

**GLOVE
FACTORY
STUDIOS**

Carter Jonas





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STUDIO 110

Size 49.8sqm/536sqft GIA (gross internal area) 10 to 11 person
EPC rating C

Setting First floor with windows on three sides
South, east & west facing overlooking garden courtyard
Access to workspace is 24/7
Views to trees and park
Dog friendly

Description Self-contained unfurnished with internal glass box meeting room
Members kitchenette and facilities close-by
Break out seating and reception areas on ground & 1st floor
Each workspace has own managed data network with GB fibre
Managed WiFi & broadband included
VoIP phone & static IP's available
Workspace has own security alarm centrally monitored

Rent Terms Year 1 £2590pcm plus VAT
Years 2 & 3 steps set to inflation
2mths deposit + equivalent of VAT
Standard (contracted out) 3 year tenancy
6mth initial fixed period plus 6mth rolling notice



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Services incl.

Car parking is free with 100's of spaces to ensure availability plus EV charging
 Central reception to help & accept all deliveries
 On-site team support members 9am to 6pm weekdays
 4 no x 4 to 20 person meeting rooms with catering available
 Wild Herb at the Field Kitchen on-site café open 7 days/week

Members benefits incl.

Studio Members Private Gym with TechnoGym & Watson equipment
 Glove Dippers cold-water swimming club
 Holt Tennis Club
 Members Studio Socials & Rooster/Vespertine networking events
 Use of The Club Room with desks, quiet meetings, & call booths
 Use of garden courtyards with outdoor seating
 Changing room with showers

Bookable services

Meeting rooms, Yoga, Pilates & Fitness classes, and Glove Factory Studios Gym

Included in rent

Broadband, WiFi, 24/7 help desk support, heating, water, drainage, security alarm monitoring, fire alarm, window cleaning externally, hygiene services, waste management, landscaping, caretaker, internal & external repairs, compliance and all the other facilities including members kitchenette tea, coffee & milk

Not included

Business rates (Small Business Rates Relief available where applicable)
 & studio electric which is metered and charged at cost.



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WORKSPACE

Expansive industrial windows open onto green fields and garden courtyards, flooding studios with natural light and fresh air.

There are over 60 private studio spaces with more becoming available as we carefully restore the industrial buildings next door to the same design fit out.

If you're just starting out, freelancing, or looking for flexibility, we also offer dedicated desks or join the daily hubbub from one to five days a week co-working membership, in The Club Room.

Ultra fast broadband, members tea & coffee bars, access to phone booths and quiet meeting pods, and free on-site parking come as standard on any package. For full time studio members, Glove Dipper outdoor cold-water swimming and Holt Tennis Club membership, and Studio Members Private Gym membership are included.

We welcome well behaved dogs.



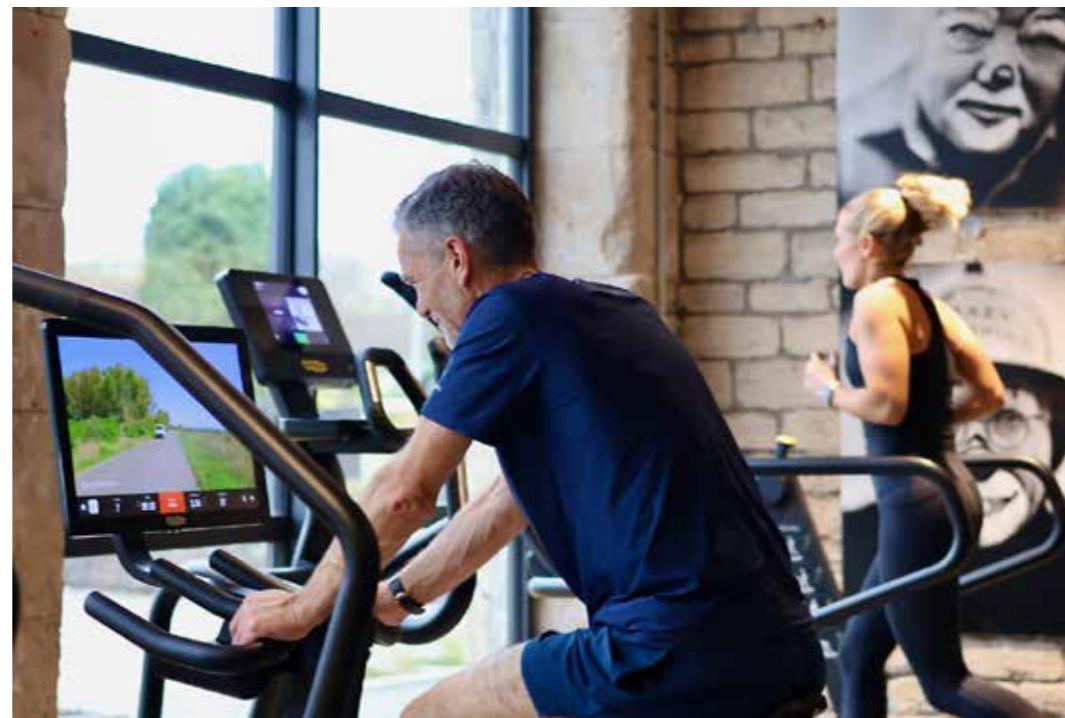
MEETING ROOMS

Choose from four meeting room spaces, available to hire by the hour, half or full day.

Our meeting rooms can accommodate between 6 and 24 and are ideal for business or cultural get-togethers.

Light and airy with access to garden courtyards and outdoor seating, they have WiFi, and delegate catering packages are available to order from Wild Herb at The Field Kitchen.





HEALTH & WELLNESS

Kick-start your creativity or soothe stress levels by making use of any of the health activities available at Glove Factory Studios. Glove Dipper cold-water outdoor swimming club and the Studio Members Private Gym memberships are included with any full time studio membership package.

Glove Factory Studios Gym offers a monthly subscription to everyone for access to TechnoGym treadmill, bikes, step and rowing machines, Watson Gym strength equipment, and Olympic lifting platforms.

Become a Health Club member and receive invitations to attend engaging talks, socials, and events.

A varied series of exercise classes are run throughout the week by a team of passionate personal trainers, and can be booked via our website without needing a studio or gym membership, or a Health Club subscription.



CAFÉ

Food has always been important to us. It provides a chance to pause, nourish body and soul, and connect with like-minded folk.

We believe the best work doesn't always happen at your desk. Inspiration often strikes during a chance chat in the courtyard, a conversation over lunch, or on a dog walk with a takeaway coffee in hand.

Wild Herb at The Field Kitchen is situated beside the fire pit overlooking lakes and fields, providing the perfect space to fuel creativity, catch up with clients, nourish the family or enjoy downtime with friends.

And it is the perfect stop-off for those exploring nearby National Trust properties, The Courts Gardens and Great Chalfield Manor.





VENUE HIRE

Our spaces can be hired individually or combined to take full advantage of our unique rural setting.

Whether you're looking to host a business or private event, one of our meeting rooms, The Club Room and courtyard, The Wool Shed, or popping up a marquee on the terrace overlooking the lakes and parkland, we have a friendly team of passionate staff who will be able to help you find the right setting and experience.

Wild Herb at The Field Kitchen offer delicious catering and excellent service for any occasion.



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For more information please contact:

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**BROOK LANE
PRIVATE**

← **CARPARK 1**
Glove Factory
Main reception
Wild Herb at The Field Kitchen
Sharks 1 to 40

→ **CARPARK 2**
Leather Factory
Studios 100 to 120