

Work, discover and meet

In the heart of York

THE
BONDING
WAREHOUSE

PATCH

patch.work



Welcome to Patch



WORK

From coworking to private offices, our workspaces have been carefully crafted to support a fantastic workday experience.



DISCOVER

Our meeting and event spaces are designed to foster connection, encourage the exchange of ideas, and celebrate York's creative character.



MEET

We're a new home for York's creative and entrepreneurial communities to work and collaborate in the heart of town.

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[Website](#)

[Try a day for free](#)

In the heart of York

We've created a new home for York's entrepreneurs, creatives and community builders.

Set within the iconic Bonding Warehouse, this new town-centre hub offers everything you need for a productive workday, combining state-of-the-art facilities with a characterful interior that celebrates the building's history and original features.

Located moments from the boutique shops and restaurants of Bishy Road and a 20-minute walk from the train station, it's the perfect place to work, discover and meet.

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Work

Explore our flexible memberships and high-quality workspaces, equipped with everything you need for a fantastic work day.

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Workspace and memberships

Our variety of workspaces and flexible memberships are designed to suit all types of worker. Find the option that works best for you.



Private Office

A secure space to grow your business. With capacity of up to 50. POA.

Resident

Your own dedicated desk and formal task chair. From £319+VAT per month.

Associate Unlimited

Unlimited day-per-month access to our coworking studio. From £209+VAT a month.

Associate 8

8 day-per-month (64 hour) access to our coworking studio. Can be used by the hour. From £139+VAT a month.

Associate 4

4 day-per-month (32 hour) access to our coworking studio. Can be used by the hour. From £89+VAT a month.

Office Membership

A private workspace for building your business alongside your team

Designed for SMEs and startups, our offices are fully-serviced and ready to move in.

Our leases start from just 6 months and include all maintenance and set-up costs in one monthly payment. They also include a meeting credit system and use of our generous shared amenities.

POA

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Resident Membership

A permanent desk to call your own

This is a brilliant option for solopreneurs and remote workers looking for a regular work base to personalise with your ideal setup.

Our Resident area is set up with generous desks, acoustic screens, ergonomic chairs, and lockable pedestals. It comes with its own lounge and phone booths in addition to other shared amenities and spaces.

£319+ VAT per month

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Associate Membership

4, 8 or unlimited-day-per-month access to our coworking studio.

Our three Associate memberships are designed for anyone looking for a more regular or full-time alternative to the kitchen table or company office, but without the need for a permanent desk.

Associate Unlimited - £209+VAT/month
Associate 8 - £139+VAT/month
Associate 4 - £89+VAT/month

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Designed for all working rhythms



	Private Office	Resident	Associate Unlimited	Associate 8	Associate 4
Price per month	POA	£319	£209	£139	£89
Top-speed wifi	✓	✓	✓	✓	✓
Free printing	✓	✓	✓	✓	✓
Free access to phone booths	✓	✓	✓	✓	✓
Discounted event space hire rates	✓	✓	✓	✓	✓
Access to member events	✓	✓	✓	✓	✓
Complimentary tea and coffee	✓	✓	✓	✓	✓
Member discounts	✓	✓	✓	✓	✓
Purchasable guest passes	✓	✓	✓	✓	✓
Ergonomic chair	✓	✓	✓	✓	✓
Access to bookable second screens	✓	✓	✓	✓	✓
Meeting room credits	✓	✓	✓	✓	✓
7-day access	✓	✓			
Fixed space to customise to your preferences	✓	✓			
Company name on bespoke door sign	✓				
Secure storage	✓	✓	+£24	+£24	+£24
Registered business address and incoming mail handling	✓	✓	+£24	+£24	+£24

Discover

Our design-led event spaces will provide a new town centre destination to bring together diverse perspectives, drive creativity and spark conversation.

From Startup to Scale-Up

Scalable methods for community-centred development, emphasizing innovative strategies to help impactful startups grow, expand, and amplify their contributions to creating both social and economic value on a larger scale.

Panel Discussion: The New Placemaking Playbook, Thurs 23rd

TRON



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Meeting rooms and event spaces

Discover our flexible event spaces.



Academy

Our flexible studio equipped with state-of-the-art technology and movable tables and chairs to suit a range of business functions.



B Hive

A fully-equipped boardroom with video conferencing, with original wooden floorboards and views over the River Ouse.



Coworking Studio

This flexible space is fitted with a projector, screen, and furniture on castors. With river views, it's great for large events & film screenings.



Podcast Studio

A plug-and-play podcast studio which doubles as a meeting room, with video conferencing.



Bespoke

We're happy to craft an option that suits your specific needs.

