



**OREGA**

**SPACE  
TO BE  
YOU.**

## ABOUT OREGA

Great things happen when you bring people together in beautiful workspace focused on helping your business to grow. That's the Orega difference.

Our founders have decades of real estate and hospitality experience. They created Orega after seeing how inflexible leases fail customers, with workspace that looks 'cool' initially ending up lacking privacy and undermining your company culture and image.

Orega works with landlords to offer both style and substance – a genuinely customer-focused culture, sound-proofed offices for privacy and more desk space per person than our competitors.



SPACE  
TO GROW  
YOUR  
BUSINESS.



## SERVICES

Your business is sure to thrive whatever the Orega location because our design-led serviced offices, meeting rooms and communal space promote employee wellbeing, improve morale and attract talent.

You can move in with simplicity and start focusing on your business from day one in a flexible work-ready office that you can scale up or down as external forces change.

We also combine our innovative office solutions with a friendly, professional VIP concierge support service that provides the highest levels of customer satisfaction.

## SERVICED OFFICES

We're not precious about having our name above the door. Our business centres are unbranded, so you can use your visual identity on your serviced office and promote your brand, not ours.

Our work-ready offices are sound-proofed and generously sized, so you no longer have to worry about noisy neighbours or cramped space. You can also adjust your office space as you grow, giving your business added flexibility.



## VIRTUAL OFFICES

Put your company in pole position for expansion in a new market in the most affordable way by taking a virtual office and gaining a foothold using a well-known business address.

All our business centres are in commercially advantageous locations, and if business takes off, you can use your virtual office as a step up into physical space. Think of our addresses as a staging post to growth.

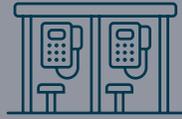
## MEETING ROOMS

What do you need for a successful training day, staff meeting or conference? A location that's easy for guests to reach, barely heard aircon/heating for comfort, and breakout spaces where your people can relax.

We offer all this and more, with our made-to-impress meeting rooms including rock-solid IT and lightning WiFi to ensure buffer-free video calls, plus sound-insulation for privacy. Our teams are available throughout, whether you need tech support or a food menu.



# BENEFITS



Phone Booths



Keyless access



Bespoke design



CCTV monitoring



Quality sound insulation



Concierge service



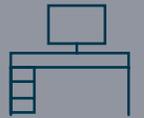
Brand it your way



Supercharged connectivity



Hi Speed WiFi



Generous Desk Space



Tech-enabled meeting rooms



Collaboration spaces



Climate control



Perfect move in

# MEET THE BOARD

The Orega Board is proud of the lengths we go to provide second-to-none hospitality and support for our customers. We drive our passion for delivering fantastic customer service from the top and look after our people because they make us the best that we can be.



**Zach Douglas**

Executive Chairman and Co-Founder

Zach is the Executive Chairman and co-founder of Orega. Previously, Zach held roles as a salesperson in the flexible workspace industry before he and co-founder, Paul Finch, established Orega in 2000, pioneering the management agreement model. Zach oversees the Orega portfolio of 26 centres, with the vision to roll out our unique operating model to prime business locations across the UK. Outside of work, Zach is a father of two and has a keen interest in music and cycling.



**Paul Finch**

Co-founder

Paul is the co-founder of Orega, establishing the company in 2000 alongside Zach Douglas. Prior to Orega, Paul was a Key Account Director within the furniture industry before entering the flexible workspace industry. Paul and co-founder Zach Douglas pioneered the management agreement model in 2000 to provide innovative office solutions across the UK. Outside of Orega, Paul is a qualified pilot, and he enjoys spending time with his two children and skiing.



**Alan Pepper**

Chief Executive Officer

Alan has 20 years' experience of delivering profitable growth in the flexible workspace sector. His career spans leadership roles in private equity-backed and AIM-listed businesses, guiding significant expansions, fundraisings, and corporate development. As CEO of Avanta, he oversaw the delivery of industry-leading customer service. At essensys, Alan was pivotal as CFO & COO for five years. Alan is married with three teenage daughters. Outside of Orega he is a keen sailor and skier and, occasional golfer.



