



# CENTRAL HOUSE

NEW THINKING



Contemporary workspace for a new way of working

1,883 - 13,447 sq ft Grade A office space

# A NEW BEGINNING

Central House, Harrogate has been transformed. An extensive refurbishment has taken place to create a truly unique workspace.

The refurbishment programme has resulted in ultra-modern, high-quality workspaces designed not only to support the practical demands of your business, but to encourage collaboration and inspire your people to do their best work.



Remodelled reception area featuring our on-site café.

# A NEW WAY OF WORKING

We know that workspaces are changing and so are we. Our fitted space is all about smarter spaces, choice of fit-outs, realistic rents, and inclusive payments. With 24/7 access, our fitted space comes fully furnished, with high-speed broadband & Wi-Fi, fully fitted kitchens, private meeting rooms and lots of breakout space. We've thought through all the little details so you can concentrate on what's most important to your business.

Flexible enough to accommodate the needs of every modern enterprise. Designed to provide the ideal balance between work and life. It's a new way of thinking about your business.



# OPEN AIR

## Need a change of scene?

The central courtyard garden is a focal point for the whole Central House community – a great location for breakout sessions or lunch al fresco with colleagues.

Organisations of all sizes stand to benefit by working in buildings which improve the health and wellbeing of its occupants. People function and perform significantly better in a healthy work environment, this makes people more aware of our health and it inspires them to live healthier at home.

The building benefits from ample open spaces for people to cycle, run or jog.



# CENTRAL LIFE

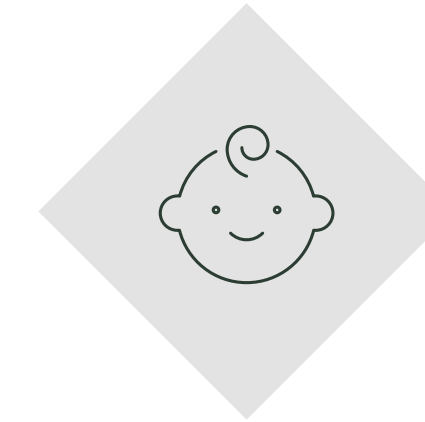
Our dedicated Life team are on hand to help you and your people get more from life at Central House.

Download the Life app to check the latest café deals, meeting room availability or to book your place on one of our specially curated classes or events.

Our Life team is the proactive on-site management team that are here to help you with meeting room bookings, dry cleaning and so much more. The Central House Life team arrange events and activities to help build a strong and welcoming community, these are advertised on the online or via the Life app.



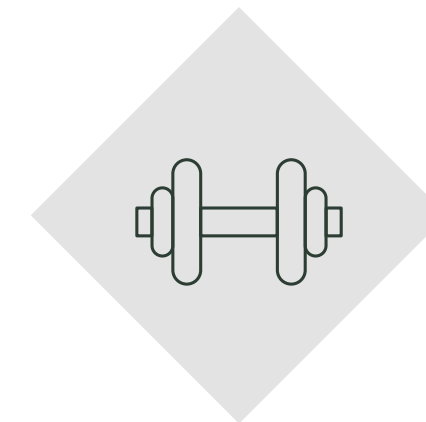
ON-SITE CAFÉ WITH  
BREAK-OUT/  
MEETING  
AREAS



