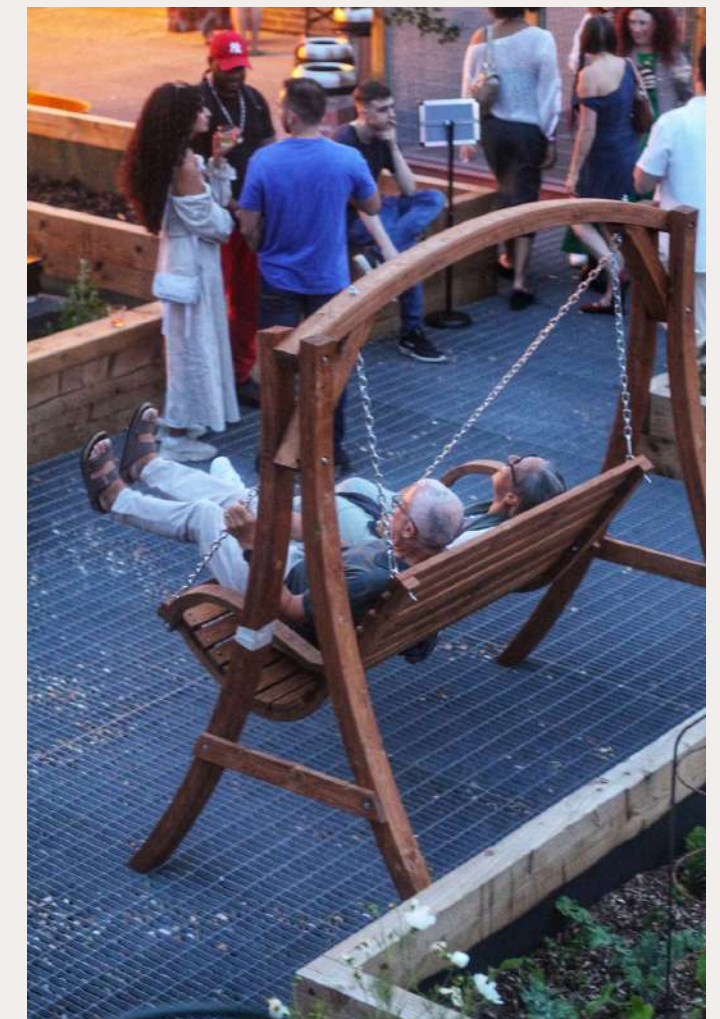
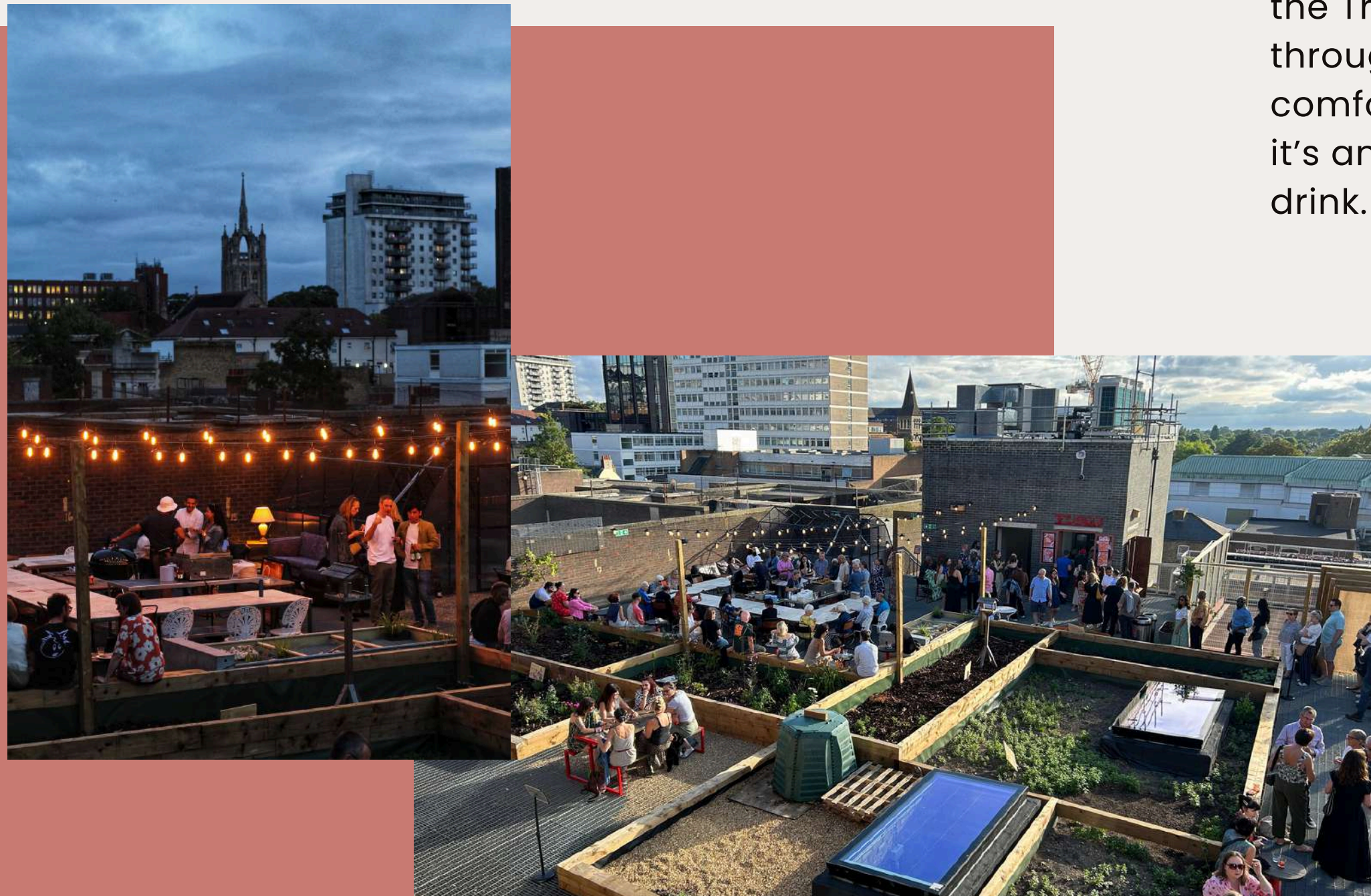


# ROOFTOP GARDEN

We recently opened a stunning rooftop garden, a vibrant community space filled with an array of beautiful plants, flowers, and flourishing vegetables. The garden features a diverse collection of plants, colorful flowers, and vegetables that bring life to the area.

In addition to the greenery, the rooftop also hosts the Trinco Rooftop bar that opens every Saturday throughout the summer, from 12pm to 9pm. With its comfortable seating and welcoming atmosphere, it's an ideal spot to unwind and enjoy a refreshing drink.

One of the highlights of this rooftop is the view it offers. From this vantage point, you can see the skyline of Sutton and South East London. Whether you're a local resident or just visiting, having access to such a lovely space is a real privilege, and it adds a special touch to our community.



