





# Carter Jonas

## STUDIO 1

**Size** 62sqm/670sqft GIA (gross internal area) 12 to 14 person  
EPC rating C

**Setting** Ground floor with windows on two sides  
South, east & west facing with garden seating in front  
Access to workspace is 24/7  
EV charging point immediately outside  
Dog friendly

**Description** Self-contained unfurnished with private entrance  
Members kitchenette and facilities in the main courtyard  
Break out seating and reception areas on ground 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 £2959pcm 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



**GLOVE  
FACTORY  
STUDIOS**  
01225 784 080  
[www.glovefactorystudios.com](http://www.glovefactorystudios.com)  
[info@glovefactorystudios.com](mailto:info@glovefactorystudios.com)



# Carter Jonas

## 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

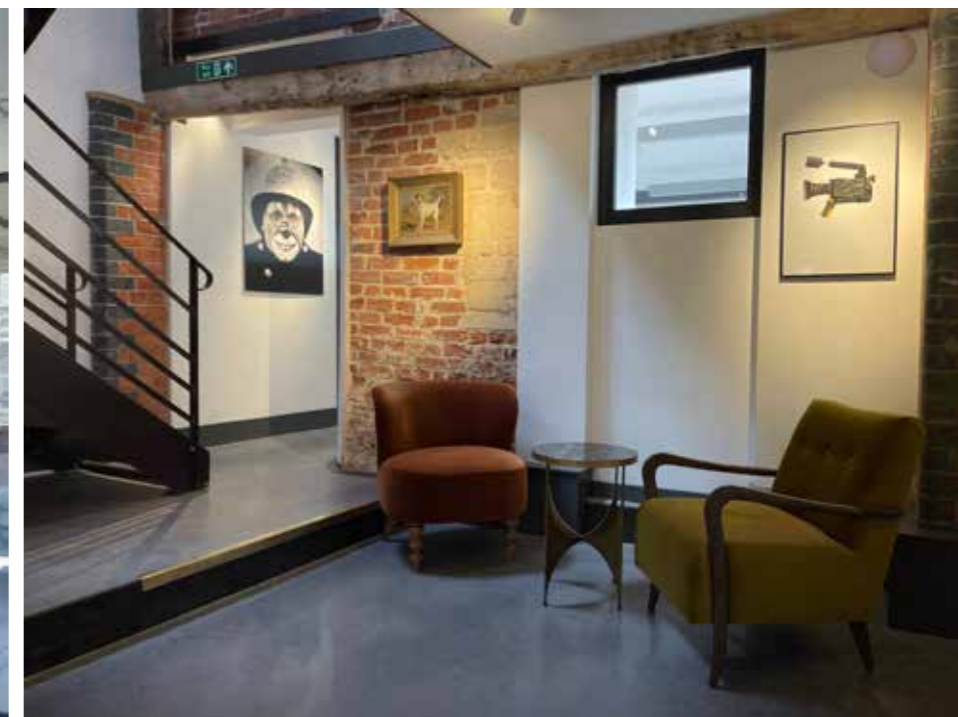
Broadband, WiFi, 24/7 help desk support, heating, water, drainage, security alarm monitoring, fire alarm, window cleaning externally, hygiene services, waste management, landscaping, caretaker, internal & external repairs, compliance and all the other facilities including members kitchenette tea, coffee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

## Not included

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



**GLOVE  
 FACTORY  
 STUDIOS**  
 01225 784 080  
[www.glovefactorystudios.com](http://www.glovefactorystudios.com)  
[info@glovefactorystudios.com](mailto:info@glovefactorystudios.com)



## 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.



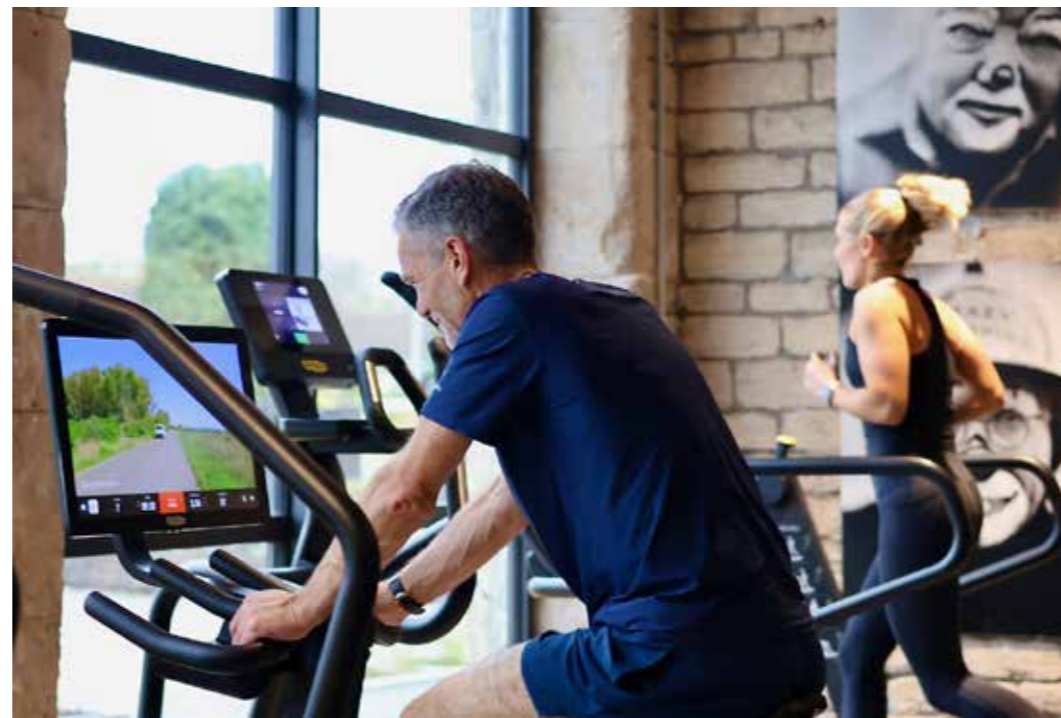
## MEETING ROOMS

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.

# Carter Jonas

For more information please contact:

**PHILIP MARSHALL**

**M – 07767 623819**

**T – 01225 747261**

**E – philip\_marshall@carterjonas.co.uk**

**AERIN THOMAS**

**M – 07990 558726**

**T – 0117 4039956**

**E – aerin.thomas@carterjonas.co.uk**

**GLOVE  
FACTORY  
STUDIOS**



**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