NEW ON SITE  
NURSERY



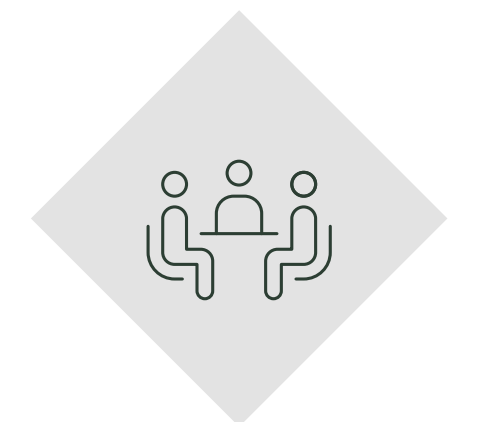
SECURE BIKE  
STORAGE



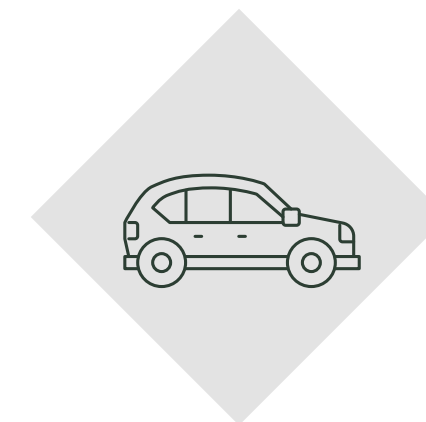
ON-SITE  
GYM



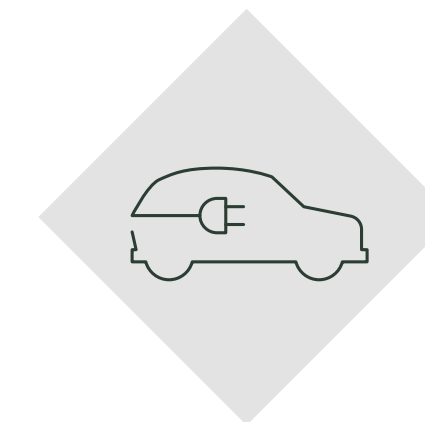
DRYING  
FACILITIES



MEETING  
ROOMS



EXCELLENT  
CAR PARKING



EV CHARGING  
FOR CARS  
AND BIKES



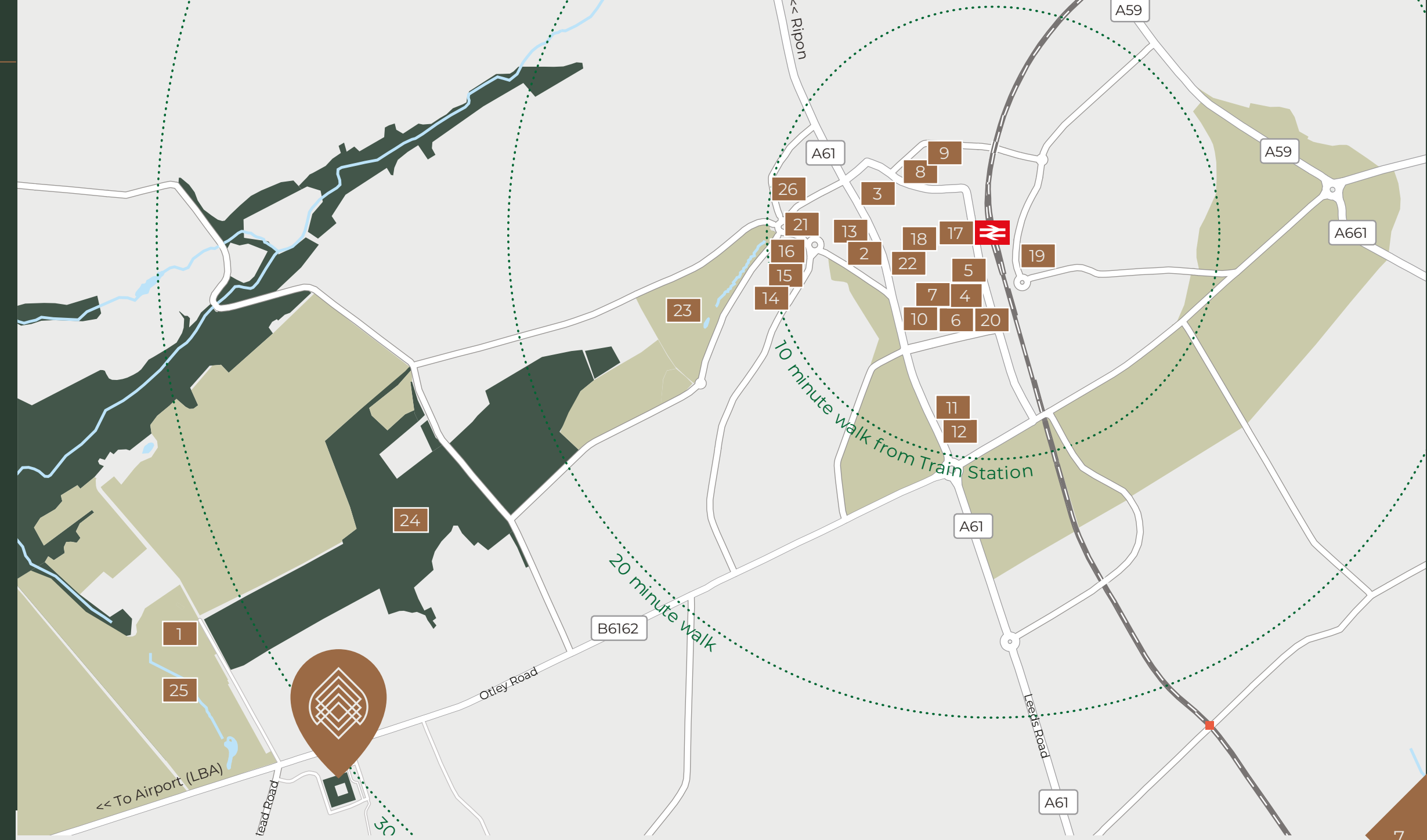
NEW SHOWER  
FACILITIES



# A VIEW FROM THE HILL

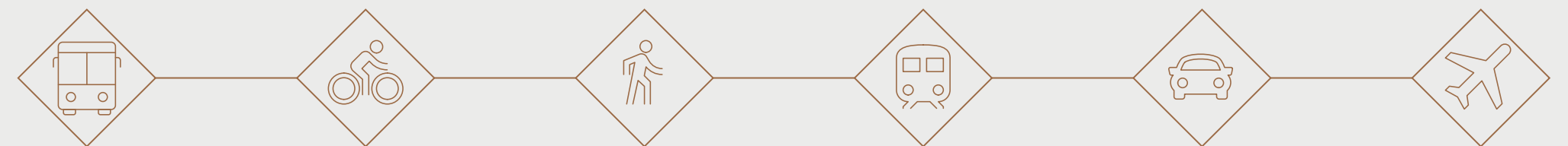
Central House is located on Harlow Hill, west of Harrogate centre, with sweeping views across the town and beyond. It is close to local shops and pubs, and RHS Harlow Carr Gardens and the Pine Woods are just across the road.

Excellent car parking is available on-site, along with charging points for electric vehicles.



- |                                      |                                    |                           |
|--------------------------------------|------------------------------------|---------------------------|
| 1 Betty's Cafe Tea Rooms, RHS        | 10 Hotel Du Vin & Bistro           | 19 The Odeon Cinema       |
| 2 Betty's Cafe Tea Rooms, Tea Centre | 11 West Park Hotel                 | 20 The Everyman Cinema    |
| 3 Gino D'Campo My Restaurant         | 12 Weeton's Food Hall              | 21 The Pump Rooms         |
| 4 Cote Brasserie                     | 13 The Ivy Restaurant              | 22 The Cenotaph           |
| 5 Mama Doreen's                      | 14 Prologue Bike Shop and Cafe     | 23 The Valley Gardens     |
| 6 Pizza Express                      | 15 William and Victoria Restaurant | 24 Pinewoods              |
| 7 Sasso Italian Restaurant           | 16 Hoxton North                    | 25 RHS Harlow Carr        |
| 8 Gianni's Brio Restaurant           | 17 Caffe Nero, Beulah Street       | 26 The Mercer Art Gallery |
| 9 Stuzzi Bar & Restaurant            | 18 Caffe Nero, Cambridge Crescent  |                           |

