

• **WELCOME** *to* **WORK.LIFE** •

LANDLORD PACK



Because **LIFE’S TOO SHORT**

We started Work.Life in 2014 with the simple mission to become the UK’s favourite workspace provider. From our previous roles working at both big and small businesses, we recognised that the world of work is changing. What motivates and keeps people happy in their workspace has evolved. We wanted to be at the forefront of this changing trend and the future of work. Our strategy from the beginning has been to approach coworking from a Landlords perspective and to create a unique offering that made Work. Life a strategic partner for our Landlord’s.

Our focus on operating from smaller locations with ground floor presence has been designed to animate buildings without undermining investment values. Since launching our first site in Camden in 2015 we now have 9 locations, a growing roster of institutional landlords and over 5000 members across the UK.

DAVID KOSKY
Co-founder

ELLIOT GOLD
Co-founder





01

VALUE ADD NOT
INVESTMENT
VALUE RISK

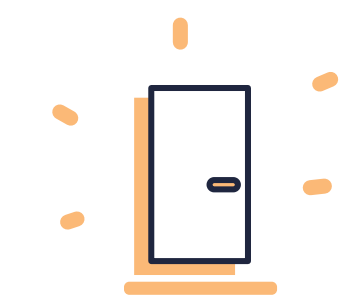
Unlike our competitors we don't want your whole buildings. We intentionally limit our spaces to 15,000sqft.



02

GROUND FLOOR
ANIMATION AND
ACTIVATION

Our ground floor presence drives footfall and animates landlords' buildings.



03

ABOVE
MARKET
INCOME

Ability to partner with landlords to generate them above market returns'



WHY
WORK.LIFE

Our unique property requirements are designed to give landlords all the benefits of having coworking in their buildings without the covenant concerns.



WELCOME TO
Brown Street

"The
make
are c
is by
pers
you
Steve
Found

Welcome
to
Work,
Life

Hi there!
We will
be right
back!



OUR CURRENT
LOCATIONS



Bermondsey Camden Clerkenwell Fitzrovia Hammersmith
London Fields Manchester Soho Reading



SOME OF OUR MEMBERS





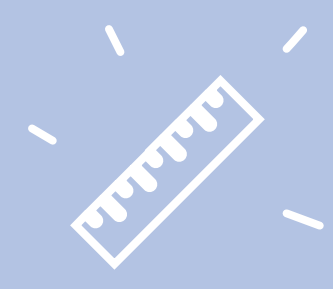
• *Our property* REQUIREMENTS •



Within a 5 minute walk to
**TRANSPORT
HUB**



**10 YEAR
TERMS**



**9,000sqft
- 15,000sqft**



**GROUND
FLOOR**
retail style frontage



**GOOD
FOOTFALL**

LANDLORD

TESTIMONIALS

Work.Life’s flexible workspace concept has transformed the ground floor at The White Building into an exciting, creative hub that showcases the building’s unique look and feel.

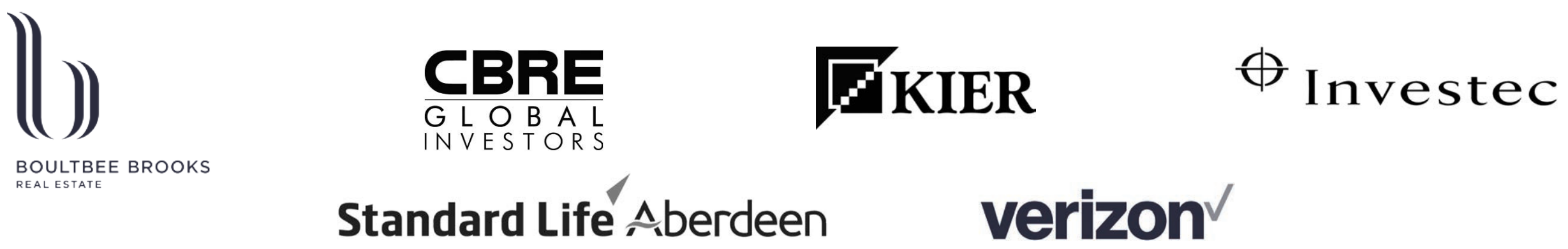
The impressive early take up stats are testament to the quality of Work.Life’s offering and have helped create an infectious buzz in the building and wider market. Boulton Brooks Real Estate are actively looking to secure further deals with Work.Life in the near future.

