

WINDSOR HOUSE

LEASING BROCHURE

CORNWALL RD, HARROGATE HG1 2PW



WINDSOR HOUSE

Chapter 1

Heritage reimagined
for the modern workplace.

Chapter 2

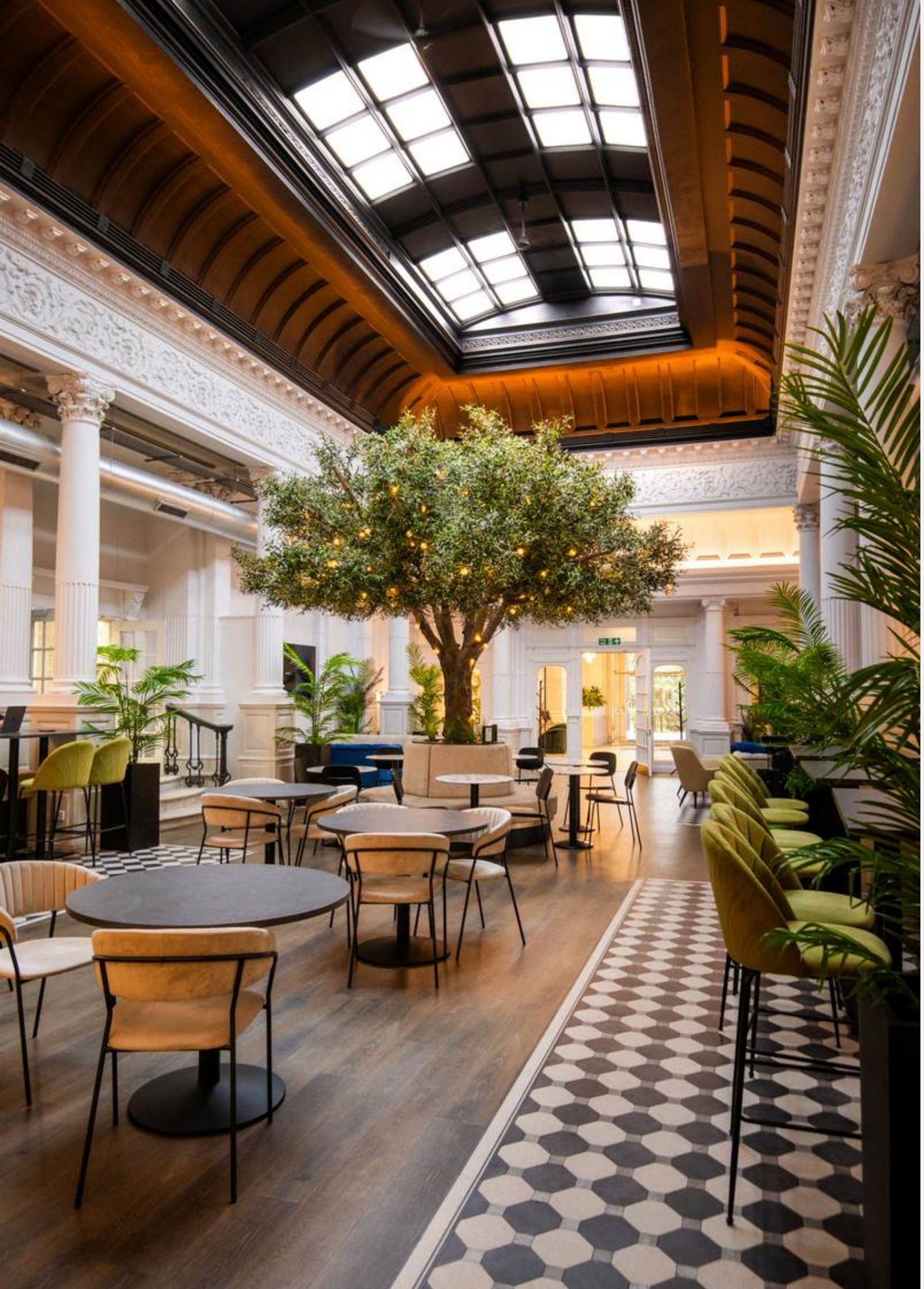
A Grand Past, A Modern Purpose

Chapter 3

Breakfast at Betty’s

Chapter 4

Availability



WINDSOR HOUSE

Chapter 1

Heritage reimagined for the modern workplace.

A building shaped by history, reimagined for the people who work within it today. Windsor House blends timeless architecture with modern spaces designed for connection, creativity and everyday wellbeing.

A Landmark Business Address in the Heart of Harrogate



A Building of Character & Purpose

Windsor House is one of Harrogate's most recognisable architectural landmarks. Originally opened in 1903 as The Grand Hotel, this elegant Edwardian building has been reimagined for a new era, offering more than 75,000 sq ft of adaptable workspace across seven floors.

