

New for 2025

East Coast House

25 Skeltergate, York, YO1 6DH

WIZU



Contact

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STAPLETON
WATERHOUSE



East Coast House sits right on the river in the heart of York, mixing fun, feel-good vibes with focus-friendly design.

We've brought the outside in to create cool, calming spaces where you can get your head down away from the hustle and bustle of the city centre. Think earthy greens, sky blues and pops of pale pink and terracotta, all bathed in soft, natural light. Pretty dreamy.

Make yourself at home in your bespoke workspace, cosy co-working nook or sunlit meeting room and take advantage of all the fab facilities on-site. When you need a break from your desk, the city's right there waiting for you.

You're only steps away from Ouse Bridge, which connects directly with central York. While away your lunch hour with a stroll through The Shambles, a bite by the river or a picnic in the Museum Gardens. Head the other way and in just 15 minutes, you'll be at York station.

If you need a hand with anything at all, we've got your back. We pride ourselves on our Northern hospitality and service with a smile.

included in your monthly fee



Rent and utilities in one



Free meeting room credits



Access to the Wizu app



Ergonomic furniture



24/7 access all year round



Super speedy Wi-Fi



Climate control



Daily cleaning



Friendly reception



Unlimited tea and speciality coffee



Stocked kitchens



Hot showers



Regular maintenance



Bike storage for cyclists



On-site car park



Electric car and bike charging



Building highlights

- Spacious private offices
- Airy and light co-working spaces
- Comfy break-out areas
- Two meeting rooms
- Regular free social events
- Riverside views
- Close to the city centre
- Right by local bus links
- 15 minutes from York station
- Step-free access
- Accessible facilities*

*Please chat to us if you need to check which facilities are accessible – we'll always accommodate your needs wherever possible!

local gems

food and drink

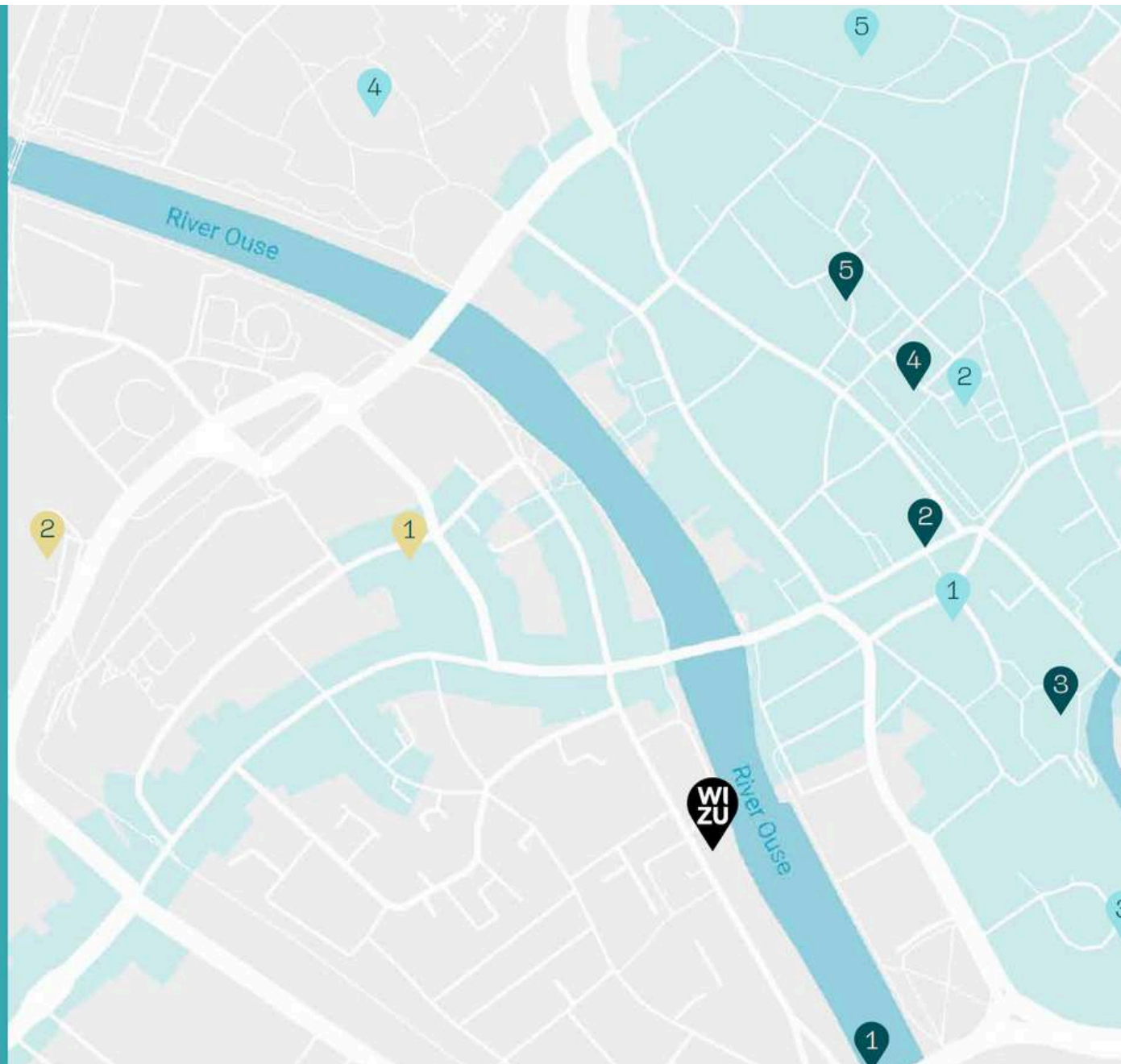
- 1 SOPHiE (Skeldergate) 5 minutes
- 2 Ate O'Clock 7 minutes
- 3 Coppergate Kitchen 8 minutes
- 4 Dough-Eyed 9 minutes
- 5 The Cut & Craft 9 minutes