## CONNECTIVITY



- |   |   |  |   |                                 |  |
|---|---|--|---|---------------------------------|--|
| <b>2</b><br>minutes to walk to nearest bus stop | <b>9</b><br>minutes to cycle to Harrogate town centre | <b>29</b><br>walk to Harrogate train station | <b>14</b><br>trains from Harrogate to London everyday | <b>12</b><br>miles to the A1(M) | <b>25</b><br>minutes drive to Leeds Bradford Airport |
|---|---|--|---|---------------------------------|--|

# SUSTAINABILITY

Our floorplates are the biggest in the city, but our footprints aren't. It takes an estimated 60 years for a standard building to recapture all the carbon emitted during the build. As humans, we're defined by our choices. We're dedicated to keeping ours responsible.

By celebrating the building's quirks and refurbishing, not building from new, we are reducing our use of raw materials and embodied carbon. We are upgrading old equipment to improve efficiency and reduce consumption. We painstakingly obsess over these details.

We've set-up this space to give your business the tools to play its part in a more sustainable future, while we continue to optimise the green credentials of the building.



## Green Electricity

We have moved to a 100% renewable electricity tariff in order to minimise our environmental impact and encourage the renewable sector.



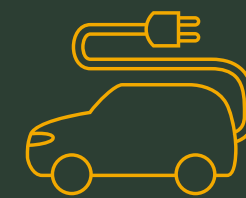
## Waste Management

We are on track to hit our target of 100% diversion from landfill, recycling as much of our waste as possible. We're currently at a 67% recycling rate.



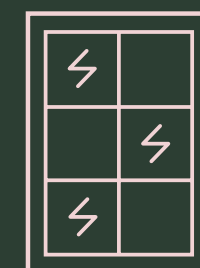
## Sustainability Manager

We have sustainability clauses in our leases. We hold sustainability forums with the tenants.



## Green Travel

Helping to reduce our tenant's daily travel footprint is fundamental. We provide free bike hire on several of our sites, as well as enhanced bike storage and shower facilities on most sites. Each cycle rack and shower facility have the ability to reduce hundreds of car miles per year. We also have EV charging facilities at the building for all those carbon warriors.



## Carbon in operation

Reducing the day to day carbon emissions of our buildings is an important goal for CEG. The upgrade of our existing estate increases our operational efficiency, which provides further carbon emissions reduction.



## Embodied carbon

Embodied carbon in both the building materials and the construction accounts for a significant proportion of the overall carbon footprint of a building. By prioritising the refurbishment of buildings wherever possible, we are limiting the embodied carbon emissions that would have been generated through demolition and the production and transportation of new materials.



## Future proofing

During our refurbishments, we look to incorporate the latest technologies available. We also see our refurbishments as an opportunity to collaborate with occupiers on sustainable fit-outs.



# IN GOOD COMPANY

The area is already well established as a business district and includes a number of household names with operations in the immediate neighbourhood.

