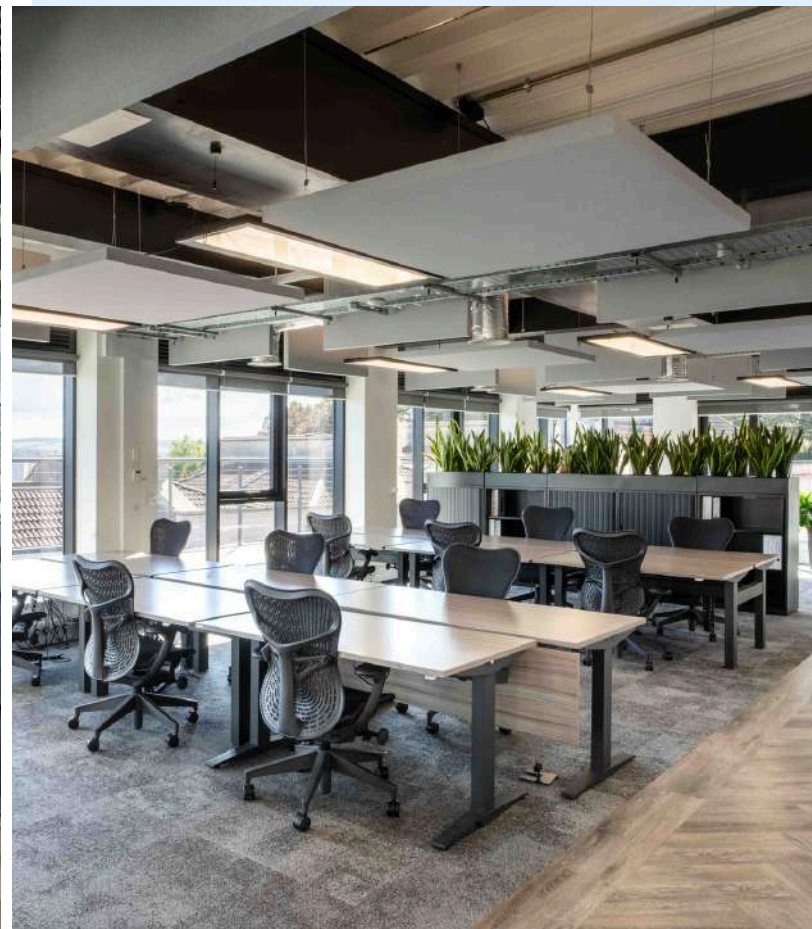




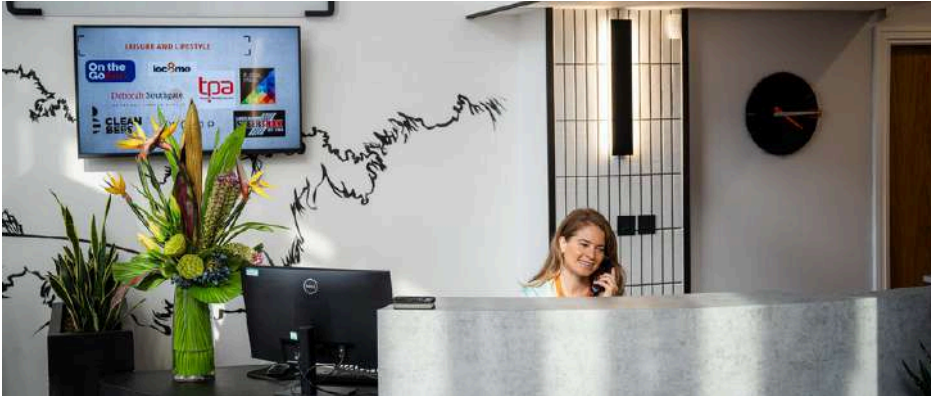
OFFICE 301 AT ORIGIN WORKSPACE

**FUEL YOUR BUSINESS GROWTH**



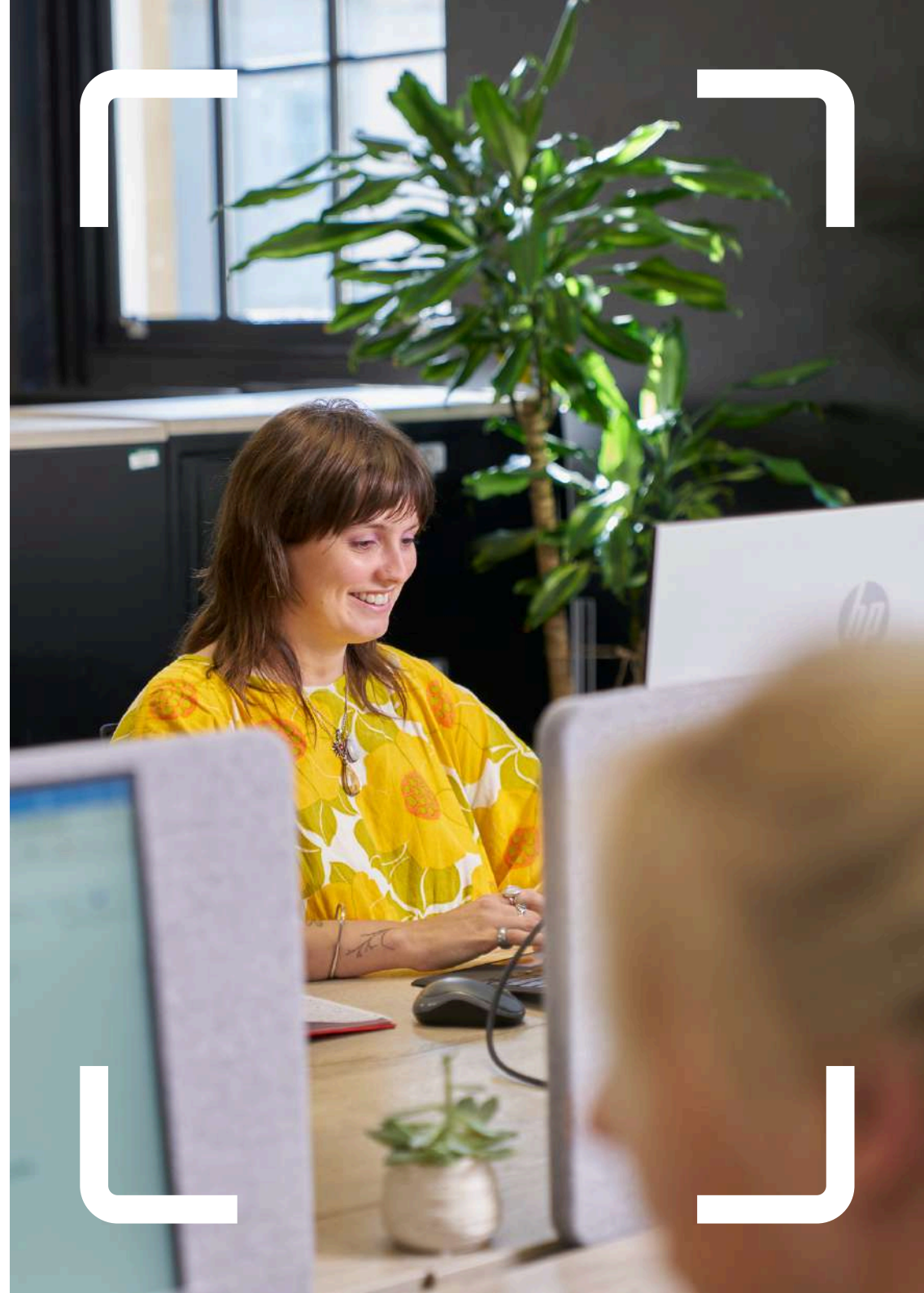


# WELCOME TO ORIGIN WORKSPACE



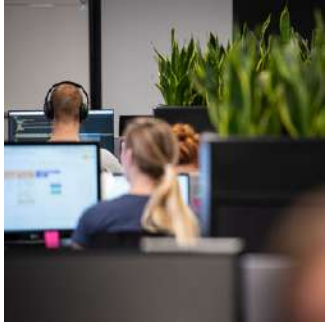
We provide flexible office spaces tailored to your team's needs, with options to customise and expand as your business grows. As an Origin Workspace office member, you and the team also benefit from premium hospitality services, community events, and wellness activities to support both work and well-being.

At Origin Workspace, your team will have an office space crafted to the highest standards, offering a dedicated environment to focus and thrive in. Beyond your office, you and the team will enjoy all the perks of being a Origin Workspace Member, stay active in our Wellness Centre, have lunch on our stunning rooftop terrace, meet with clients in our professional meeting spaces, and unwind in our lounge area. We're committed to helping you and your team achieve a seamless work-life balance every day.



## ORIGIN WORKSPACE

# OFFICE SPACE CONTRACT



### FLEXIBILITY

Coworking spaces like Origin Workspace offer greater flexibility than traditional offices, with monthly rolling contracts, 7 days a week access and customisable office layouts. Unlike fixed leases and limited hours, Origin adapts to your business needs without long-term commitments.