hotspot

- 1 Coppergate Shopping 7 minutes
- 2 The Shambles 9 minutes
- 3 York Castle Museum 11 minutes
- 4 Museum Gardens 12 minutes
- 5 York Minster 15 minutes

transport link

- 1 NCP Tanner Row car park 6 minutes
- 2 York station 15 minutes



WIZU

welcome to the most highly rated workspace in the North

Beautiful spaces, friendly people, feel-good vibes. Wizu balances big city buzz with local heart – and you're welcome anytime.

As a member, you're part of the family. We'll get to know you by name and offer a listening ear or helping hand whenever you need us.

Why not come along to our regular events and mingle with other friendly faces? Communal breakfasts, treat days, fundraisers and networking hangouts are all included in your monthly member fee.



“professional workspace, great location and a very helpful team to keep everything running perfectly”

James @ ABN Resource



we're home to 300+ brands



Wizu wins include

THE SUNDAY TIMES
**Best Places
to Work 2025**



Medium Business
of the Year



Customer Service
Excellence





work your way

serviced office from £275 a desk

Small, medium and large workspaces for 2-100+ people

- + Access 24 hours a day, 7 days a week
- + Park on-site* or store your bike
- + Set your personalised climate control
- + Enjoy free teas and coffees
- + Use our stocked kitchens
- + Relax in our communal break-out areas
- + Join regular social and networking events
- + Take calls in private phone booths
- + Book meeting rooms with free credits
- + Bring a furry friend (if your company has a pet-friendly policy)
- + Register us as your business address
- + Ask our friendly team if you need a hand

Did you know we can make your space feel like home with our bespoke design service? Speak to our team to personalise everything from desk layouts to wall colours.

coworking

desk from £69 a month

- + Make the most of super-speedy Wi-Fi
- + Access your workspace every day
- + Park on-site* or store your bike
- + Enjoy free teas and coffees
- + Use our stocked kitchens
- + Relax in our communal break-out areas
- + Join social and networking events
- + Book meeting rooms with free credits
- + Ask our friendly team if you need a hand

virtual office

from £45 a month

- + Get set up in less than 24 hours
- + Add extra locations if you like
- + Book meeting rooms with free credits
- + Get two free co-working day passes depending on which package you choose:
- + We'll register your business address
- + We'll manage your mail for you
- + We'll answer all your business calls (or forward them to a number of your choice)



meeting rooms

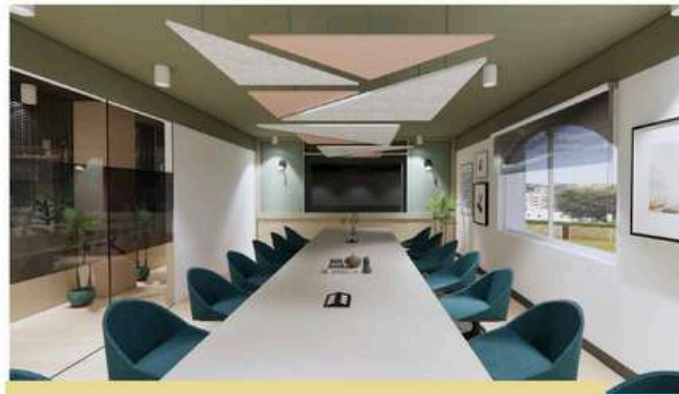
Our York meeting rooms are made to spark ideas. We've taken vintage vibes and added a modern twist to create seamless spaces with high-spec tech. Our online calendar makes it easy to book a meeting room at the last minute, with added discounts for half or full-day bookings. Just pick your slot from Monday to Friday.