Today, the building stands as Harrogate's largest multi-tenant business hub, home to more than 115 companies working across technology, finance, legal services, marketing, healthcare and the creative industries. The result is a vibrant, collaborative and highly connected community — one that continues to grow year after year.



WINDSOR HOUSE

Like No Other

Windsor House is not just another office building; it's one of Harrogate's most recognisable architectural icons, redefined for the needs of modern business.

Behind its grand Edwardian façade lies a dynamic workplace ecosystem where history, design and performance come together to create something rare: a place with genuine presence and real commercial advantage.

Heritage

A distinguished Edwardian landmark built during Harrogate's golden age. Its character, craftsmanship and stature give businesses a sense of gravitas that new-build offices simply cannot replicate.

Flexibility

From boutique suites to expansive self-contained floors, Windsor House adapts to the way your business works and evolves as you do. Space can scale effortlessly, offering a long-term home without constraints. We're here to work with you.

Community

With the largest concentration of businesses under one roof in Harrogate, Windsor House is a ready-made network. Shared amenities, a thriving café culture, wellness facilities and regular events foster genuine connection and collaboration.

Performance

Windsor House is a workplace built for performance, wellbeing and growth, a landmark address designed to elevate teams and strengthen businesses for the long term.

A curated experience for your teams

We understand that teams thrive in spaces that inspire and support their best work, which is why Windsor House has been thoughtfully designed to offer a complete workplace experience where tenants can collaborate in flexible workspaces, meet in fully equipped conference rooms, enjoy a coffee in welcoming communal areas, take a moment in the surrounding gardens or make use of high quality fitness and wellbeing facilities.



Reception

A professional concierge alongside delicious coffee and pastries makes the perfect welcome and start to any day of the week.



Communal Spaces

Flexible workspaces and beautifully furnished lounge areas; you won't want to be anywhere else.



Conference Rooms

Bookable design-led meeting rooms, fully equipped for video conferencing



On-Site Parking

Convenient on-site parking, offering easy access for staff and visitors.



On-Site Cafe

Delicious coffee and pastries makes the perfect welcome and start to any day of the week.



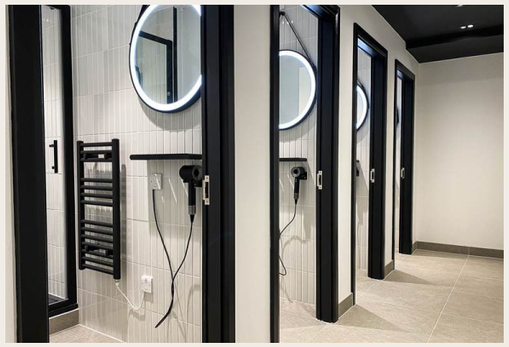
Private Studios

Spaces perfect for startups on the rise.



Full Floor Offices

Blank canvas (CAT A) offices giving you the flexibility to shape your own workspace around your company.



On-Site Facilities

On-site facilities include quality showers, lockers with towel service.

WINDSOR HOUSE









Chapter 2

A Grand Past, A Modern Purpose

A building shaped by history, reimagined for the people who work within it today. Windsor House blends timeless architecture with modern spaces designed for connection, creativity and everyday wellbeing.

The Grand Hotel

Built as The Grand Hotel at the height of Harrogate's spa-town prominence, the building's classical frontage, generous ceiling heights and elegant proportions were designed to welcome visitors from across the country.

Over the past century, Windsor House has continually adapted, transitioning into offices and, most recently, undergoing significant upgrades to enhance its role as a modern workplace. The building's reinvention reflects Harrogate's own evolution: proud of its heritage, yet forward-thinking and ambitious.





WINDSOR HOUSE

ARCHITECT & FOUNDER

David Simpson 1903



The origins of Windsor House trace directly back to David Simpson, one of Harrogate's most influential early-20th-century builders and developers. Simpson commissioned and built the original Grand Hotel between 1900 and 1903,the landmark structure that would eventually become Windsor House.

A visionary developer during Harrogate's spa-town boom, Simpson understood the importance of architectural presence and civic pride. The Grand Hotel was conceived as a statement building: elegant, grand in scale, and positioned overlooking the Valley Gardens to capture both prestige and footfall.

More than a century later, the building remains one of Harrogate's most recognisable silhouettes, a lasting testament to Simpson's commitment to quality, permanence and the town's growth.

Windsor House stands today not only as a workplace, but as a continuation of David Simpson's legacy: a landmark built for prominence, renewal and long-term purpose.