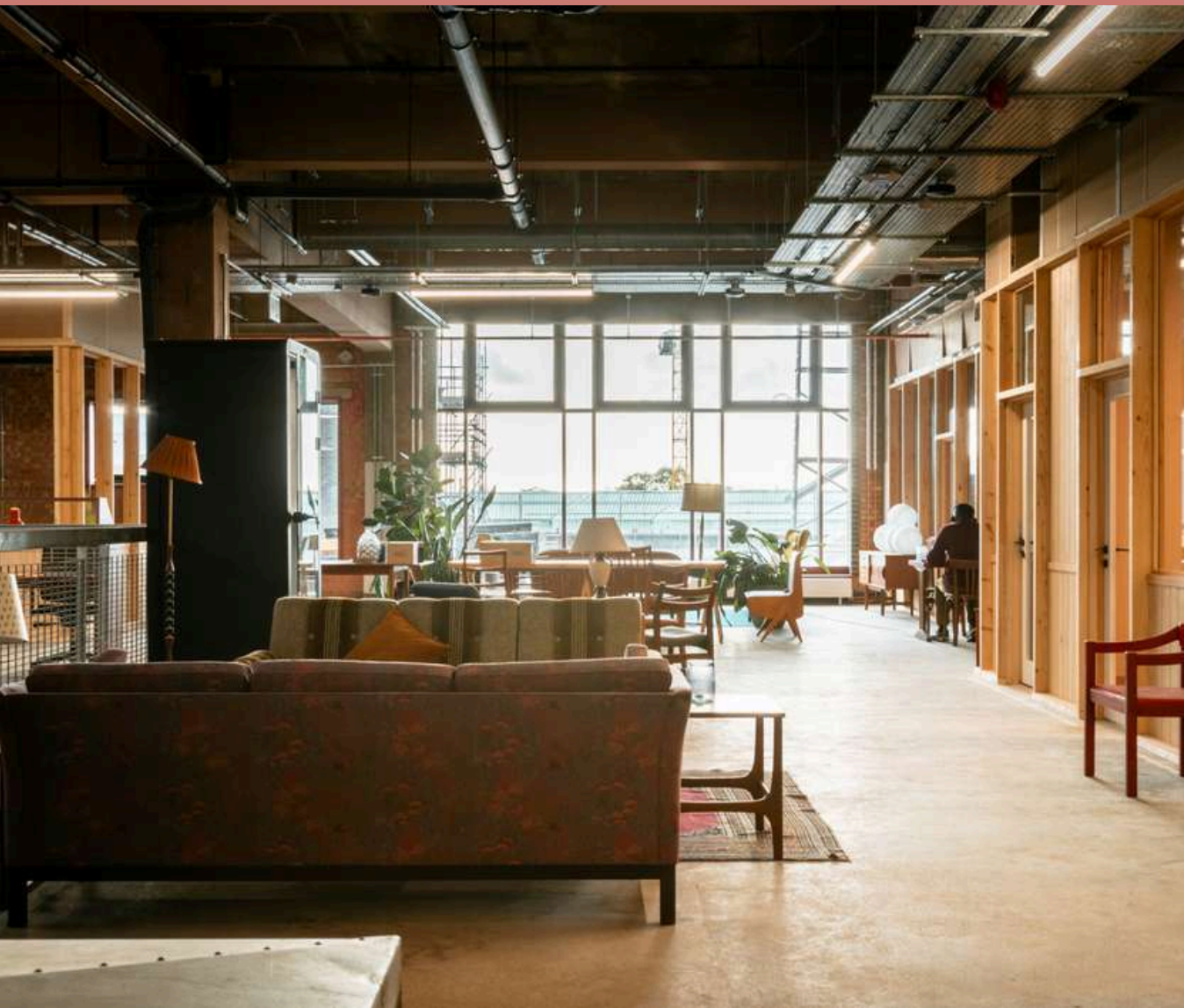


# PROPOSAL

**Throwley Way Unit C**  
**Kitchen Space, 30sqm, Ventilation, 24 hour access,**  
**Total Monthly Cost: £1,800**  
**\*all prices ex VAT**

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

- No hidden or servicing costs,
- All Utilities and Cleaning
- Full Concierge, Reception, fresh air ventilation
- Postal Management service
- 24 Hour Access
- Subsidised Meeting & Conference Room
- Subsidised Wellness Classes,
- Member's kitchen and use of the co-working areas
- Rooftop and internal gardens
- Other Member Benefits attached





# PROPOSAL

## Studio 2

3-person office, on the 3rd floor close to reception, meeting rooms and wellness quarter

**Total Monthly Cost: £800 (Ex VAT)**

**02**  
**9.6m<sup>2</sup>**

### Studio Details & Benefits Include:

- No hidden or servicing costs
- All Utilities, business rates and Cleaning
- Full Concierge, Reception
- Fresh air ventilation & dimable light
- Postal Management service
- 24 Hour Access
- Subsidised Meeting & Conference Room
- Subsidised Wellness Classes,
- Member's kitchen and use of the co-working areas
- Rooftop and internal gardens
- Other Member Benefits attached