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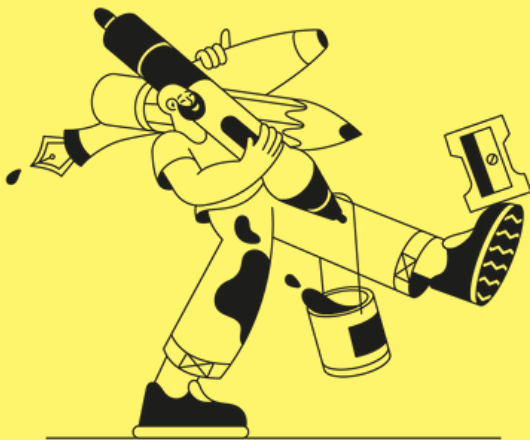
York

[Enquire now](#)

Events Programme

Patch is more than just a workspace. Our events shine a light on local life and celebrate all that makes our neighbourhood special and distinctive.

From talks and workshops to networking and supper clubs.



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Meet

Patch is the new home for entrepreneurs, creatives and community builders to come together to work, connect and collaborate, right in the centre of York.

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Your work near home community

Join a friendly local community choosing to work near home for a better balance of work and life.

Whether you're looking to connect with a diverse professional network through our workspace, learn with a creative community through our event spaces, or simply reclaim the time lost commuting to spend with friends & family, Patch is the place to do it.



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What our members say about Patch

Matt, Member

"Ever since Patch came to my neighbourhood, my work life has transformed. I got my own desk and have made some really great new friends as a Resident. As a solo content freelancer, it can be tough being alone, but Patch has given me the work community I needed. I would be lost without Patch".

Helen, Member

"Working at Patch has been transformative. I previously worked at home, but coming in to the space has brought back the enjoyment of working for myself. I have met great people, made new friends, picked up new business, and restored my work/life balance".

Andrea, Member

"My team is all in different time zones and countries which means I have the flexibility to work from anywhere. So for me, Patch is a local base with a community feel that adds a bit of structure to my working week. Most of all, it's great to be part of a venture that supports and values local businesses!"

Casey, Member

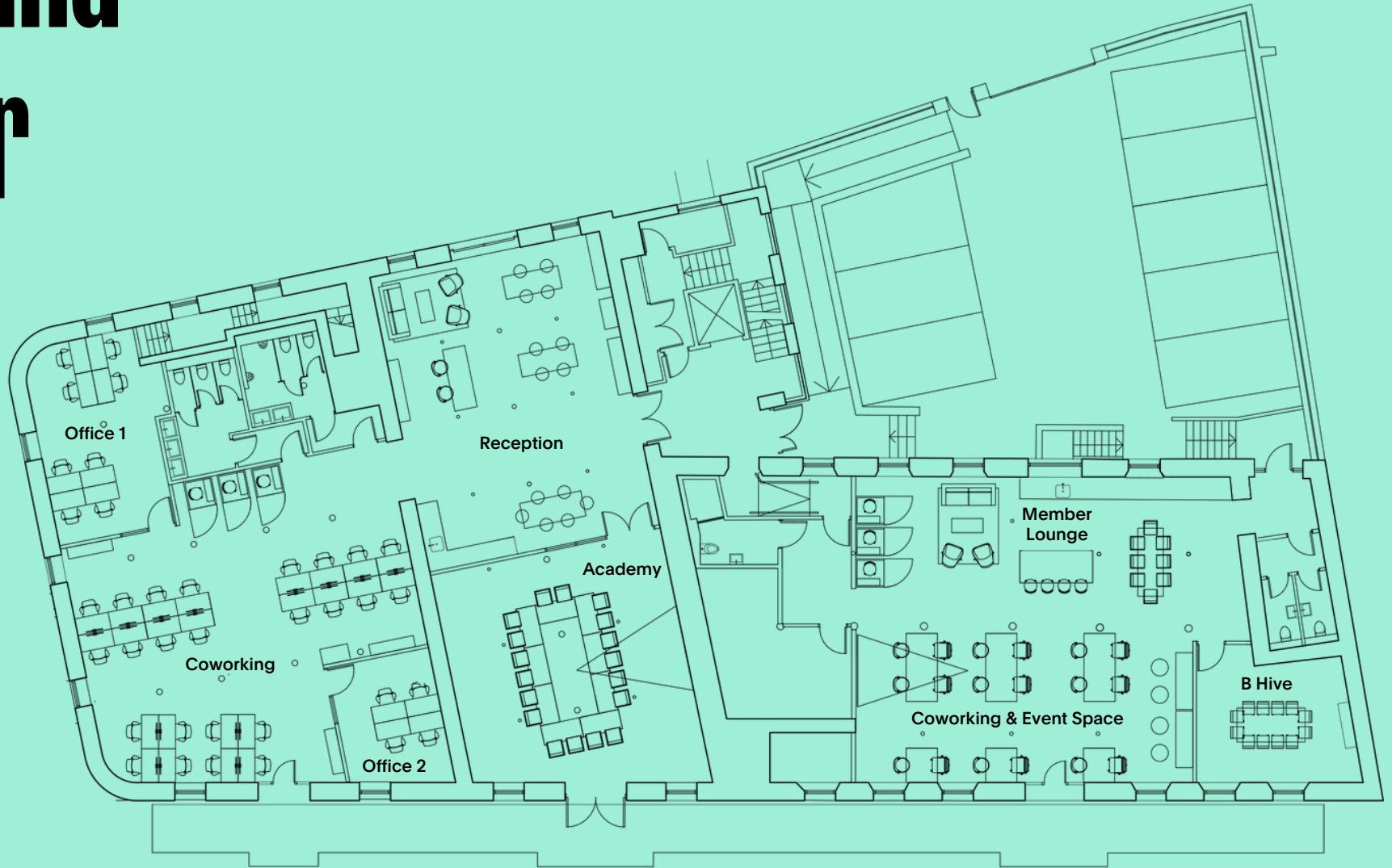
"I want to be a good dad and spend more time with my son. As CEO of a growing business, the biggest saving for me is my time. Patch is a more cost-effective alternative to London that provides a better atmosphere and opportunities, without the daily commute".