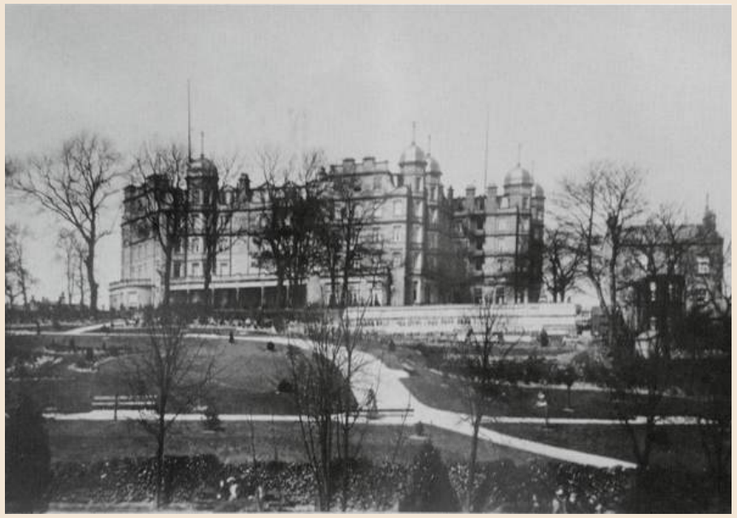
1901-1903



David Simpson begins work on what would become one of Harrogate's most prominent landmarks. Construction of The Grand Hotel is completed on Cornwall Road, overlooking the Valley Gardens. Its architecture, bold, elegant and proudly Edwardian, reflects Simpson's ambition to elevate the town's civic identity during its spa-town boom.

The building's strong symmetrical façade, generous proportions and commanding position were designed to project confidence and permanence. More than a century later, these defining features remain at the heart of Windsor House, anchoring the building's enduring presence in Harrogate's skyline.

1957



David Simpson begins work on what would become one of Harrogate's most prominent landmarks. Construction of The Grand Hotel is completed on Cornwall Road, overlooking the Valley Gardens. Its architecture, bold, elegant and proudly Edwardian, reflects Simpson's ambition to elevate the town's civic identity during its spa-town boom.

The building's strong symmetrical façade, generous proportions and commanding position were designed to project confidence and permanence. More than a century later, these defining features remain at the heart of Windsor House, anchoring the building's enduring presence in Harrogate's skyline.

2022-2025



The same architectural grandeur remains, now combined with flexible workspace, modern amenities, a thriving business community and a renewed sense of purpose. What began as Simpson's statement of confidence has become one of Harrogate's leading business addresses, still prominent, still evolving, still central to the town's identity.



Chapter 3

Breakfast at Betty's

We're located right in the centre of Harrogate's flourishing food, business and entertainment scene.

WHERE YOU'LL FIND US

In the Heart of it all

Windsor House sits in one of Harrogate's most desirable town-centre positions, just a short walk from shops, cafés, leisure amenities and the iconic Bettys Tea Room, world-famous for its breakfasts, patisserie and all-day dining. Whether it's a morning meeting, client entertainment or a relaxed lunch, Bettys offers the perfect setting right on your doorstep. This central location gives your team unrivalled convenience, with everything they need throughout the day only moments away.

Food & Drink	Distance
Bettys Tea Rooms	10 mins walk
The Ivy Harrogate	10 mins walk
Sophie's Bar & Kitchen	5 mins walk
Hoxton North	10 mins walk
Cold Bath Brewing Co.	5 mins walks

Culture & Venues

Royal Hall	8 mins walk
Harrogate Theatre	10 mins walks
Mercer Art Gallery	5 mins walk
Harrogate Convention Centre	10 mins walk
Turkish Baths Harrogate	7 mins walk

Health & Wellbeing

Valley Gardens	1 min walk
The Stray	10 mins walk
PureGym Harrogate	10 mins walk
The Harrogate Spa at The Majestic	5 mins walk