### AMENITIES

Origin Workspace offers premium amenities like bean to cup coffee, kitchen facilities and reception services, all included in the membership. Traditional offices often lack these or charge extra fees. At Origin, everything is designed to boost your team's productivity and success.



### NETWORKING

At Origin Workspace, you'll find a vibrant networking environment with businesses from various sectors, fostering collaboration and connections. Unlike traditional offices, coworking spaces encourage cross-industry relationships, helping you to expand your network.



## ORIGIN WORKSPACE

# OFFICE 301

### READY TO MOVE IN

Step into a workspace designed for immediate productivity and comfort. This fully furnished office includes height-adjustable sit/stand desks, premium Herman Miller ergonomic chairs, and extensive built-in storage throughout. Every desk is fully cabled with multiple power points, so your team can plug in and get started from day one. A dedicated printer and recycling station are in place, along with a soundproof pod for focused work and a soft-furnished breakout zone for catch-ups. Enjoy superfast, uninterrupted connectivity via a private VLAN, with both Wi-Fi and hardwired access. Bespoke configurations, including private VPNs and VoIP telephones.

### ALL-INCLUSIVE, FLEXIBLE TERMS

Enjoy complete transparency and simplicity with a fully inclusive rate:

- No service charges or hidden costs
- No business rates
- Utilities included for predictable monthly outgoings.
- Cleaning and maintenance are fully covered.
- Complimentary consumables, including kitchen refreshments (coffee and milk), washroom essentials and sanitary products.

### SECURE & PROFESSIONAL ENVIRONMENT

Your team will enjoy a private, welcoming office with access control and a convenient auto-locking entrance. Inside, three individually lockable executive offices or meeting rooms provide additional privacy and flexibility. The building is thoughtfully secured with CCTV coverage across all shared areas and monitored around the clock. With friendly on-site staff always available, your team will be supported every step of the way.

### AMENITIES

A hosted reception team is on hand to welcome guests, manage post, and support your day-to-day operations.

Additional amenities include a fully equipped gym, a drying room, secure bike storage, changing facilities, and lockers. Health and safety are fully managed by Origin Workspace, with trained Fire Marshals, First Aiders, and on-site lifesaving equipment, including a defibrillator.

### BRANDING OPPORTUNITIES

Enhance your company's presence with a listing in the online members' directory and logo display within Reception.

The office features extensive glazing, allowing you to personalise the space with branded decals.