JAMES WHITCHER
Boulton Brooks, Asset Management Director

The Work.Life team has been a pleasure to work with as we’ve expanded our coworking strategy outside the United States. They’ve demonstrated an astute understanding of the local market, both in terms of designing and constructing space, and building meaningful and engaging communities.

Verizon’s goals in coworking are to monetize our legacy assets and access local innovation networks. Work.Life is crucial to our success in London on both counts.

NICK LIVIGNE
Verizon, Manager - Workplace Transformation



Quote ME.

LET'S
ROOT
FOR
EACH
OTHER
FW.L

*"Manchester, the greatest
moor village in England"*
Daniel Defoe, 1724





WORK + *life*

FLEX

Pay as you go.
Ideal for freelancers
and start-ups.

FROM £3.50+VAT
PER HOUR

LOCAL

Unlimited hot desking.
Ideal for small teams and
freelancers

FROM £250 + VAT
PER MONTH

RESIDENT

Dedicated desk
or office. Ideal
for businesses.

FROM £365 + VAT
PER MONTH

THE PERKS



SOCIAL
EVENTS



BEER AND
PIZZA NIGHTS



FREE
YOGA



WEEKLY
BREAKFASTS



TIGHT-KNIT
COMMUNITY



MEMBER
HANGOUTS



VISITING
MASSEUSE



LOCAL
DISCOUNTS

WORK.LIFE

TECHNOLOGY THE
future OF WORK

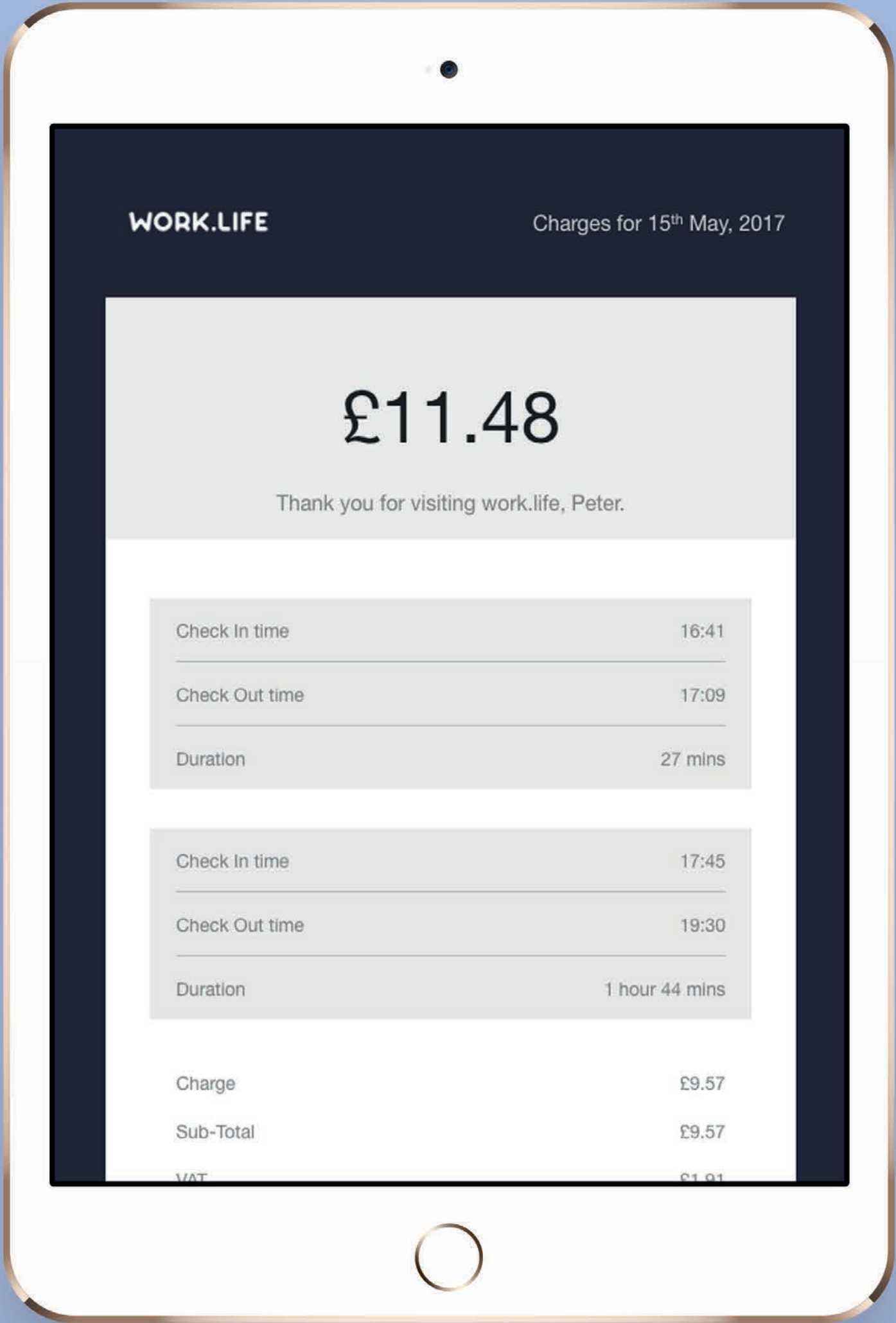
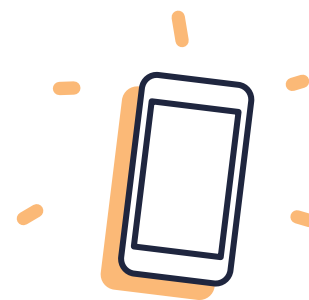
Pay by the minute -
the ultimate flexibility