Transport Links

Harrogate Station	10 mins walk
Bus Interchange	10 mins walk





WINDSOR HOUSE

CAFE, COWORKING, MEETING
AND SOCIAL SPACE

A Social Heart for the Modern Workplace

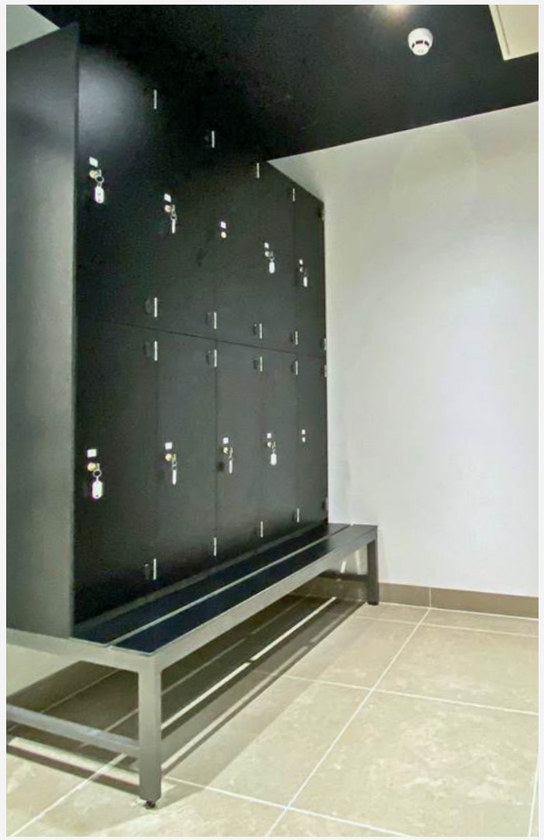
Located at the heart of the building, The Pantry is Windsor House's café and informal meeting space. Designed to offer an uplifting environment for occupiers and visitors alike, it includes relaxed seating, natural planting and a signature olive tree feature. With space for more than 100 people, The Pantry provides an ideal setting for everything from impromptu meetings to lunch breaks and social gatherings.

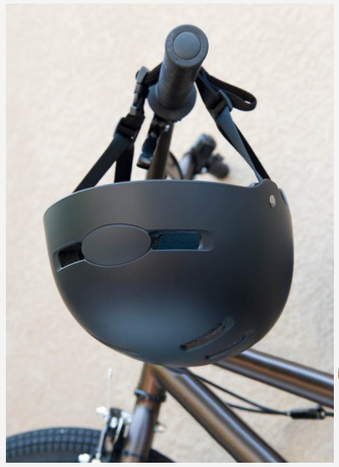




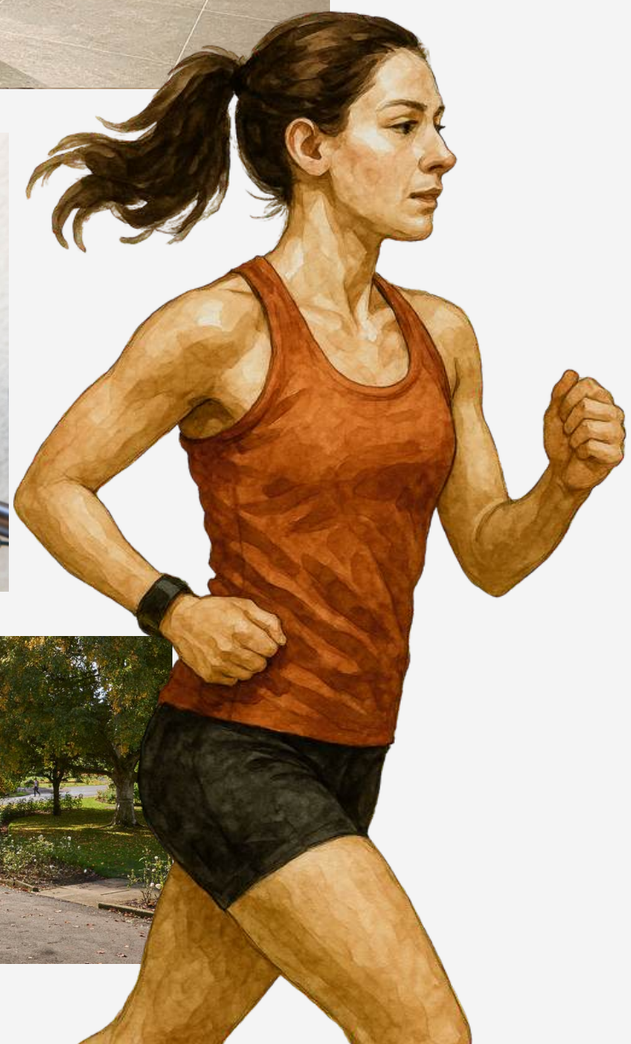
WINDSOR HOUSE











Wellbeing at the centre

Windsor House places community and wellbeing at the forefront of the occupier experience, redefining wellness from something reserved for weekends to something woven into every day. The dedicated studio hosts weekly yoga and Pilates classes, complemented by a rolling programme of community events that bring businesses together.

A wealth of end-of-journey facilities supports personal goals, from high-quality showers and lockers with towel service, providing an ideal start or finish to the working day. Cyclists benefit from secure bike storage with access control and CCTV for complete peace of mind, ensuring every aspect of wellbeing is thoughtfully considered.

Showcase Your Business

Many office buildings talk about culture, but at Windsor House, we know that culture is built by people. The building has been thoughtfully designed to foster collaboration and meaningful connections, offering breakout spaces, social amenities, quiet zones and event facilities that are available for use and hire.

Occupiers can tailor how they use the space, creating opportunities to build networks and uncover new possibilities, however that may take shape.