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## ORIGIN WORKSPACE

# Level 3 Floorplan

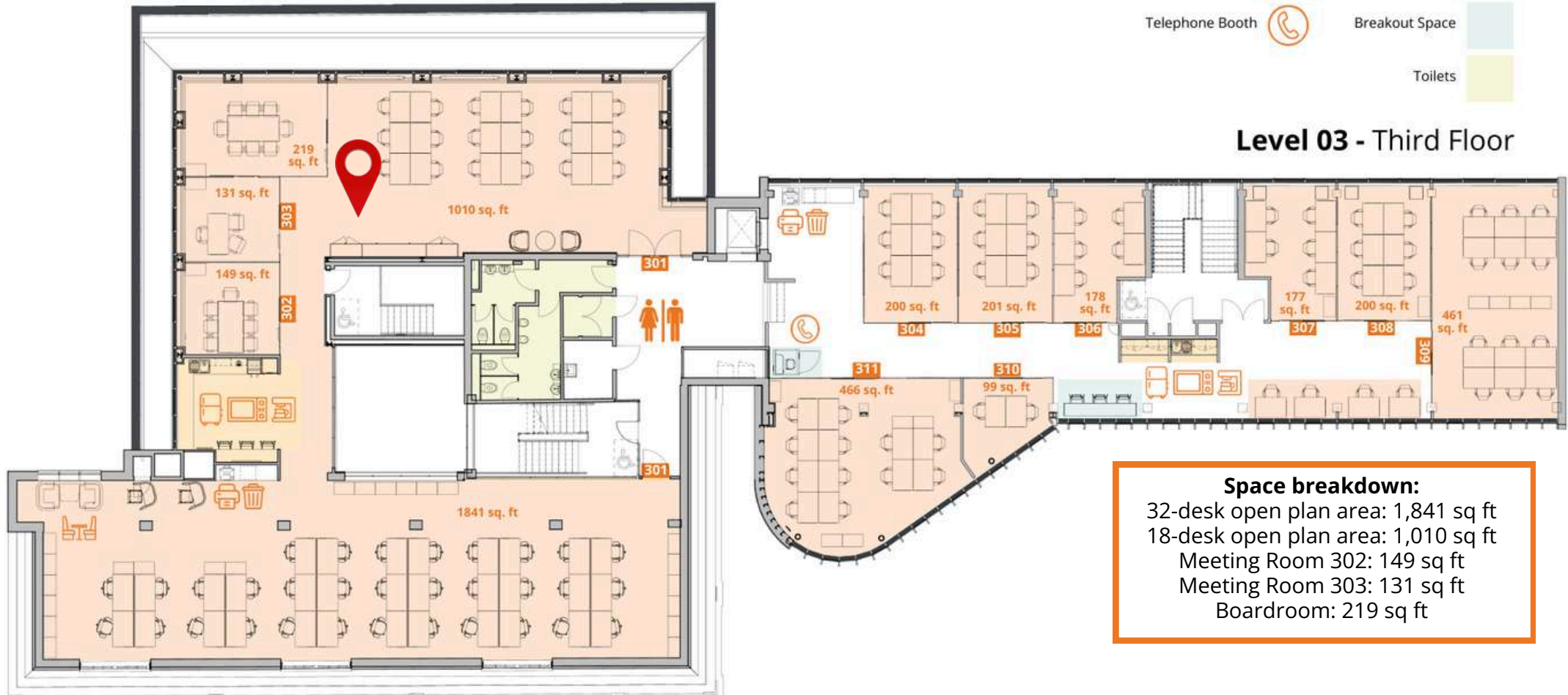
### AN UNIQUE OFFICE OPPORTUNITY

This exceptional workspace features floor-to-ceiling windows with breathtaking views of the Bristol skyline. The corner meeting room or executive office offers dual-aspect views, setting an inspiring scene for team and client meetings.

Additional features enhance your team's comfort and productivity, including air conditioning and a fully equipped private kitchen with microwave, filtered water tap, fridge, and freezer. While offering complete privacy, your team will enjoy access to a wider range of amenities and the vibrant professional community at Origin Workspace, fostering collaboration and networking opportunities to support your team's growth.