Innovative Tap in Tap
out pay-as-you-go
coworking technology



Uber Style receipts
to your phone



WHAT THEY SAY ABOUT WORK.LIFE

★★★★★ 5.0

51 GOOGLE REVIEWS

Work.Life is a charming, modern collaborative office space quite unlike any other in Reading. The staff are exceptionally helpful and the atmosphere is one of warmth and friendliness. Nicest place I've ever worked.



10 BEST COWORKING SPACES IN LONDON

Work.Life lends itself particularly well to freelancers and smaller businesses who prefer a tight-knit community and a personal approach to business. The community managers know everyone by name and make the workplace more exciting by holding fun weekly events (breakfasts, beers, yoga, talks, workshops).



FOUR NEW COWORKING SPACES IN LONDON WHERE EVERYONE WANTS A DESK

With all the workspaces a creative could ever need, from mood booths and breakout spaces, to standing and sitting desk options, it seems surprising that people actually leave, ever.

MR PORTER

WHY WE'RE REJECTING THE TRADITIONAL OFFICE SPACE

The passers-by outside Work.Life in east London look confused. It's too cool to be an office: all brushed concrete and exposed brickwork. Besides, everybody inside appears... happy. Maybe it's yet another hipster café – but with desks?



LONDON'S CAMDEN REINVENTS ITSELF AS HUB FOR EMERGING BUSINESSES

Camden Town is trying to shrug off its slightly grubby, bohemian image and reinvent itself as a place for emerging businesses. (...) It is a trend that, last month, led business partners Elliot Gold and David Kosky to found Worklife, a new area of rentable office space on Hawley Crescent near Camden Lock that caters for start-ups and small enterprises.

C O D E
C O N
T R O L

TOP 5 COWORKING SPACES IN EUROPE

Work.Life is perfect for making London a more convenient place to work.



WORK.LIFE TEAM



ELLIOT GOLD
CO-FOUNDER

- Head of Strategy at Start Up Loans Company.
- Supported over 20,000 new entrepreneurs with funding, mentoring and business support.
- hloD99 Young Entrepreneur.
- Regular speaker on SME funding, start-up strategy and business support.



DAVID KOSKY
CO-FOUNDER

- Sales Director at London & Capital \$4bn Global.
- Asset Management Business.
- 8 years experience in institutional and high net worth fund raising.
- Board member UJIA Entrepreneurs Committee, MIT Enterprise Forum.

BOARD



**SUSAN
FREEMAN**

- Real Estate Partner at Mishcon de Reya
- Ranked 31 out of 100 individuals singled out for their contribution to PropTech 2016
- Listed in Property Week's Women's Power List
- Property Week advisory board
- Sloan Masters MSc (London Business School)



**IAN
MARCUS**

- 32 years experience in the banking industry in Real Estate
- Previously Managing Director and Chairman of the Credit Suisse European Real Estate Investment Banking Group
- Past President of the British Property Federation
- Crown Estate Commissioner, Chairman of the Bank of England Property Forum.
- On the board of Town Centre Securities.



CONTACT
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