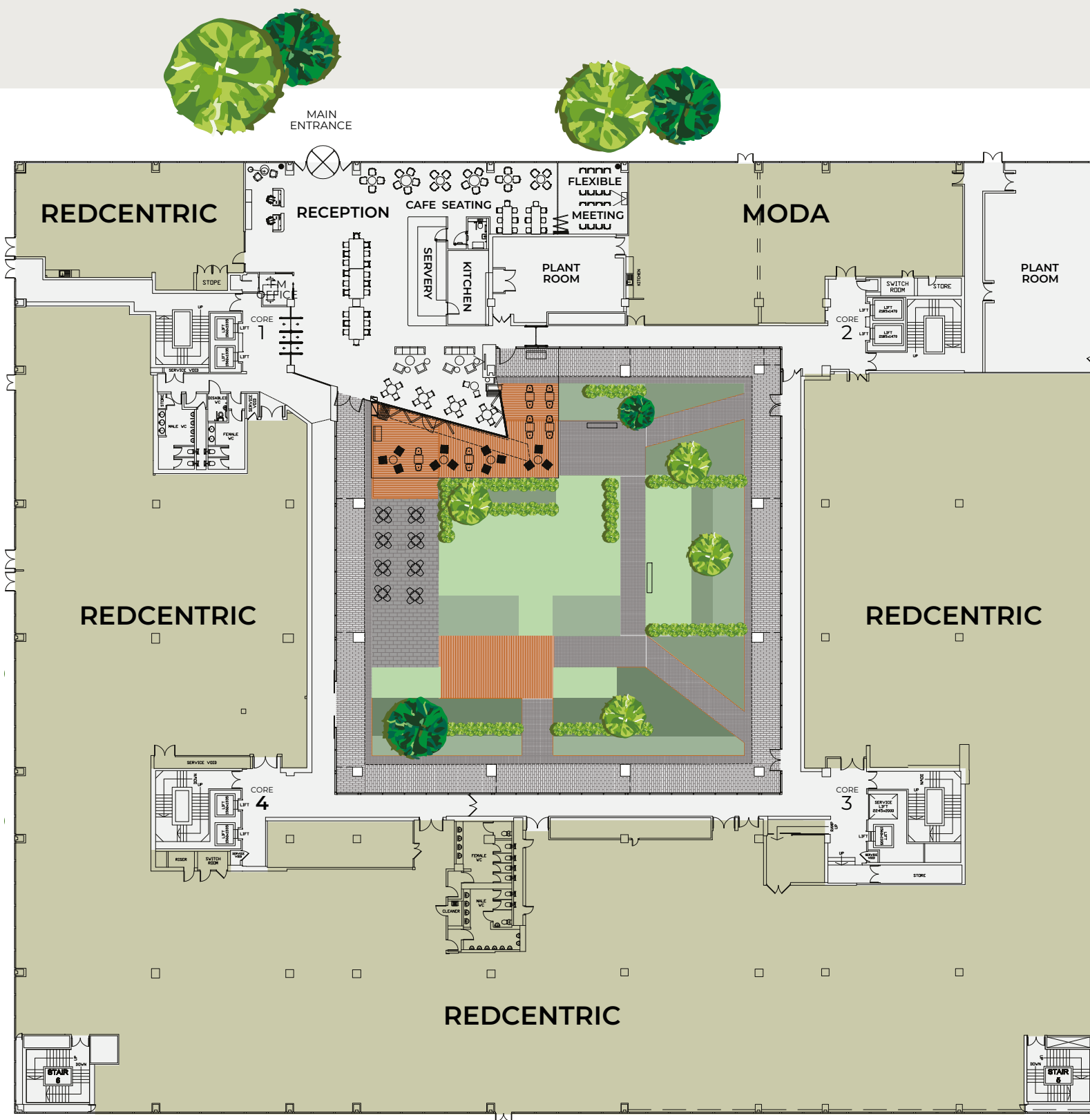


# AVAILABLE SPACE

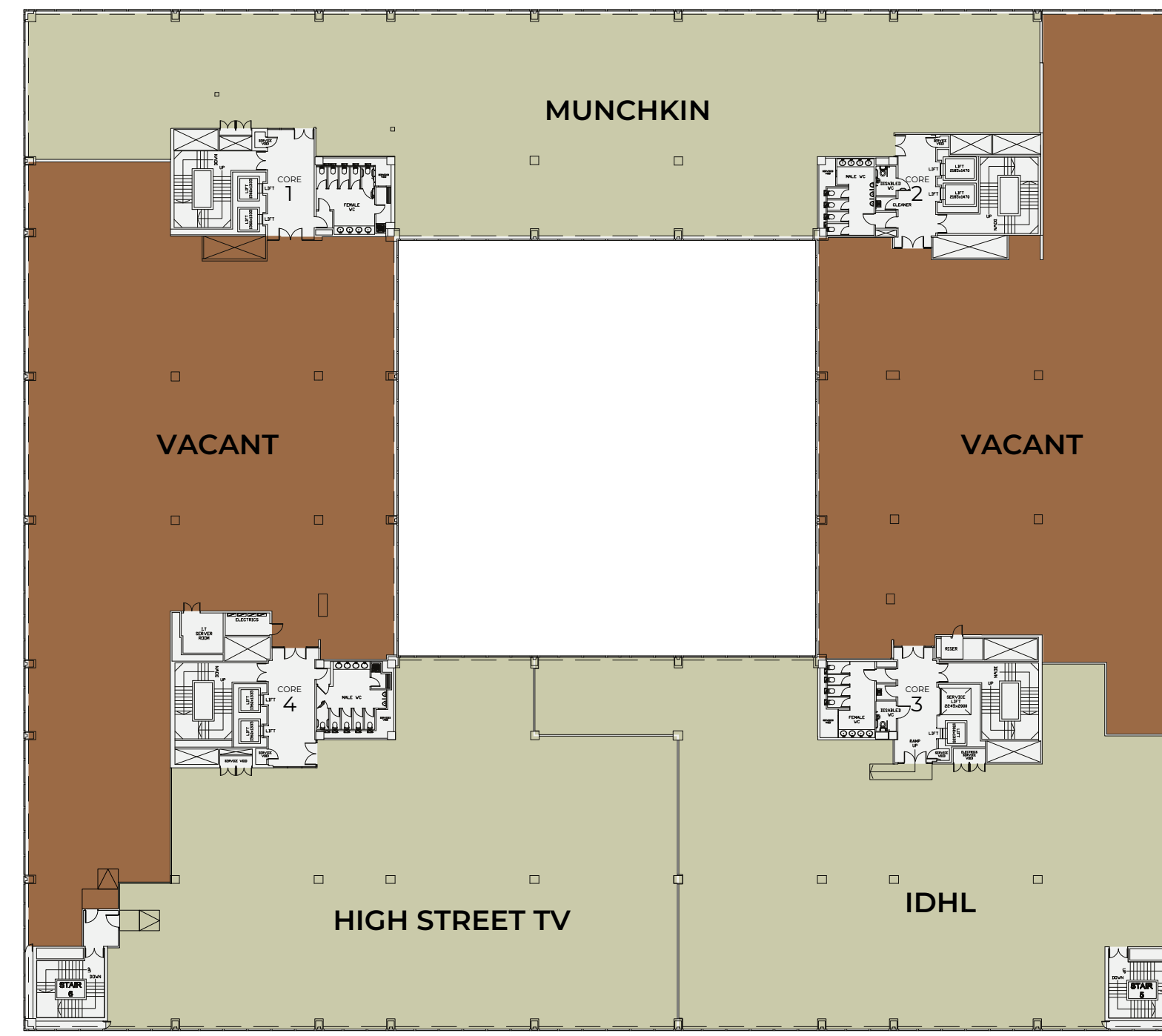
Central House provides flexible Grade A office space from 1,883 sq ft to 13,447 sq ft.