st mary's suite

£25 an hour
for up to 6 people

- Light-filled room with river views
- Big plasma screen TV
- Video conferencing facilities
- Flipchart or whiteboard
- Filtered water and free tea and coffee
- Fully accessible



castle suite

£50 an hour
for up to 14 people

- Light-filled room with river views
- Big plasma screen TV
- Video conferencing facilities
- Flipchart or whiteboard
- Filtered water and free tea and coffee
- Fully accessible

find your flex...

boost your team's productivity in a shiny new space that's flexible and fits all your needs

Wizu workspace

Flexible agreement

Minimal upfront spend

Move-in ready

Fully kitted out

One monthly bill

Shared spaces, fun events

Room to grow

Pay per desk

traditional leased office

Locked in for years

Big upfront spend

Slow to get started

You plan, you fit

Stacks of bills (and admin!)

No buzz, just business

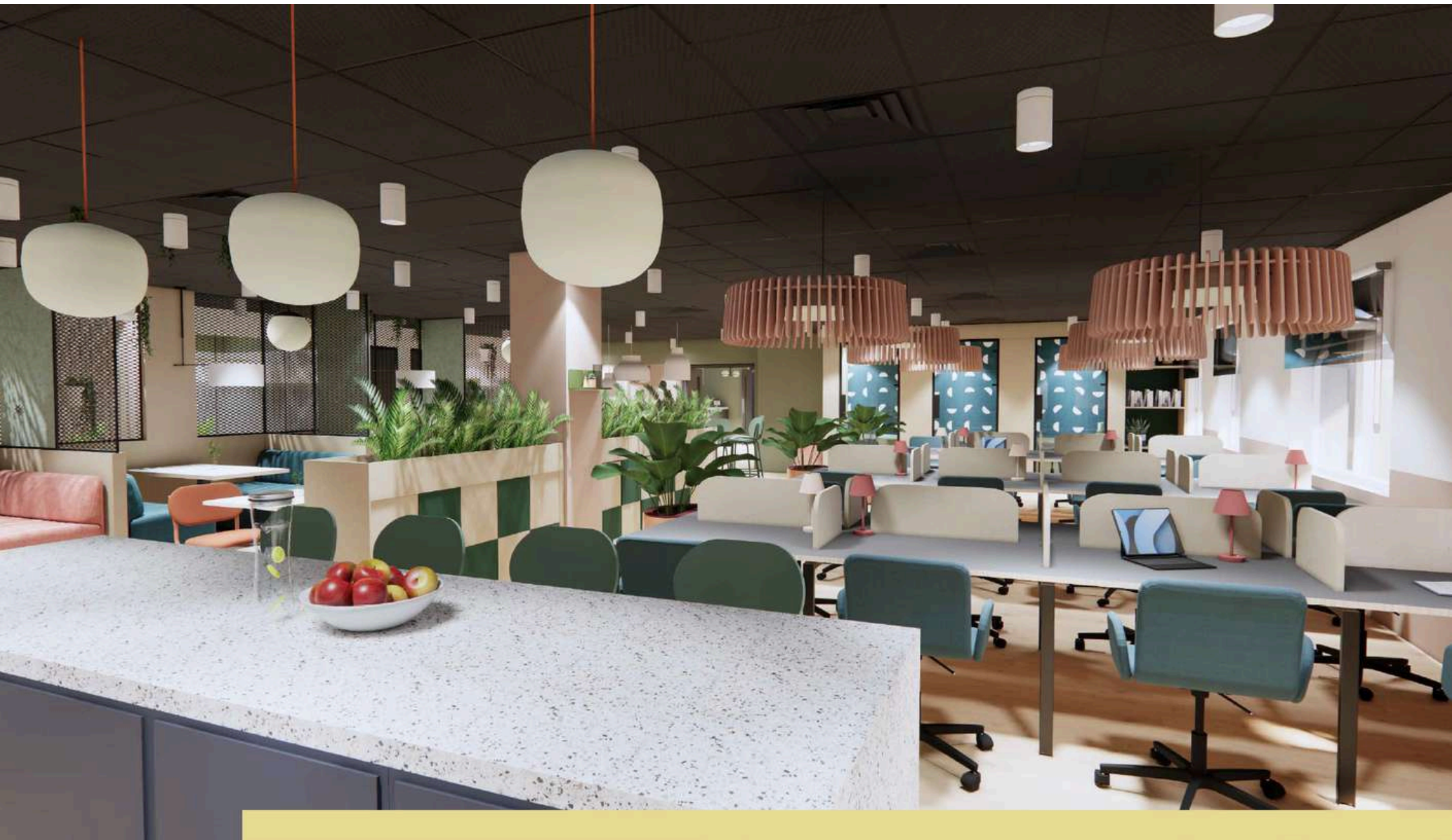
Fixed space

Pay per square foot

...and save £££

it's win win! on average, a 20-person Wizu workspace costs £273,000 less over three years than a traditional leased office