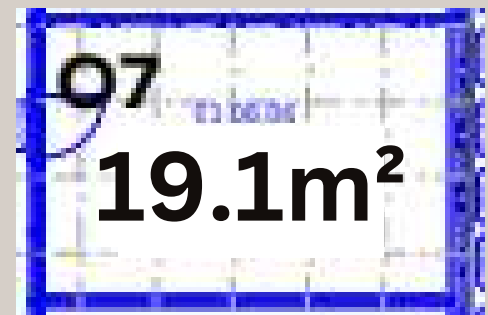


# PROPOSAL

## Studio 7

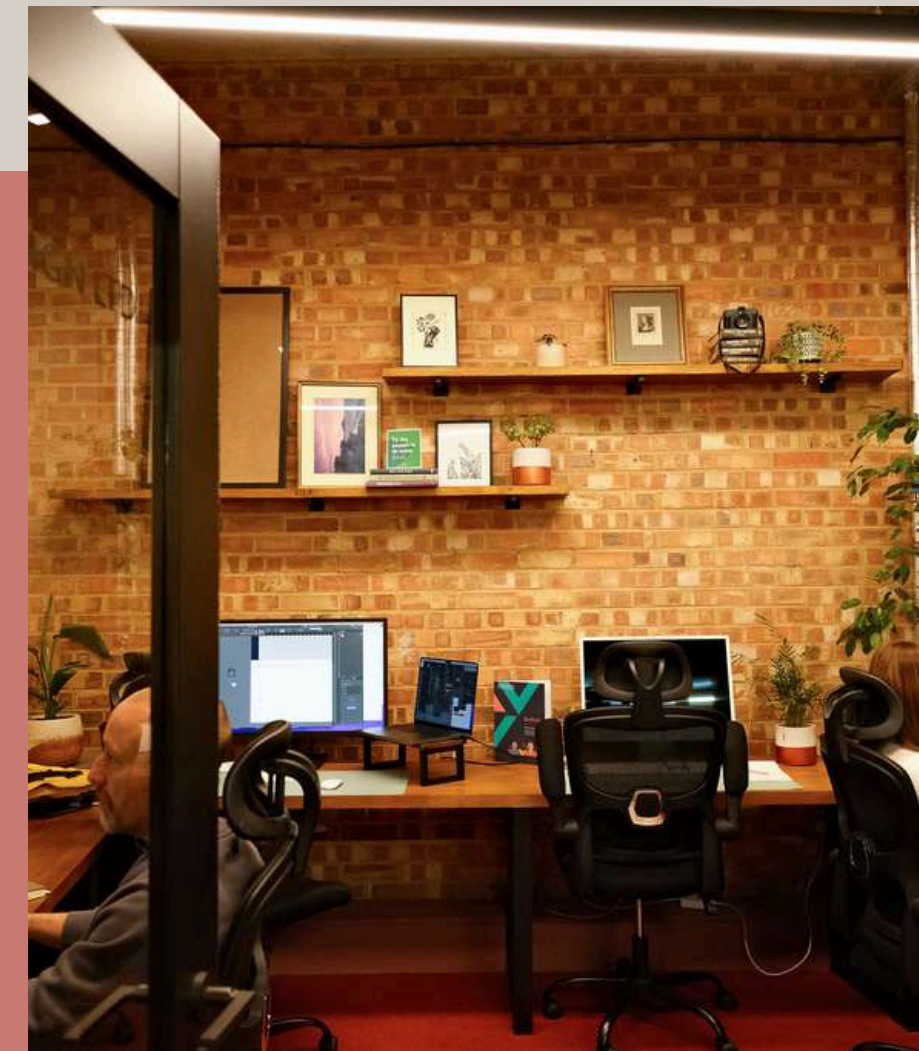
7-person space with an external window in the centre of the workspace

**Total Monthly Cost: £2,510 (Ex VAT)**



### Studio Details & Benefits Include:

- No hidden or servicing costs
- All Utilities, business rates and Cleaning
- Full Concierge, Reception
- Fresh air ventilation & dimable light
- Postal Management service
- 24 Hour Access
- Subsidised Meeting & Conference Room
- Subsidised Wellness Classes,
- Member's kitchen and use of the co-working areas
- Rooftop and internal gardens
- Other Member Benefits attached



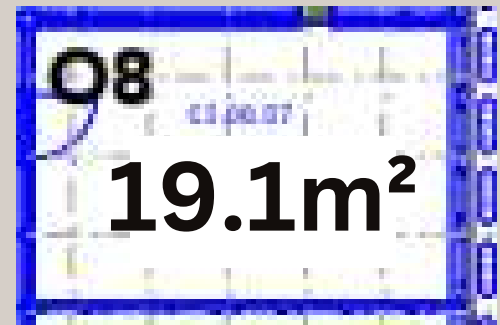


# PROPOSAL

## Studio 8

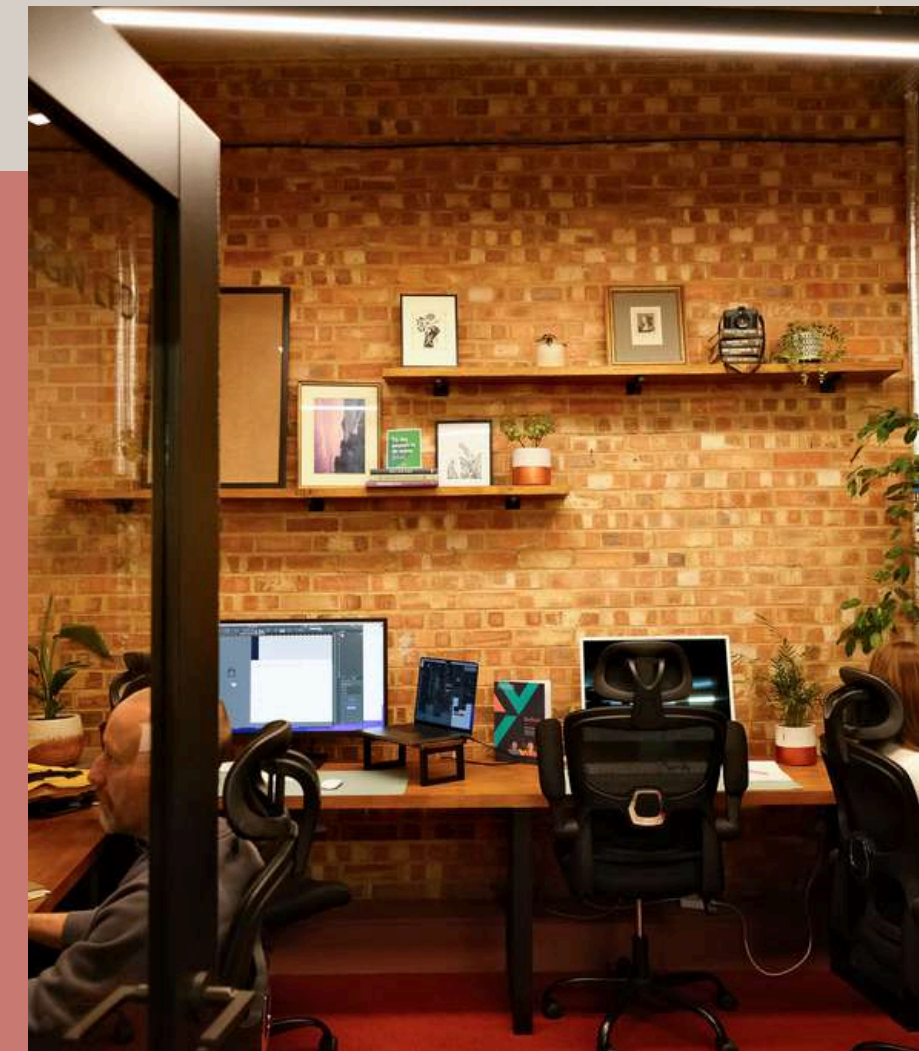
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- Full Concierge, Reception
- Fresh air ventilation & dimable light
- Postal Management service
- 24 Hour Access
- Subsidised Meeting & Conference Room
- Subsidised Wellness Classes,
- Member's kitchen and use of the co-working areas
- Rooftop and internal gardens
- Other Member Benefits attached





# PROPOSAL

## Studio 13

5-person space close to reception, meeting rooms and wellbeing quarter

**Total Monthly Cost: £1,862 (Ex VAT)**



### Studio Details & Benefits Include:

- No hidden or servicing costs
- All Utilities, business rates and Cleaning
- Full Concierge, Reception
- Fresh air ventilation & dimable light
- Postal Management service
- 24 Hour Access
- Subsidised Meeting & Conference Room
- Subsidised Wellness Classes,
- Member's kitchen and use of the co-working areas
- Rooftop and internal gardens
- Other Member Benefits attached