**Chris Toon**

Chief Financial Officer

Chris joined Orega in 2021 as Chief Financial Officer, managing all financial actions for the company. Chris is a qualified and chartered accountant. He brings with him over fifteen years' experience previously working in various financial roles for Terra Firma, Labtech, Thomas Cook and KPMG. Chris is married with two young children. He enjoys spending his free time with his family, cooking and playing tennis.



**Laura Walker**

Sales & Marketing Director

Laura joined Orega in 2019 as the Sales and Marketing Director. She is responsible for driving sales, growth and overseeing Orega's marketing and communication strategies. Previously, Laura was Retention Director – Support Services for Compass Group UK & Ireland, responsible for retaining and growing the client base. Prior roles include sales, marketing, client and facilities management.

Laura has two young children and enjoys spending her free time with family and friends.



## LONDON

You can find our serviced offices and meeting rooms in easy-to-reach places around London's financial, legal and insurance hotspots at Eighty Strand, Lime Street, Mark Lane, Old Bailey, Holborn Gate, Gracechurch Street and High Holborn.

Employees are more likely to stay if you offer them contemporary work environments in City, midtown and central locations designed to make them happy and healthy.



## LOCATIONS

Whether you're looking for small hubs as part of a hybrid working set-up or need one sizeable, flexible space, choosing the right location is essential. Our centrally located offices and meeting rooms are close to transport links, green space, shops, bars and restaurants. Beautiful workspace and a VIP concierge service combine to support employees' wellbeing, so they become more productive, and business thrives.



## MANCHESTER

Choose from five locations in fast-growing Manchester that showcase your brand, retain and attract talent, and boost productivity – saving you recruitment costs and giving growth a free rein.

The Tootal Buildings, Balloon Street, Arkwright House, King Street and Piccadilly Place workspaces are at well-known central Manchester addresses, close to everything the city offers employees and clients.

## NORTH

If you're looking to expand in the North, our beautiful, serviced offices and meeting rooms in Newcastle, Leeds and Liverpool provide the perfect springboard.

We designed our workspaces to attract talent, and they'll be a magnet for highly skilled existing employees and the rich stream of university graduates emerging in both cities.





## MIDLANDS

The ultra-connected Midlands region is a hotbed for manufacturers and aspiring service sector companies, making our Birmingham workspaces an ideal place for strong brands.

Our workspaces in Ingenuity House and the Colmore Building are the complete opposite to noisy inadequate space that damages brands. Instead, it delivers all your people need to get work done, spurring your business growth.



## LOCATIONS



## SOUTH

Our six exceptional office spaces in the South – Bristol, Gatwick, Marlow, Slough, Uxbridge and Stockley Park – provide productive environments where your company culture thrives and teams are happy.

Unleash your business and employees' potential in spacious, inspirational workspace while we provide a reliable gold-standard service that helps you focus on work.

## SCOTLAND

Choose any of our serviced offices in Scotland – George Square and St Vincent Street in Glasgow or The Capitol Building in Aberdeen – and we'll help your business make a splash.

We designed each one to torpedo boredom, boost inspiration, prompt engagement and push forward your business as productivity improves.



# WHY OREGA?

## Beautiful designs

Use our bespoke design service to make your personal space your own and brand it – we don't put our name above the door.

In our beautiful contemporary workspace, we offer more desk space per person than our competitors, giving your employees room to think without interruption.

## VIP concierge

Super-charge your image with a support and hospitality service that's second to none.

We pride ourselves on exceeding customer satisfaction, with team members always there for you, helping you focus on your business while we do the rest.

## Less noise

Noise and chaos are common in leased space. Relax in offices and meeting rooms that are sound-proofed so you and your teams can focus.

Our design-led workspace elevates your mood and motivation while reducing the risk of neighbours overhearing important information.

## Protect staff

Employees will be nervous returning to work, so it's reassuring to know that we mist our workspaces with anti-microbial fogging treatments that kill viruses – including Covid-19.

We also comply with all the most recent government updates to create a safer workplace.