for 20 people	wizu workspace	traditional leased office
one-off set up costs		
Fit out	Included	+£100,000
Furniture	Included	+£16,000
Agent costs	Not needed	+£3,000
Stamp duty	Not needed	+£2,000
The legal stuff	Not needed	+£2,000
annual costs		
Rent	Included	+£60,000
Service charges	Included	+£22,000
Business rates	Included	+£20,000
Utilities	Included	+£10,000
Running costs *	Included	+£10,000
Office management	Included	+£30,000
Cleaning	Included	+£8,000
Rent-free incentive	Not needed	-£15,000
total occupational costs		
Year one	£100,000	£268,000 (including one-off set up costs)
Year two	£105,000	£160,000
Year three	£110,000	£160,000
	£315,000	£588,000





who we are

Finding the right workspace can feel overwhelming, with endless options, confusing terms and rigid contracts. So in 2016, we set out to make things simple. We opened our very first workspace in the North, fuelled by passion, a few sleepless nights and countless cups of Yorkshire Tea. Our dream was to create spaces that weren't just beautiful, but supportive too – where flexible terms were a given, transparent pricing was a promise and service with a smile was guaranteed.

Today, you can walk into a Wizu in eight major cities and start scaling your business. Seeing success happen is what keeps us going every day (well – that and the tea!) and why we're so excited to keep expanding in the years ahead.

“our mission is to mix big city ambition with local heart – so wherever you're based, you feel right at home”

John & Tom
Co-founders





where we are

Benefit from 14 unique workspaces across eight locations in Northern England and Scotland. We've got 300,000 sq ft of workspace and counting!

York

East Coast House

Sheffield

Eyre Street

Leeds

The Leeming Building
55 St Paul's
Richmond House
Park Place
Park Court
Number 32
One Embankment

Nottingham

Osprey House

Glasgow

West Regent Street

Bradford

Beck Mill

Harrogate

Royal House

Newcastle

Portland House

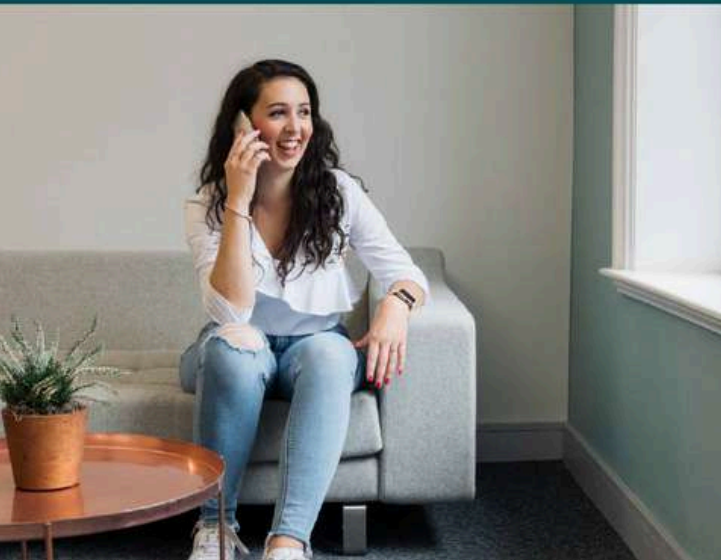
"We've been in our Wizu workspace for the last few months, and it's been amazing! The team have been so welcoming and accommodating – always on hand for anything you need. They go above and beyond to help out their fellow Wizu members."

- Lauren



"It's not just about renting some office space. The guys here go above and beyond to make you feel welcome, look after your deliveries and your guests coming in for meetings, and create an environment where you can meet other businesses."

- Victoria



"As a Wizu tenant, I couldn't speak more highly of the business. From the first call to enquire about leasing office space, my business partners and I have been so impressed. The facilities are exceptional, rates very reasonable for the city centre and the vibe culturally is spot-on."

- Neil





we're proud to be planet-positive

We're all about being energy-smart, eco-friendly and growing the right way. With support from our pals at Flotilla (they're net zero pros), we're making sure our environmental, social and governance (ESG) goals aren't just buzzwords.

1. Go green

Set sustainable practices, reduce our carbon footprint, help members protect the planet

2. Give back

Look after local people, support health and wellbeing, offer opportunities to grow

3. Make it last

Protect data privacy, set green goals with landlords, build an ethical supply chain

your space has



Energy-efficient LED lighting



Motion sensors



Low-flow fixtures



Recycling zones



Eco building materials



Smart tech

Ready to get started?

get in touch today



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wizuworkspace.com

STAPLETON
WATERHOUSE

WIZU
workspace that loves you back

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