Exclusive hire opportunities for occupier showcases and product previews







Chapter 4

Availability

By lovingly reviving our building.

Our flexible hybrid workspaces are artfully and conscientiously crafted, full of personality to stimulate creativity and curiosity

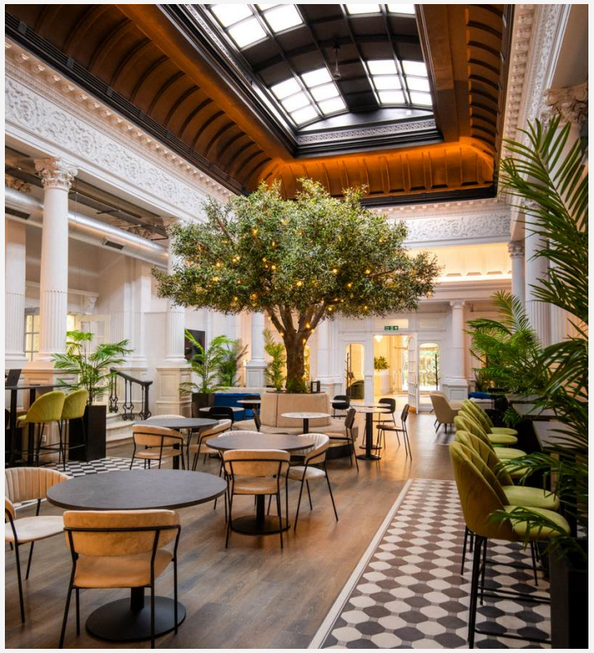
For every stage of your journey

We welcome businesses of every shape and size, and we know that every team's needs are different. Our fitted spaces come complete with everything from individual workstations and touchdown areas to meeting rooms, studios, quiet zones and breakout areas, so you're equipped with everything you'll need to do your best work.



1-2 People Private Offices

Coming soon in our managed office space.



Residence Lounge

Bookable informal and formal spaces with audio and video conference facilities.



Private Studios

Plug and play spaces offering agile space for smaller businesses and startups on the move.



Full Floor Offices

Available as a blank canvas (CAT A) or fully fitted (CAT B) so you can tailor your space to suit the needs of your business.



BLANK CANVAS OR FULLY FITTED



Blank canvas (Cat A)