# PROPOSAL

## Studio 14

6-person space close to reception, meeting rooms and wellbeing quarter

**Total Monthly Cost: £1,898 (Ex VAT)**



### Studio Details & Benefits Include:

- No hidden or servicing costs
- All Utilities, business rates and Cleaning
- Full Concierge, Reception
- Fresh air ventilation & dimable light
- Postal Management service
- 24 Hour Access
- Subsidised Meeting & Conference Room
- Subsidised Wellness Classes,
- Member's kitchen and use of the co-working areas
- Rooftop and internal gardens
- Other Member Benefits attached





# PROPOSAL

## Studio 23

6-person space on the 4th floor with brilliant natural light and private balcony, close to our rooftop garden

**Total Monthly Cost: £2,133 (Ex VAT)**



### Studio Details & Benefits Include:

- No hidden or servicing costs
- All Utilities, business rates and Cleaning
- Full Concierge, Reception
- Fresh air ventilation & dimable light
- Postal Management service
- 24 Hour Access
- Subsidised Meeting & Conference Room
- Subsidised Wellness Classes,
- Member's kitchen and use of the co-working areas
- Rooftop and internal gardens
- Other Member Benefits attached



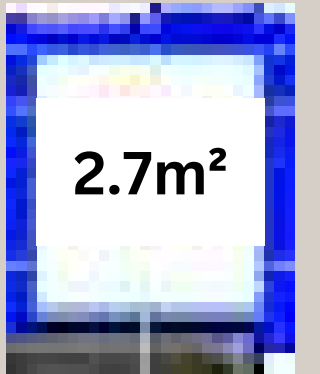


# PROPOSAL

## Studio 27

1-person space on the 4th floor with natural light,  
close to our rooftop garden

**Total Monthly Cost: £550 (Ex VAT)**



### Studio Details & Benefits Include:

- No hidden or servicing costs
- All Utilities, business rates and Cleaning
- Full Concierge, Reception
- Fresh air ventilation & dimable light
- Postal Management service
- 24 Hour Access
- Subsidised Meeting & Conference Room
- Subsidised Wellness Classes,
- Member's kitchen and use of the co-working areas
- Rooftop and internal gardens
- Other Member Benefits attached





# PROPOSAL 1

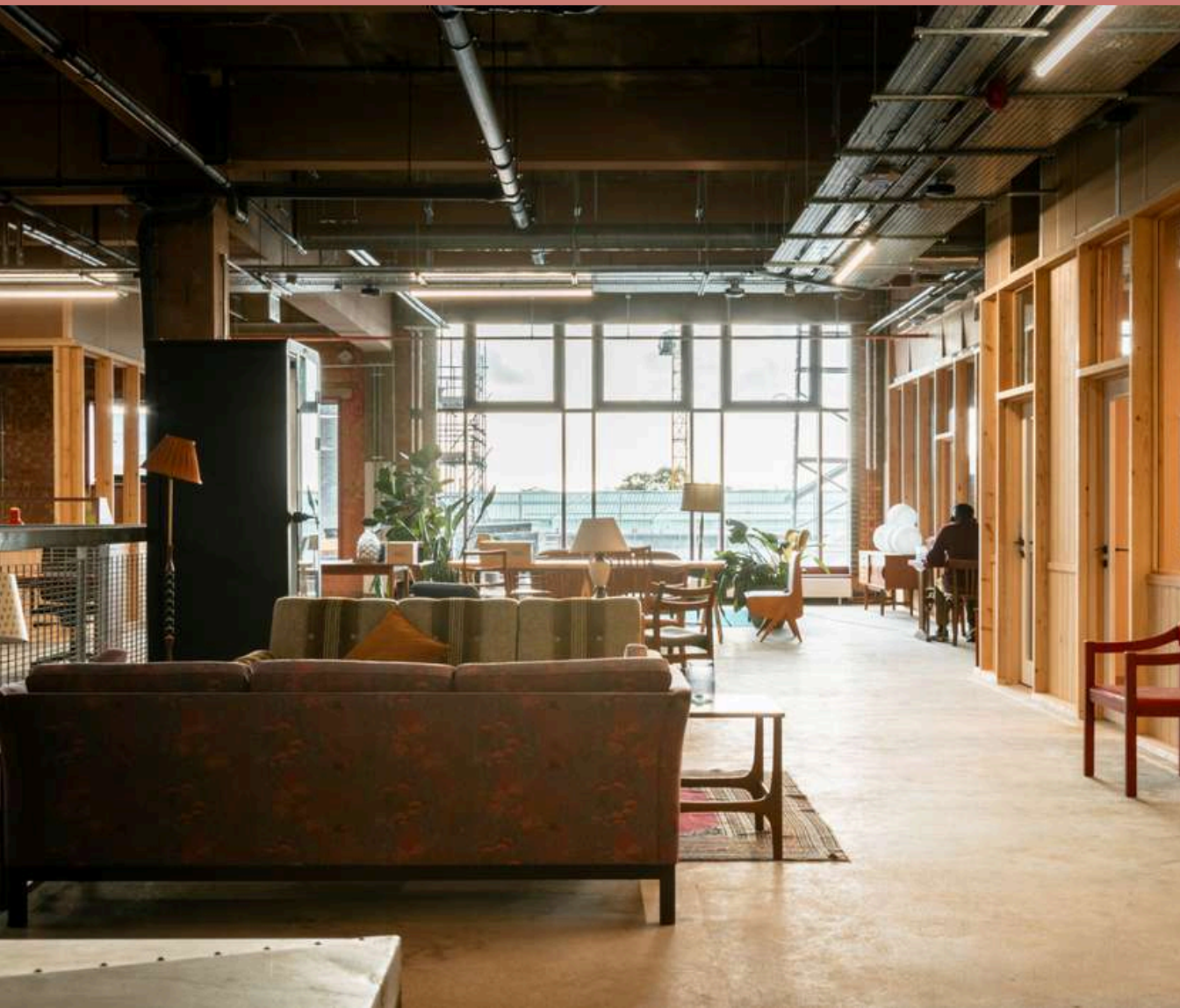
## Studio 14 + 15

A 15 person studio close to reception on the 3rd floor, Wellness Quarter and Meeting Rooms

**Total Monthly Cost: £3,800 (ex VAT)**

### Studio Details & Benefits Include:

- No hidden or servicing costs
- All Utilities, wifi and Cleaning
- Full Concierge, Reception
- Fresh air ventilation & dimable light
- Postal Management service
- 24 Hour Access
- Subsidised Meeting & Conference Room
- Subsidised Wellness Classes,
- Member's kitchen and use of the co-working areas
- Rooftop and internal gardens
- Other Member Benefits attached