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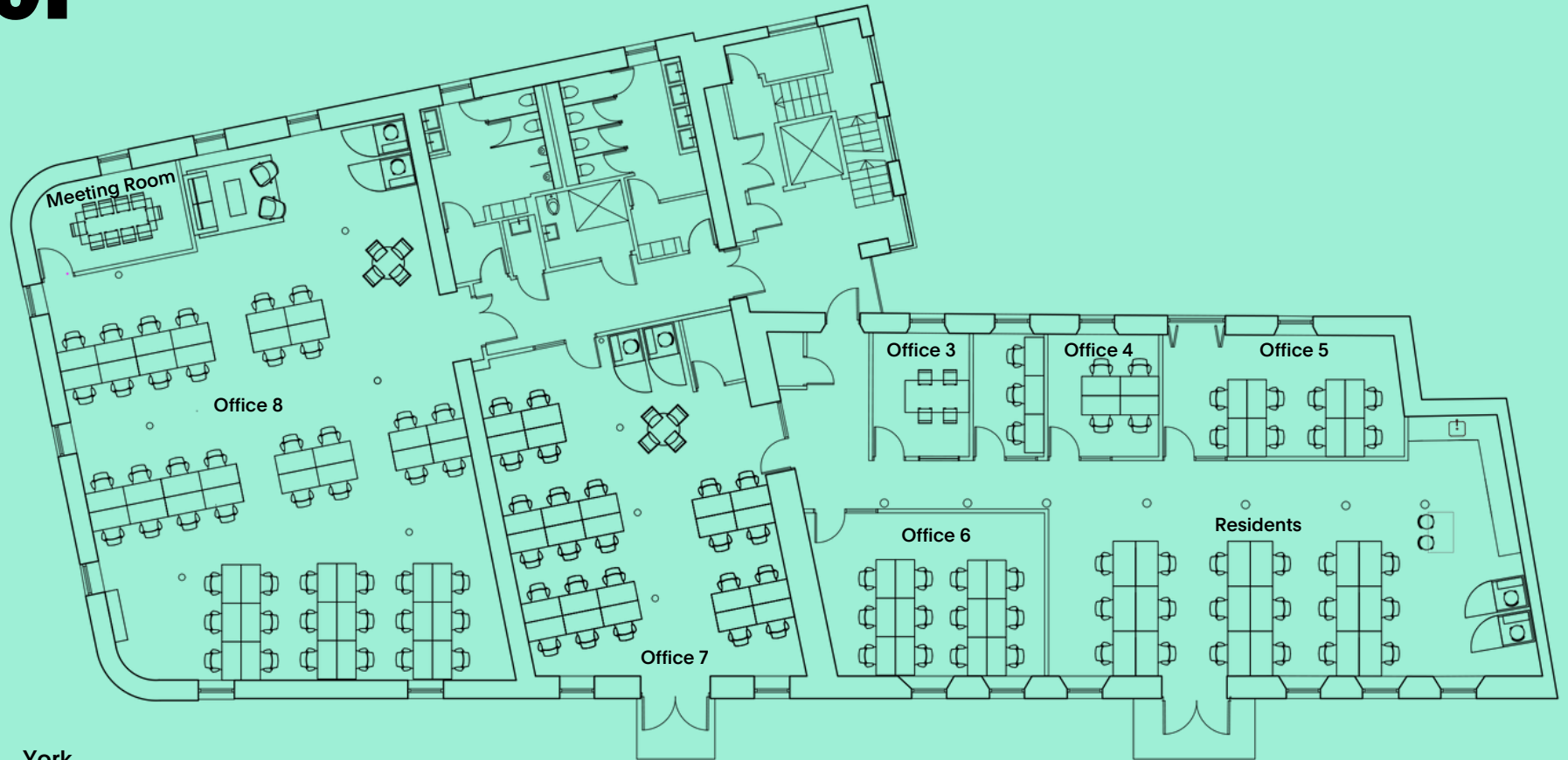
Ground Floor



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First Floor



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Want to learn more about Patch?

Try a day for free or drop us a line on york@patch.work and we'd be happy to help.

Try a day for free

The Bonding Warehouse, Terry Avenue, York YO1 6FA

