

WIZU

Osprey House

Pegasus Business Park,
Castle Donington,
Nottingham, DE74 2TQ

The sky's the limit at Osprey House, thanks to its unbeatable location, excellent transport links and bright, airy design.

Home to everyone from cargo and logistics companies to aerospace engineers and tech manufacturers, Osprey House is the best choice for businesses on the move. As well as being right next to East Midlands Airport, its big on-site car park and links to the M1 and East Midlands Parkway station make getting around simple and stress-free.

Inside, you'll find spaces for teams of all sizes, ready to fit two to over 100 people. The crisp, clean design features soft greys, warm neutrals and sky-inspired blues, with every room sound-proofed so you can work in peace. You can also make the most of big breakout areas, meeting rooms and the local gym just round the corner.

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

Telephones

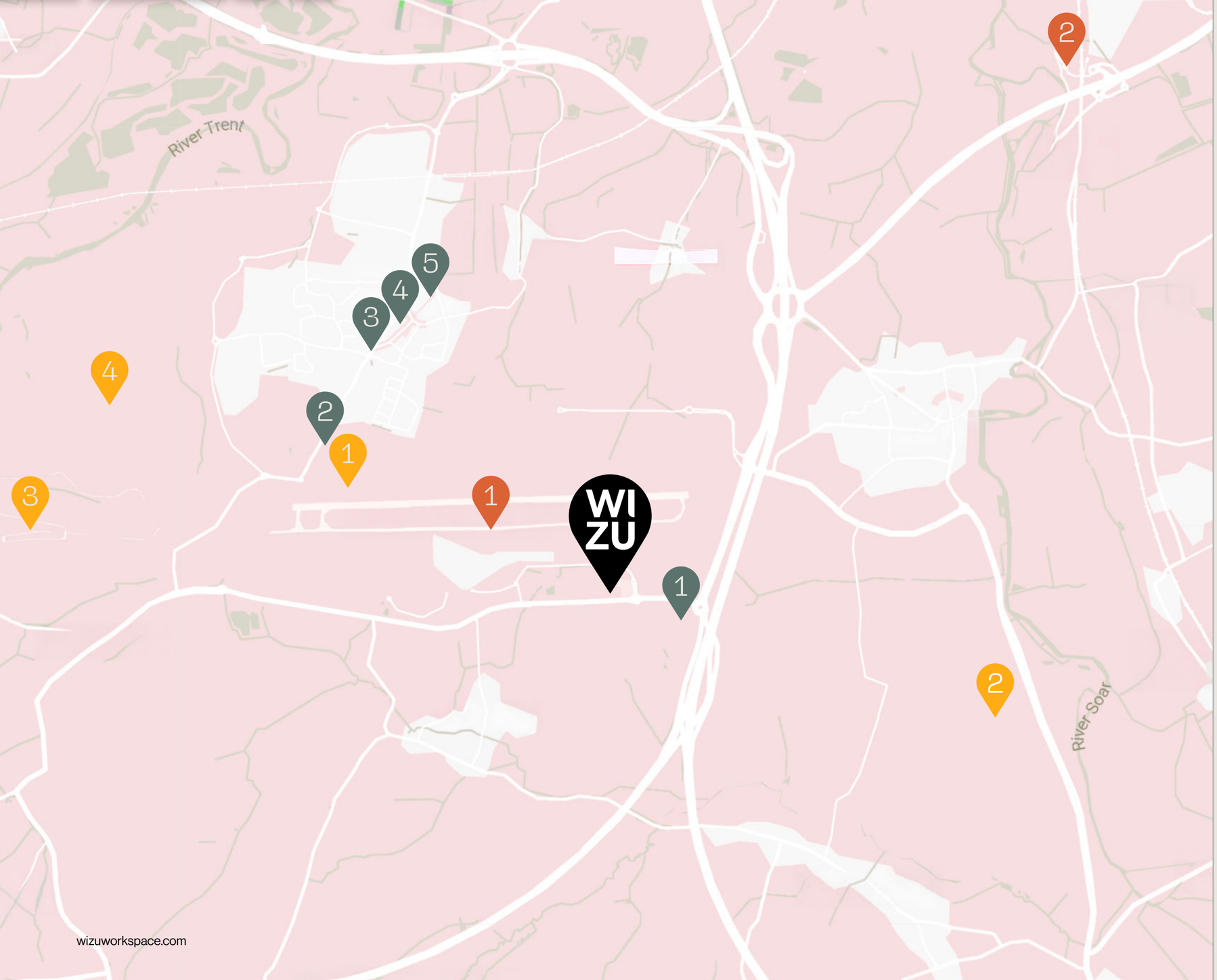
On-site car park



Building highlights

+ Sound-proofed private offices
+ Comfy breakout areas
+ Four meeting rooms
+ Regular free social events
+ Sweeping airport views
+ Right by local bus links
+ 10 minutes from Parkway station
+ Free parking
+ Local gym nearby
+ 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	Pret a Manger	5 minutes
2	Nags Head Inn	7 minutes
3	Orissa	8 minutes
4	Tylers Tearooms	9 minutes
5	Griddle & Glaze	10 minutes

Hotspots

1	East Midlands Aeropark	7 minutes
2	Whatton House	7 minutes
3	Donington Park Circuit	9 minutes
4	Donington Hall	10 minutes

Transport links

1	East Midlands Airport	2 minutes
2	East Midlands Parkway	10 minutes

Welcome to the most highly rated workspace in the North

Beautiful spaces, friendly people, feel-good vibes. Wizu balances work and wellbeing – and you're welcome anytime.

Once you're in, you're part of the family. We'll get to know you by name and be ready with 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 fee.

★★★★★

"I came for a desk but found so much more – the brilliant Wizu team, top-notch facilities and great value for money."

Stephen Walker, FareShare UK







We’re home to 300+ brands

Wizu wins include

THE SUNDAY TIMES
Best Places to Work 2025

MEDIUM BUSINESS OF THE YEAR

Flexible Space Association

CUSTOMER SERVICE EXCELLENCE

insider
YORKSHIRE'S MOST EXCITING COMPANIES



wizuworkspace.com

Work your way

Serviced office

from £260 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 breakout 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.