Level 03 - Third Floor



#### Space breakdown:

32-desk open plan area: 1,841 sq ft  
18-desk open plan area: 1,010 sq ft  
Meeting Room 302: 149 sq ft  
Meeting Room 303: 131 sq ft  
Boardroom: 219 sq ft

# ORIGIN WORKSPACE

## OUR BENEFITS



### 7 DAY ACCESS

Our building is open 7 days a week, giving our office members access to the facilities whenever they need them. This includes access to our Gym, Lounge, Lobby and Offices.

### ON HAND SUPPORT

Our team of hosts is dedicated to making your workday seamless. From handling post to providing IT support, we're here to ensure you and your team are comfortable, Monday to Friday. With the added bonus of our team being fully first aid and fire safety trained.

### GYM & WELLNESS CLASSES

Office members enjoy full access to our on-site Gym and our Wellness classes. From Body Conditioning classes to attending physio-led Pilates, we've got you covered. We believe in that work-life balance.

### EVENTS

Sometimes it pays to step away from the desk and do something different. Our ever evolving events programme welcomes experienced speakers to inspire your business thinking, and networking events to encourage collaboration.



### ROOF TERRACE ACCESS

Our rooftop terraces offer sweeping city views, making it an ideal spot for gatherings, whether for a lunchtime meet-up or an afternoon drinks soiree with colleagues or clients. We are proud to offer access to Office members during business hours.

### COMMUNITY

Our carefully curated monthly events designed to foster collaboration and build professional relationships. Each event is structured to encourage meaningful interactions, helping members connect, share ideas, and grow their networks in a supportive environment.

### 20% DISCOUNT ON MEETING ROOMS

Our meeting rooms and presentation suites feature state-of-the-art Sharp AV technology, including touch screens and conference calling. We also provide complimentary hot drinks, biscuits and stationary with every booking. We can also accommodate all dietary needs with a catered lunch and snacks at an additional cost.



## ORIGIN WORKSPACE

# SERVICES WE PROVIDE



### PRINTING SERVICES

Printers are available on every floor, along with confidential waste bin services.



### SECURE LOCKERS

Secure lockers are available in every office, office members can also use gym lockers located near our Gym.



### TELEPHONE BOOTHS

Need a private space for a call? Soundproof telephone booths are available throughout the building.



### BREAK OUT SPACE

Take a break from the office in our communal spaces, such as the lounge and lobby, which are perfect for team lunches and quick catch-ups.



### CONNECT CARD

The Origin Workspace Connect Card gives members exclusive discounts and offers on local restaurants, cafes, bars, wellbeing services, personal care, and business services like printers, design agencies, recruitment, and PR specialists.





# CONNECTWORK SERIES

NETWORKING THAT  
FEELS NATURAL.

Joining Origin Workspace means becoming part of a vibrant community and with that comes access to our **ConnectWorks events**, designed to help you settle in and ingrain you into your new workspace. We believe networking should never feel forced, which is why every event is crafted to spark natural and meaningful interactions. Whether it's a chat at The Origin Social or bringing your family along to a Park Run, these moments build familiarity, connections, and a genuine sense of belonging.



## HERE'S WHAT WE'VE PLANNED FOR 2026 SO FAR...

**The Origin Table**, ten industry-specific lunches, bringing professionals together to share insight, ideas, and conversation over great food.

**The Origin Social** - our monthly informal networking evening, complete with drinks, nibbles, table tennis, and plenty of opportunity to meet new faces in a relaxed setting.

ConnectWorks series brings people together through wellness activities such as padel tournaments, Park Runs, the Charity Golf Day, and our festive Santa Run. Social events include comedy nights, games nights and table tennis matches. While professional growth comes through financial workshops, networking drinks, and the Bristol Life Networking lunches. Members can also give back through volunteer days with Access Sport, South Bristol Youth support sessions, and other charity events, all designed to spark conversation and build meaningful connections beyond the desk.