# PROPOSAL

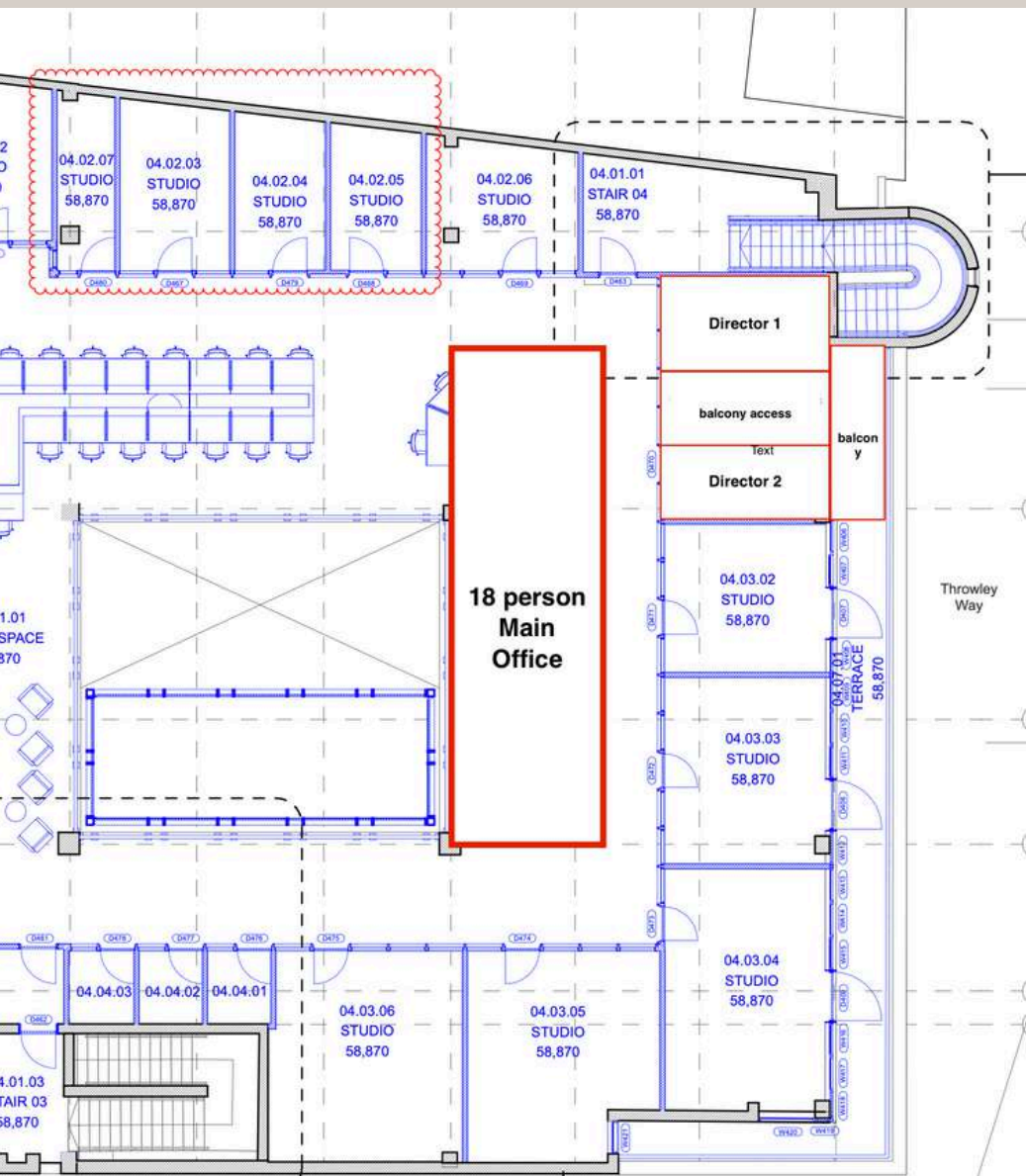
## Directors Offices, Creative Lounge and Private Balcony

10-person capacity studio with large outward facing windows, turned into 2 Directors Offices with a creative lounge and private balcony access for the team with views across London



## A custom built bespoke 18-20 person studio

Close to the rooftop gardens, with balcony views of the workspace below, great natural light and overlooking internal courtyard garden.



## Pricing & Benefits

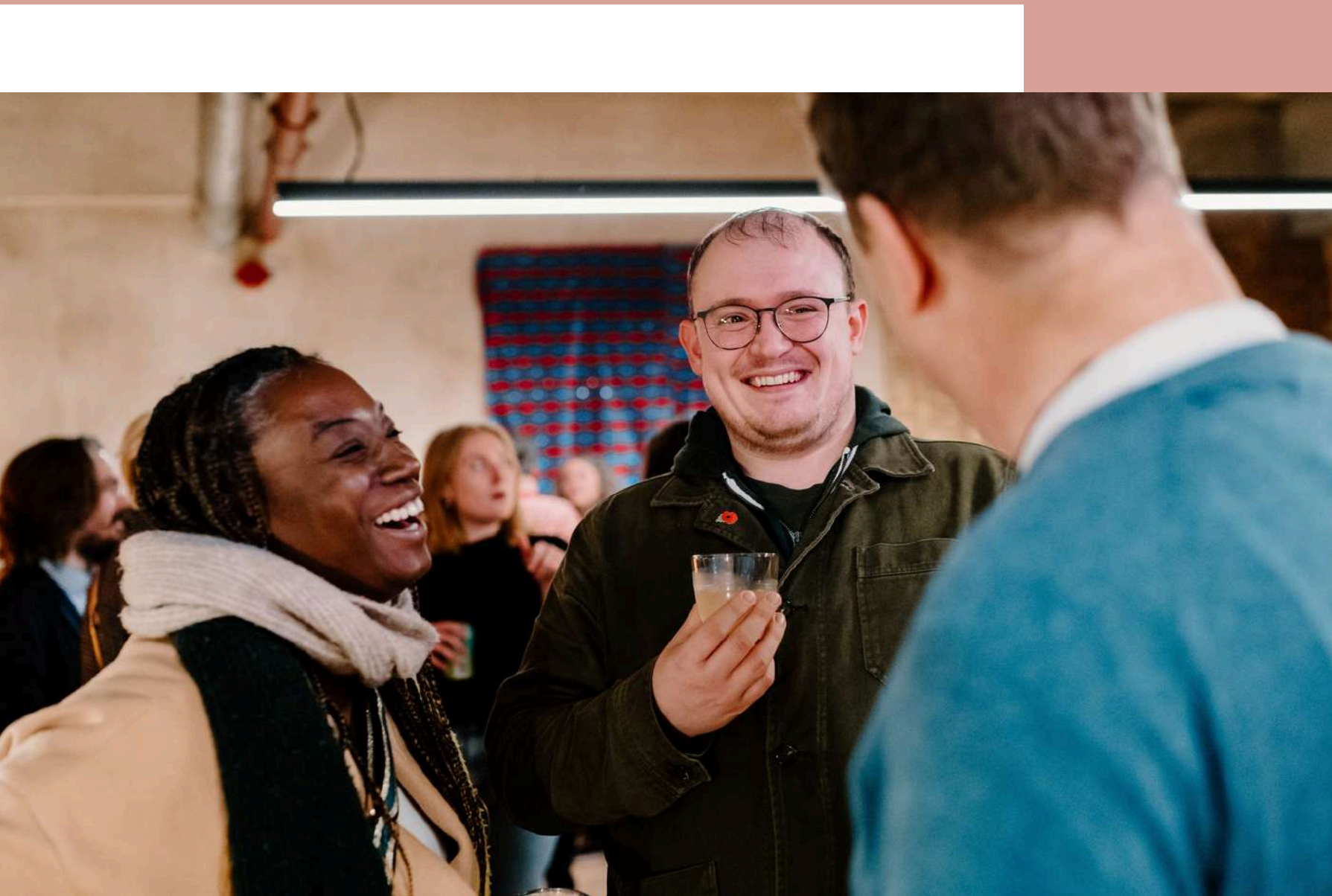
### Total Monthly Cost:

Directors Offices + Custom Studio:  
**£10,000 (ex VAT)**

Including all Utilities, Wifi, 24 hour access, Subsidised Meeting Room, Private Balcony with views across London, Reception Concierge/postal management and all member benefits listed on the next page.



# 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
  - Hot Desks, Fixed Desks & Fixed Desk Plus memberships
  - 24-hour access
  - Free entry to Oru events with +1
  - Fully accessible building
  - Cleaning + Maintenance
  - Adjustable standing desks
  - 6+/18+ person Meeting Room\*
  - Event space
  - Private phone booths
  - Reception, postal delivery management, printer and lockers.
  - High speed WiFi (5GB/s) throughout the entire building
  - Complimentary breakfast 'Toasty Tuesdays' with Specialty coffee and fresh pastries
  - Cafe on site with hot and cold beverages, house made cakes and toasties - 15% off all food & beverages
  - Members kitchen area with microwave, fridge and sink
- Subsidised Spa, Wellness Studios, Treatment Rooms, Restaurant, Public Gardens, Events Space and Rooftop for the team

# 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.

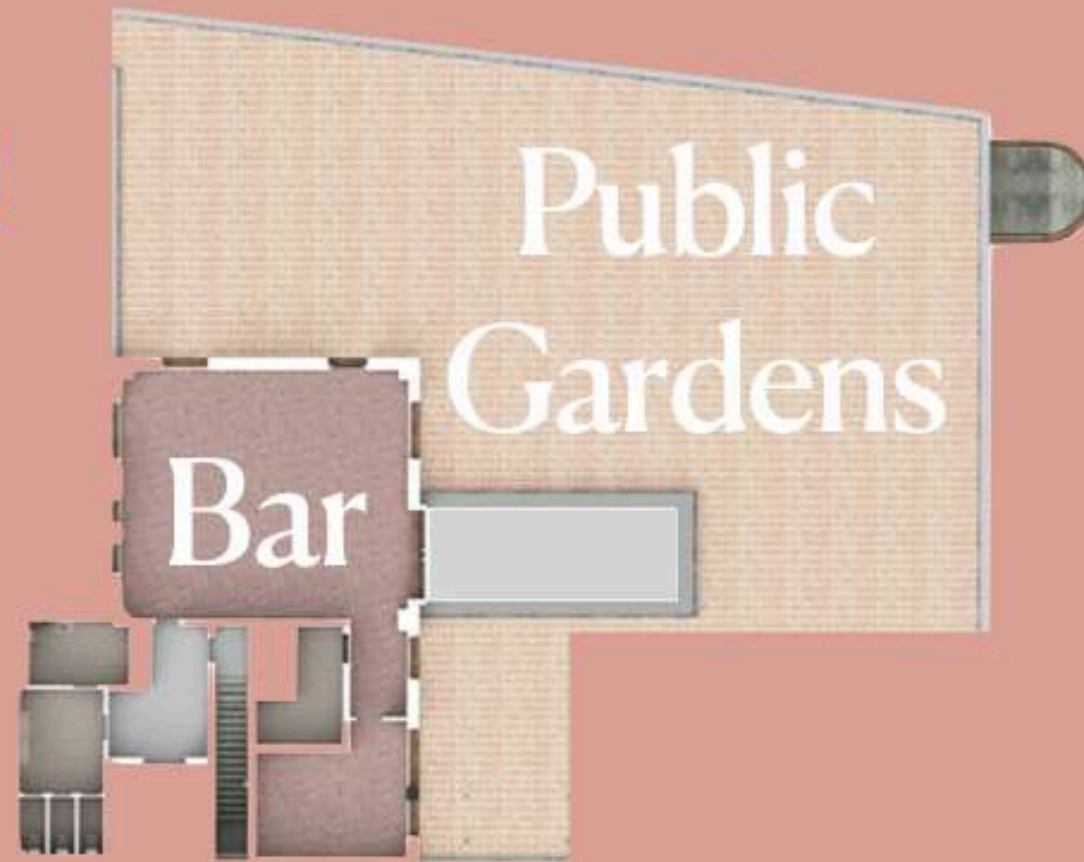
## Biodiversity

- 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.