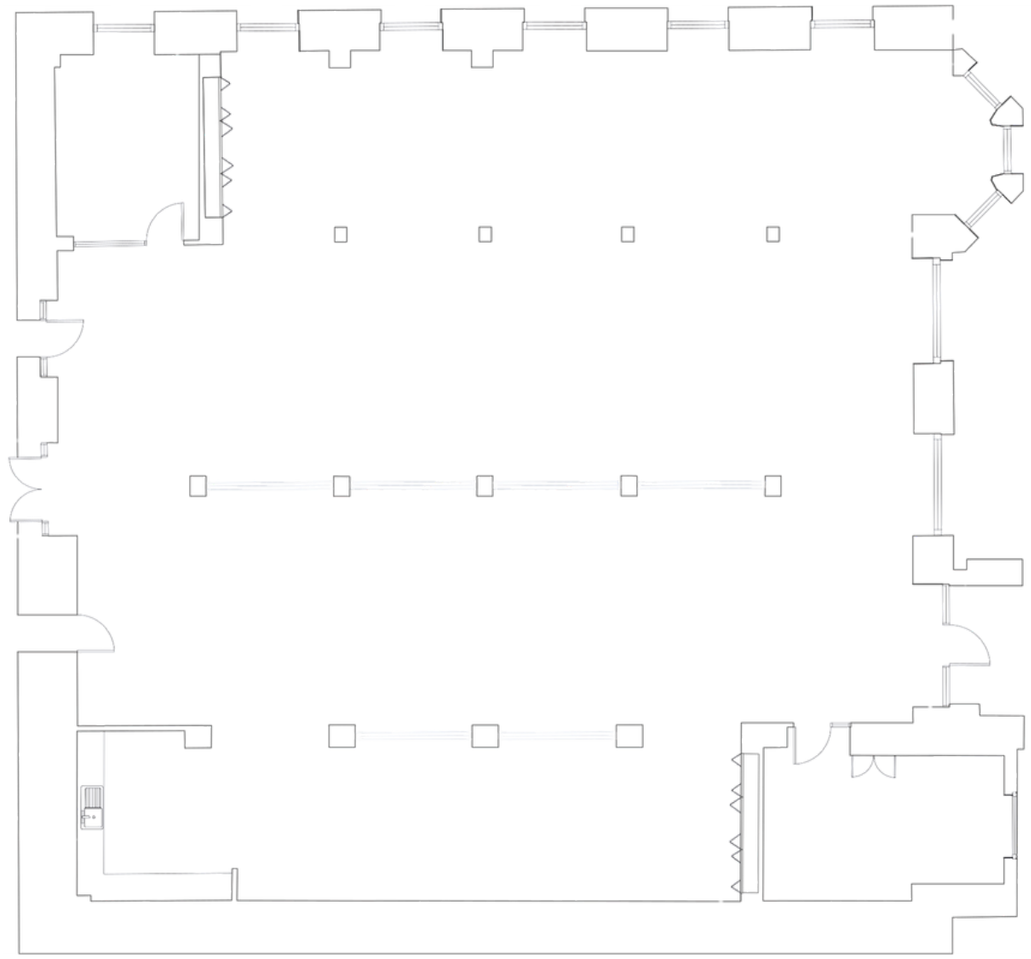


Fully fitted (Cat B)

WINDSOR HOUSE

FULL FLOOR OFFICE

Estimated Capacity: 40-55 people



Contemporary kitchen facilities	Light-filled workspaces throughout	Secure key-fob entry system
Flexible open-plan floor plates	VRF heating & cooling system	Refurbished shared amenities
Raised access flooring	DDA-compliant access	Energy-efficient LED lighting

WINDSOR HOUSE

PRIVATE STUDIOS

Finished for smaller teams



Our fully fitted private studios offer the perfect environment for smaller teams to achieve big things. Come and delight in a workspace fit for a global organisation, tailored for companies earlier in their journey.

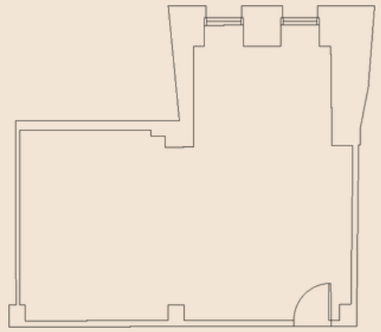


PRIVATE STUDIOS

Private Offices for growing teams

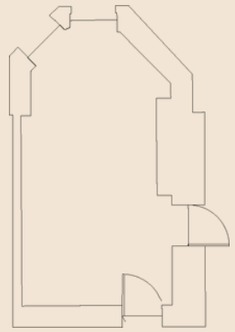
Our fully fitted private studios offer the perfect environment for smaller teams to achieve big things. Come and delight in a workspace fit for a global organisation, tailored for companies earlier in their journey.

Unit	Floor	Area (sq ft)
1.4	First	453
2.01	Second	248
2.02	Second	1,355
2.03	Second	214
2.04	Second	194.5
2.05	Second	284.6
5.16A	Fifth	345.4
6.24	Sixth	950
7.22	Seventh	775.8
7.24	Seventh	934.4