## SOLAR PANELS

We've installed 90 solar panels on the second phase of our building, which now contribute to powering 35% of the energy used across our workspace, significantly reducing our reliance on non-renewable energy sources.

## LIGHTING

An impressive 95% of all the lighting throughout our space consists of energy-efficient LEDs, which help lower energy consumption while providing high-quality lighting.

## RECYCLING

We offer a recycling service that covers batteries, stationery and IT equipment. We also provide conveniently located recycling bins throughout the building, alongside general waste bins throughout the building, while food waste bins ensure that materials are composted.

## VENTILATION

Natural ventilation solutions are implemented in 80% of our workspace, enhancing air quality while minimising the need for aircon.

## WATER

Our 10 waterless urinals installed throughout the facility, each save an estimated 40,000 gallons of water annually, contributing to significant water conservation efforts.

## SENSORS

Our lighting system operates on advanced motion control sensors, ensuring that lights automatically switch off after 20 minutes of inactivity, further optimising energy usage throughout the workspace.

## CYCLING

We actively encourage our members to cycle to work, and to support this we provide 64 secure bike racks within our dedicated bike storage area, prompting eco-friendly commuting options.

## ORIGIN WORKSPACE

# SUPPORTING BRISTOL



We're proud to give back through the Origin Workspace Foundation, which provides support and funding to charities and organisations in Bristol that help young people build brighter futures and make positive contributions to their communities. We also support charities focused on mental health and well-being.

### GIFTING SPACE

We believe that having a supportive environment and access to the right resources can make a real difference for any organisation. That's why we offer desk space and a registered address to a number of charities, giving them a base to work from. Each year, we also offer our event space at no cost for things like award ceremonies, podcast launches, and fundraisers - small ways we hope to help charities raise awareness, build connections, and continue their important work.

### VOLUNTEERING DAYS

We try to lend a hand wherever we can, whether that's litter picking, helping out at a local pop-up summer club café, or simply manning a registration desk. Over time, staff and members have helped plant flower beds and clean up community spaces to support the charities working with children and young people. We always extend the invitation to members of our community to get involved by covering travel and lunch costs - making it a little easier for more people to take part.

### DONATIONS

Each year, we support charities through donations and grants, hoping to play a part - helping them continue their valuable work.



### Some of the events we've been involved in hosting or organising include:

- » Netball tournaments
- A sponsored Golf Day
- Sponsored Cycle Ride
- The Three Peaks Challenge
- Mock Interview Day for Year 6 students
- Tour De Bristol



## ORIGIN WORKSPACE

# SUPPORTING BRISTOL

As a proudly independent Bristol business, we're committed to supporting other local independents. Our monthly lunch and breakfast events are always catered by some of Bristol's finest local eateries - recent favourites include grazing tables from ThreeLittleFigs, pastries from Harts Bakery, and vibrant salad bowls lunches from FED.

Through our Connect Card initiative, we feature a range of brilliant Bristol businesses such as Pizzarova, Clifton Suits, and Bristol Harbour Hotel and Spa, giving our members access to exclusive discounts and perks. It's our way of shining a light on the city's diverse business community while offering real value to our members.

Being part of Bristol's vibrant ecosystem and contributing in small but meaningful ways is something we genuinely value — it's a city full of talent, creativity, and collaboration, and we're proud to be part of it.



ORIGIN WORKSPACE

# CONNECT WITH US



## Fancy a tour?

Offices at Origin are rarely available but due to growth in the building we now have small to large options! So now's the perfect time to explore our space and let us exceed your expectations. If you're interested in discovering what Origin Workspace has to offer, get in touch!

[www.originworkspace.co.uk](http://www.originworkspace.co.uk)  
Info@originworkspace.co.uk  
40 Berkeley Square  
Clifton, Bristol BS8 1HP  
0117 440 0400

**CONNECT WITH US**  
**@OriginWorkspace**