Currently available:

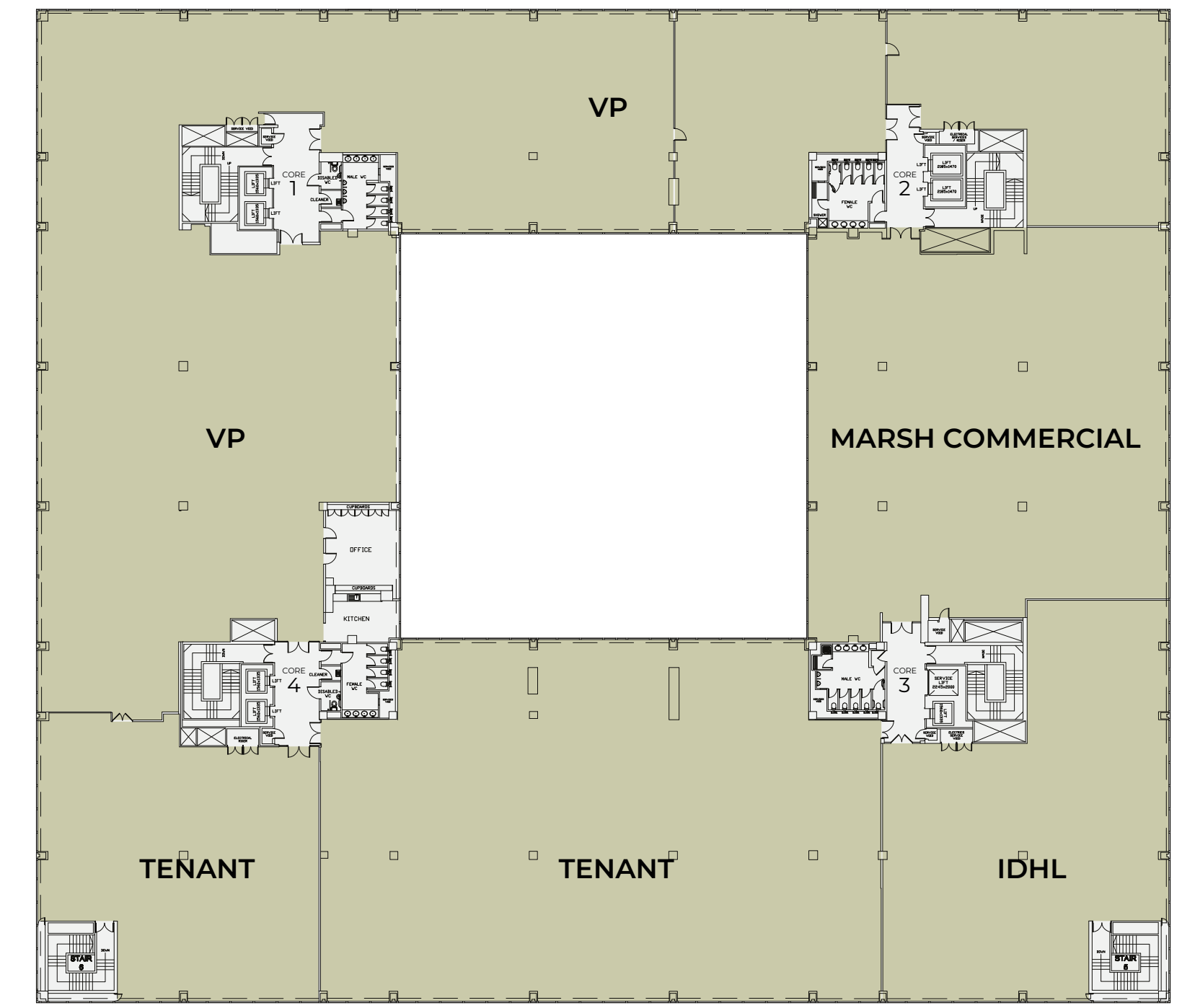
- ◇ Ground floor unit
- ◇ First floor units



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



# WE DON'T JUST INVEST, WE'RE INVESTED

**Unlike others, we have the internal expertise and choose to manage every aspect of each building.**

In our experience, this simply works better for our customers. By being there, we get to know you and your business, that allows our team to create a positive experience throughout the whole of your occupancy.

We welcome  
**25k**  
visitors to our buildings daily



**16**  
Cafés



**9**  
Fitness Centres



**15**  
Locations



**20**  
Buildings





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