# Oru Sutton General Floor Plan

4th



3rd



Wild Sanctuary



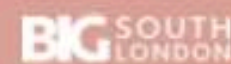
Public  
Gardens

Coworking

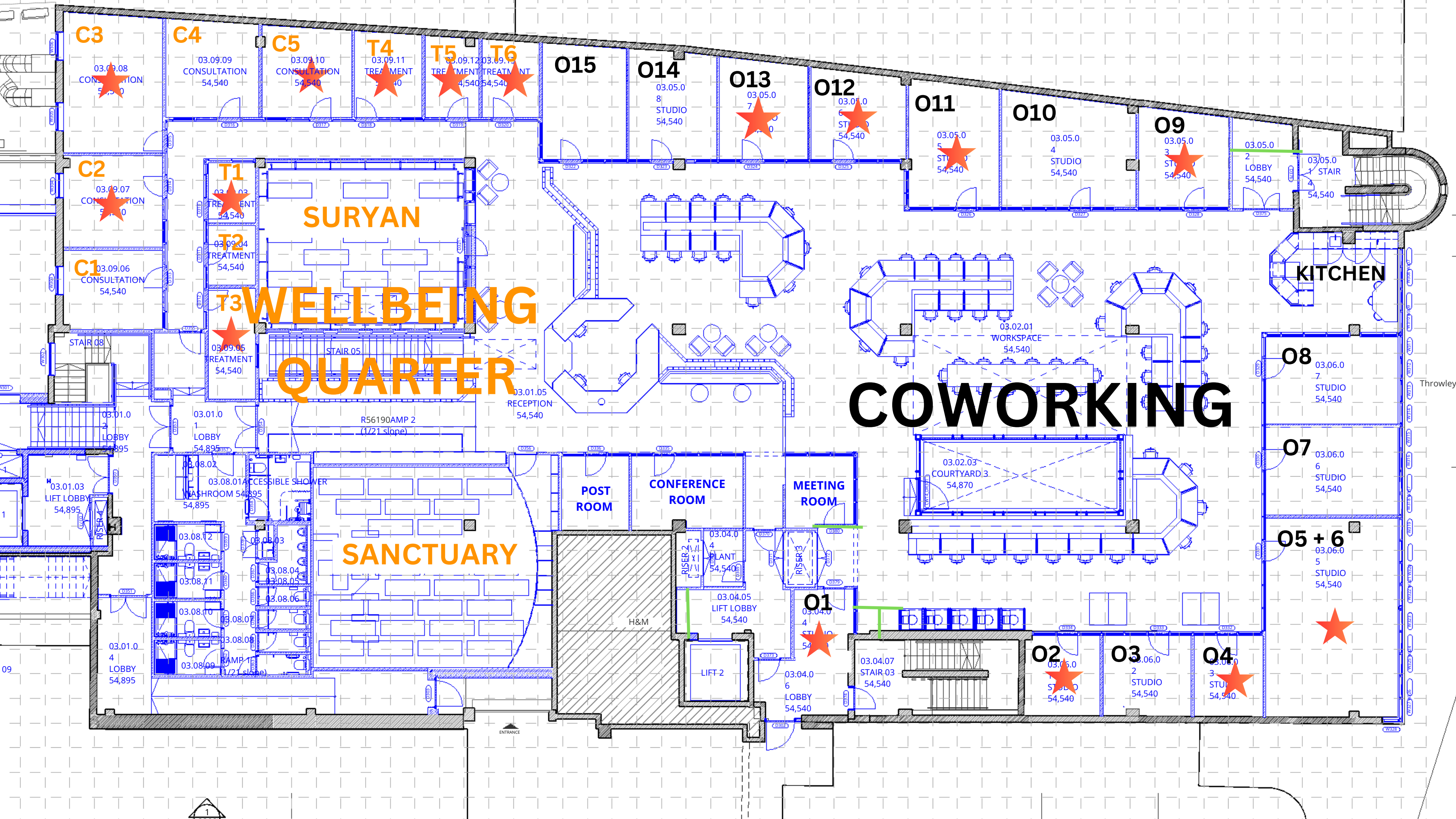




Stay connected



SUPPORTED BY  
MAYOR OF LONDON



# WELLBEING QUARTER

# SANCTUARY

# COWORKING

SURYAN

KITCHEN

CONFERENCE ROOM

MEETING ROOM

POST ROOM

H&M

LIFT-2

PLANT

WORKSPACE

COURTYARD 3

STAIR 05

RECEPTION

ACCESSIBLE SHOWER

WASHROOM

CAMP

O8

O7

O5 + 6

O2

O3

O4

O9

O10

O11

O12

O13

O14

O15

C3

C4

C5

T4

T5

T6

C2

T1

T2

T3

C1

STAIR 08

LOBBY 2

LIFT LOBBY

LOBBY 4

LOBBY 1

WASHROOM

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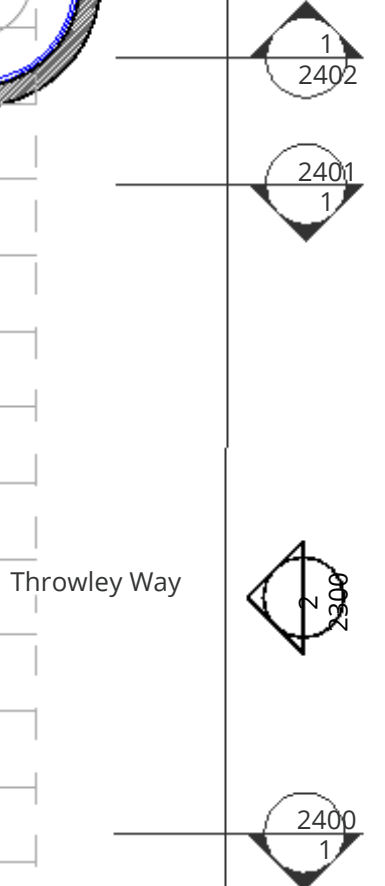
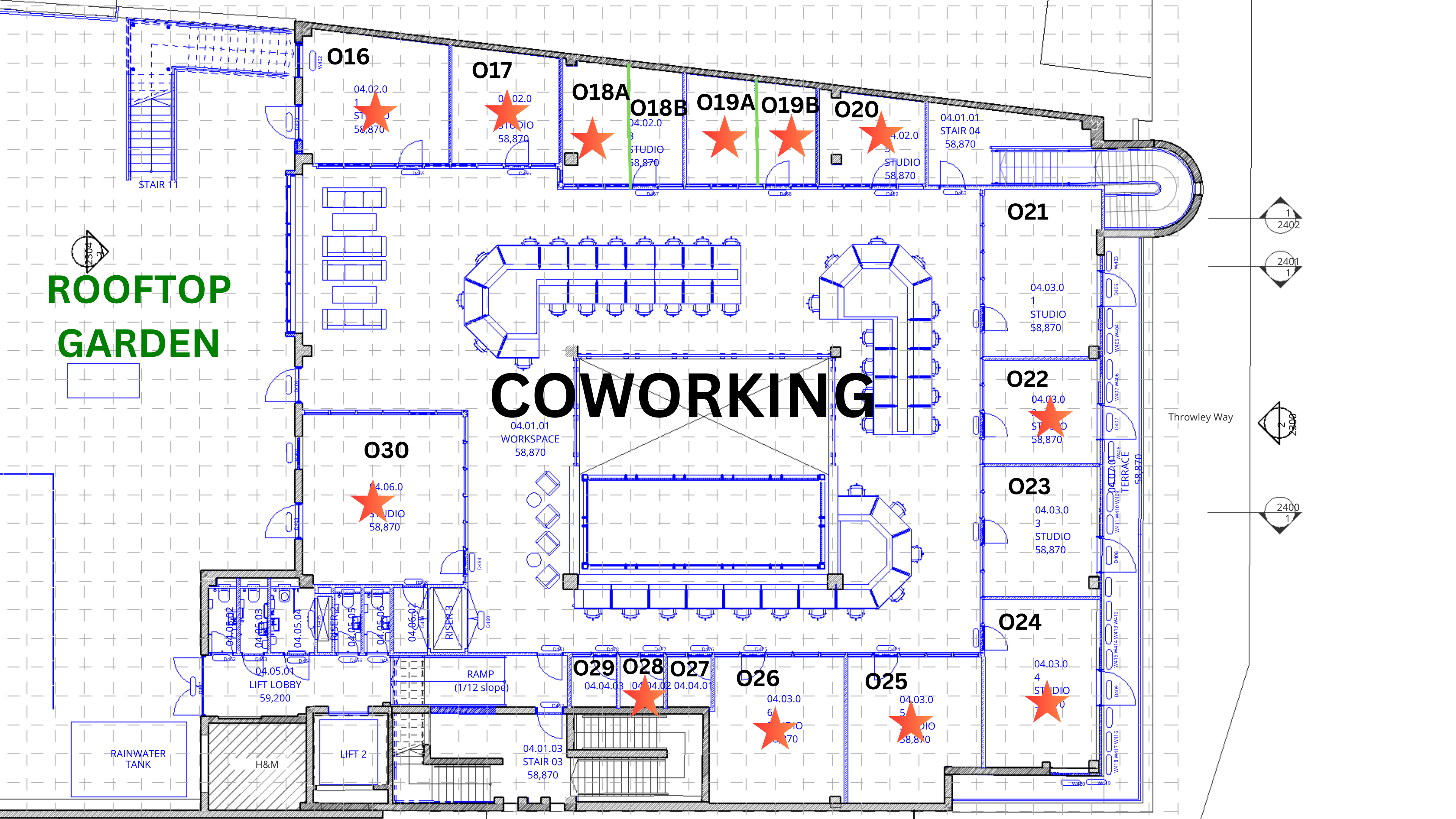
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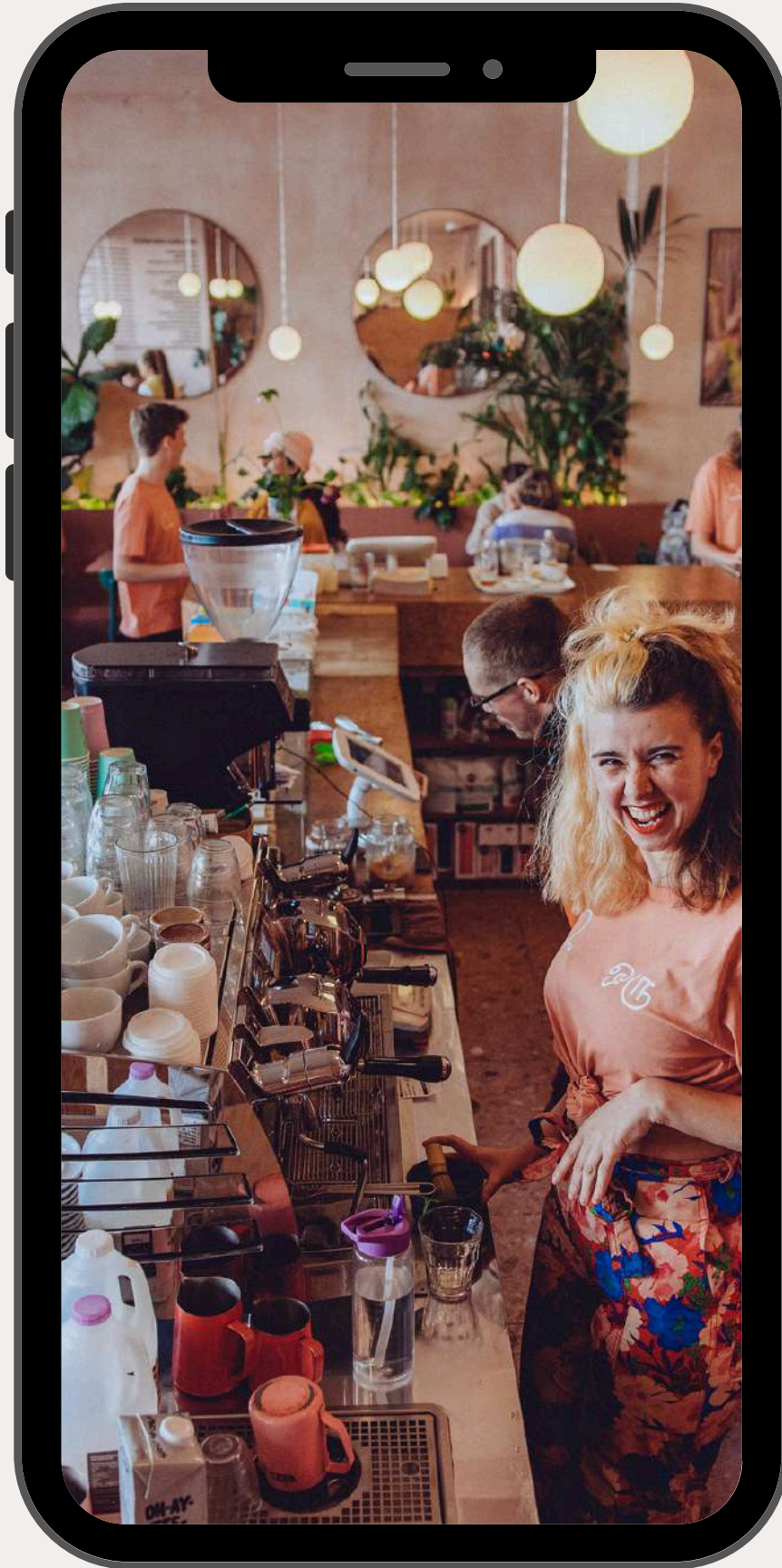
**ROOFTOP  
GARDEN**

**COWORKING**



FURNITURE ITEM	PRICE (ex VAT)
<b>Main Office</b>	<b>Total</b>
1 x internal glazing blind to cover one pane of glass	£195
1 x external window blind to cover one pane of glass	£165
1 x wall mounted smart TV with integrated AppleTV connection, with wall bracket	£795
1 x wall mounted Sonos speaker, with wall bracket	£345
1 x fixed internal meeting room	POA
1 x pod internal meeting room	POA
<b>Fixed Furniture</b>	