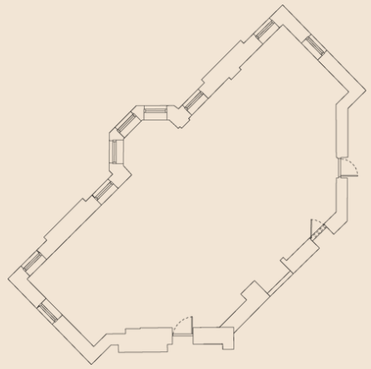
Unit 1.4

Estimated Capacity: 4-5 people



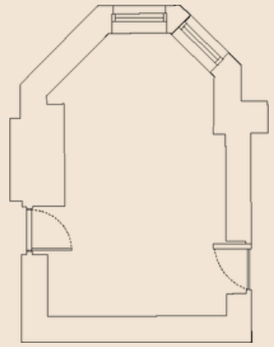
Unit 2.01

Estimated Capacity: 3-5 people



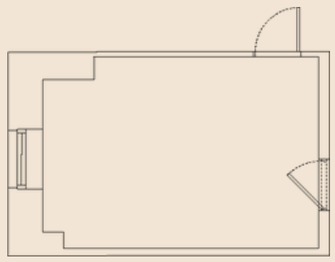
Unit 2.02

Estimated Capacity: 17-22 people



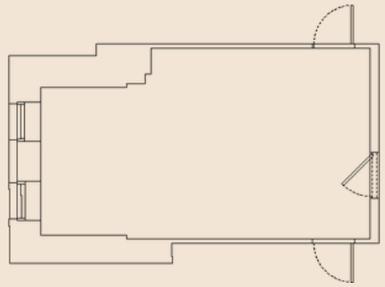
Unit 2.03

Estimated Capacity: 3-5 people



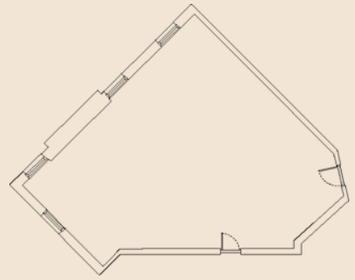
Unit 2.04

Estimated Capacity: 2-4 people



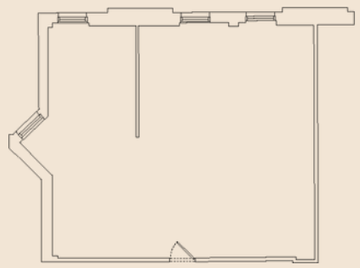
Unit 2.05

Estimated Capacity: 3-5 people



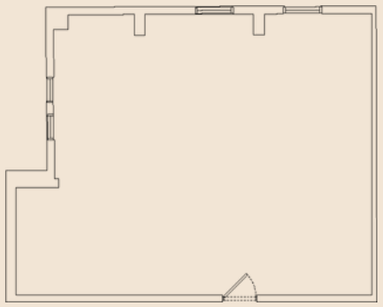
Unit 5.16A

Estimated Capacity: 4-6 people



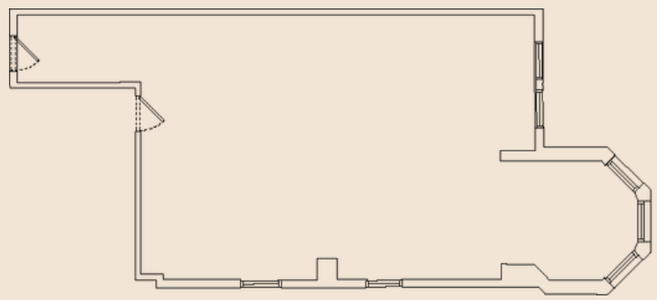
Unit 6.24

Estimated Capacity: 12-16 people



Unit 7.22

Estimated Capacity: 12-16 people

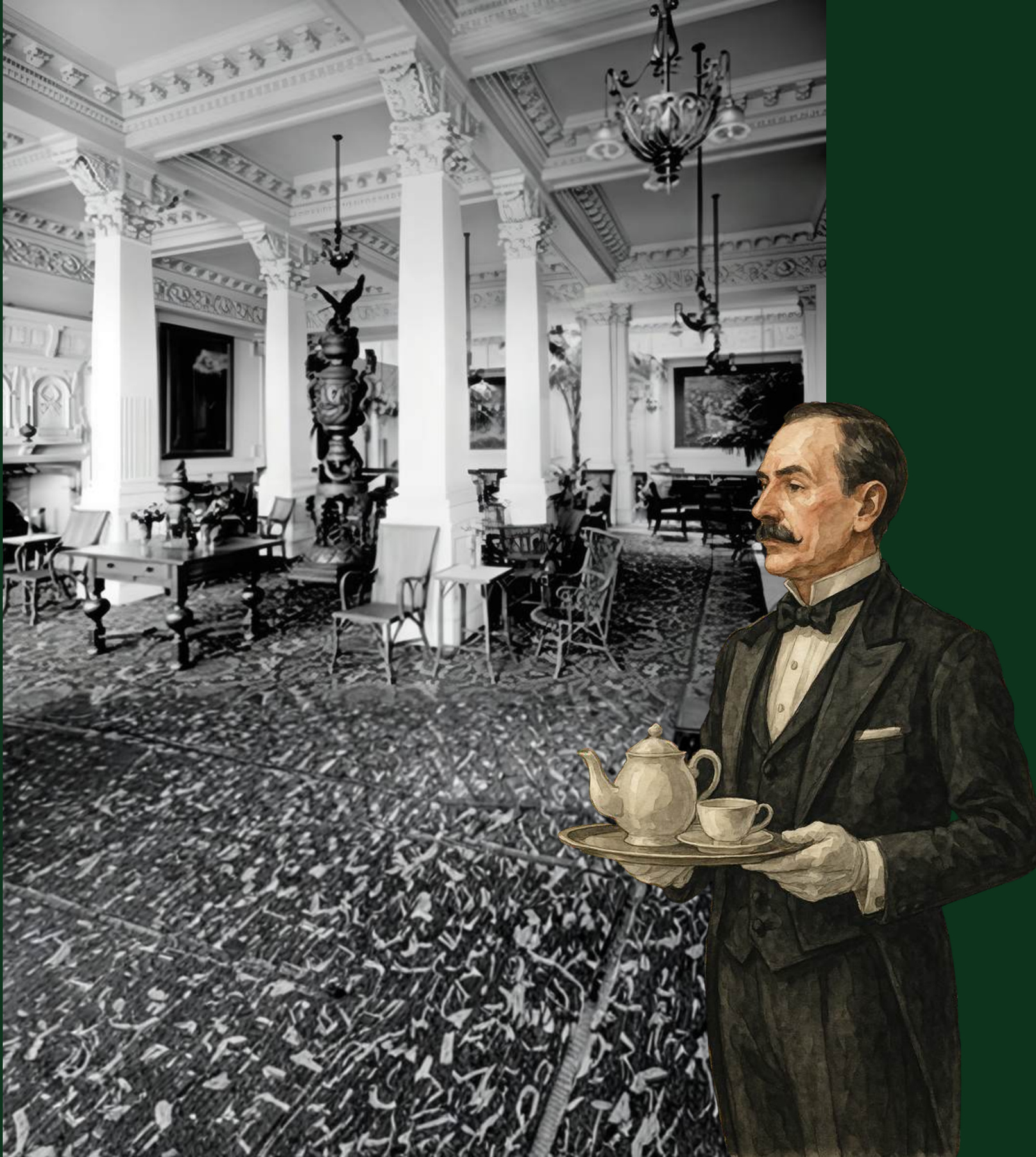


Unit 7.24