*subject to availability

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 breakout areas
+ Join social and networking events
+ Book discounted meeting rooms
+ 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 discounted meeting rooms

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)



*subject to availability

Find your flex...

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

Wizu workspace	Traditional leased office
Flexible agreement	Locked in for years
Minimal upfront spend	Big upfront spend
Move-in ready	Slow to get started
Fully kitted out	You plan, you fit
One monthly bill	Stacks of bills (and admin!)
Shared spaces, fun events	No buzz, just business
Room to grow	Fixed space
Pay per desk	Pay per square foot

...and save £££

It's win win! On average, a 20-person Wizu workspace office 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**

*including insurance, internet, telephones, consumables, dilapidations and maintenance


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Why choose Wizu?

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 seven 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 13 unique workspaces across seven locations in Northern England and Scotland. We've got 300,000 sq ft of workspace and counting!

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

York
East Coast House

Sheffield
Eyre Street

Nottingham
Osprey House

Glasgow
West Regent Street

Harrogate
Royal House

Newcastle
Portland House

“The space is modern, well-designed and perfect for productivity and collaboration. The team at Wizu are always friendly, professional and quick to support whenever we need anything. It really feels like more than just an office – it’s a community.”

Lena Weber-Reed, Getronics



“The team helped us find the perfect space to call our own, which works brilliantly for the business today but also gives us room to grow into the future. We really value the flexibility, and our clients love visiting us here too.”

Lucy Baird, Lucky North



“We’ve been at Osprey House for nearly a year now, and the experience has been fantastic. The staff are so friendly and courteous. It’s an amazing location to set up your business.”

Steve Harrison, RJ Power Networks





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 you 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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sales@wizuworkspace.com

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wizuworkspace.com