1 x fixed desk, including 4 x extension lead for power	£225
1 x 1000mm x 250mm timber shelf	£83
1 x 2000mm x 250mm timber shelf	£120
1 x 3000mm x 250mm timber shelf	£158
<b>Loose Furniture</b>	
1 x standard office chair (Howarth Lively)	£200
1 x Standard lamp	£38
1 x Premium Anglepoise desk lamp	£180
1 x Lockable desk pedestal	£225
1 x single standing desk (non-height adjustable)	POA
1 x single standing desk (height adjustable)	POA
1 x single standing desk (wireless/usb/3 pin plug points)	POA
1 x Dual standing desk (non-height adjustable)	POA
1 x Dual standing desk (height adjustable)	POA
1 x Dual standing desk (wireless/usb/3 pin plug points)	POA
1 x Phone Booth (single person)	POA
1 x Phone Booth (dual person)	POA
<b>Therapy / Treatment Room Furniture</b>	
1 x lounge chairs	£225
1 x standard office chair (Howarth Lively)	£180
<b>Fitting Service</b>	
1 x wall mirror / art / tv / similar wall mounted items - price per install	£45
1 x flat pack furniture installation - price per install	£45
<b>Price on application</b>	
- Bespoke internet / data requirements	POA
- Specific cabling requirements	POA
- AV requirements	POA
- Treatment / services setup	POA
- Full room design and fitout	POA





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# CONNECT WITH US

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