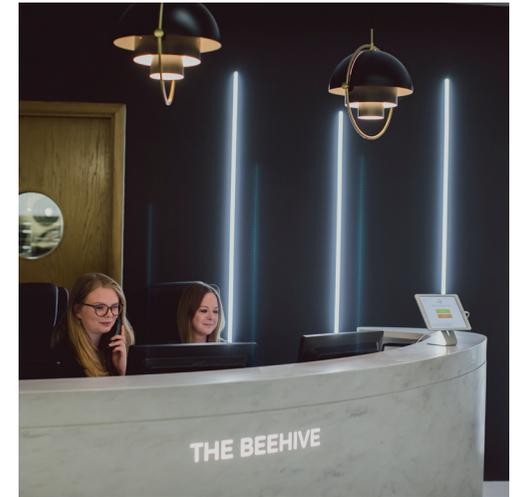
## Boost productivity

There's nothing more frustrating for you, your staff and customers than buffering in the middle of a video call.

We've supercharged our IT and telecoms to minimise disruption, making your meetings more productive.

## Stability

Operators with risky leases ask their landlords for rent cuts when times get tough. Our partnerships with landlords mean we're a stable alternative and continue to invest in our services to you.



-  Distraction-free space
-  Hi Speed WiFi
-  Barista-style coffee
-  Generous desk space
-  Perfect move in

## WHAT OUR CLIENTS SAY



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“Outstanding client care, exceptional office space, immaculately clean, modern with all the current technology, our clients always rave about how amazing our offices are. We’ve occupied Orega serviced offices for over a year, the best decision we made for our company. Gemma and her team really look after us and our clients, we couldn’t be happier”

**Mikail Khan**



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“The Orega team have been fantastic since day one. The staff are friendly, extremely helpful, nothing is too much for them. The team are committed which you can see day in day out by how they continually provide a great level of service. The facilities are modern, bright, clean and the kitchen facilities are great. The toilets are always clean and come with extras like hairspray and hand cream! Thank you for all you do.”

**Rina Chauhan-Platt**



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“Don’t compare to other operators! That is quality/service!

A very good serviced office provider, who looked after all the needs of our office. From the move-in, to the move-out (as we are all very sad about. They offer every service you need and have been a great help to the office manager. Confidential waste collection, providing furnitures, secure 24h access and we never had any problems with our post.”

**Blue Lefevre**



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“Beautiful offices and amazing staff. The reception team is very professional who always go the extra mile. Special thanks to Lucia and Anca for providing excellent service which differentiates Orega from it’s competitors.”

**Inga Du Toit**



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“Great office space. Staff are super friendly and helpful and the space itself has everything you need. Would definitely recommend.”

**Isabel Boulder**



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# FLEX V LEASE

## Save time and reduce your real estate costs

Do you feel trapped by a long term lease?

At Orega, we won't tie you down. You'll get a fully flexible workspace without the headaches of old-fashioned leases.

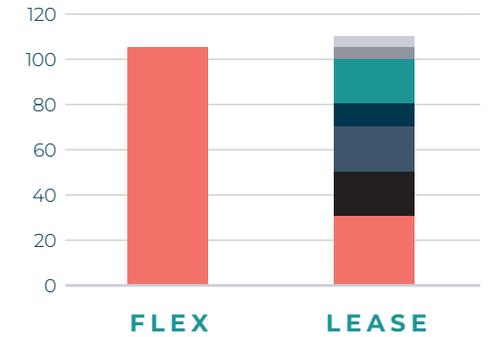
Hit the ground running and get started on delivering the projects that you need to grow your business faster.

It normally takes 6 months to sign a lease. With Orega, you can sign today and move in tomorrow.

	FLEX	LONG LEASE
IT ready to go	✓	✗
Flexible terms	✓	✗
Fully furnished	✓	✗
On-site team	✓	✗
Custom design	✓	✓
Fit out completed	✓	✗
Secure 24/7 access	✓	✓

## COST COMPARISON

Our pricing is completely inclusive and transparent. We avoid 'hidden costs' and 'optional extras' so you know exactly what you are paying for.



- Rent
- Fitout
- Rates
- Service Charge
- Utility Bills
- On-site team
- Security

### Time to procure leased workspace



### Time to procure flex workspace



This is what you get with lease



This is what you get with flex





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**WWW.OREGA.COM**  
0800 977 8000  
sales@orega.com

Orega HQ  
70 Gracechurch St,  
London, EC3V 0HR