Estimated Capacity: 10-14 people







WINDSOR HOUSE

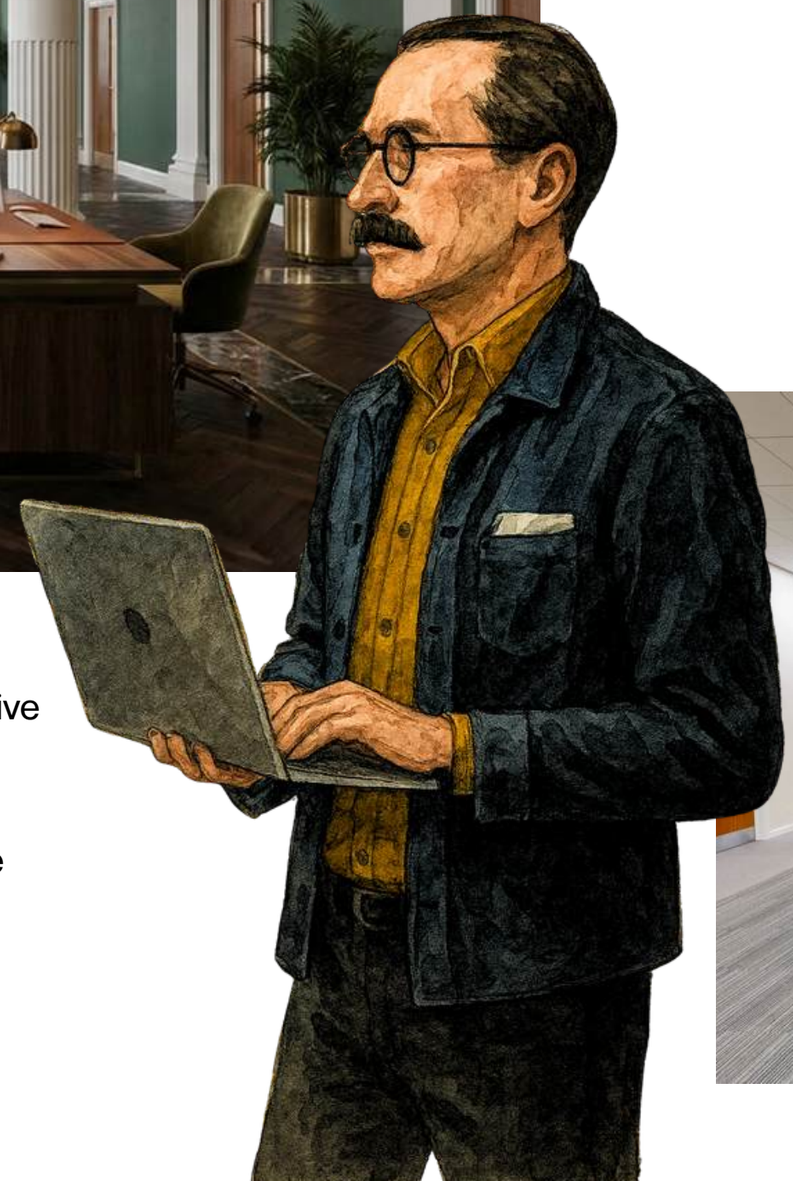
Available to Let

The Former Grand Ballroom

The Former Grand Ballroom

This versatile space can be configured to suit a range of business needs, from collaborative workspaces to studio style layouts or private events. Its combination of architectural charm and modern flexibility makes the Grand Ballroom an exceptional opportunity for occupiers seeking something truly unique within Harrogate's office market.





The Grand Ballroom is one of the most distinctive features of Windsor House, a large open plan suite that showcases the building's period character. Ornate ceiling details and expansive windows create a bright, uplifting environment with a strong sense of heritage and scale.



BLANK CANVAS OR FULLY FITTED

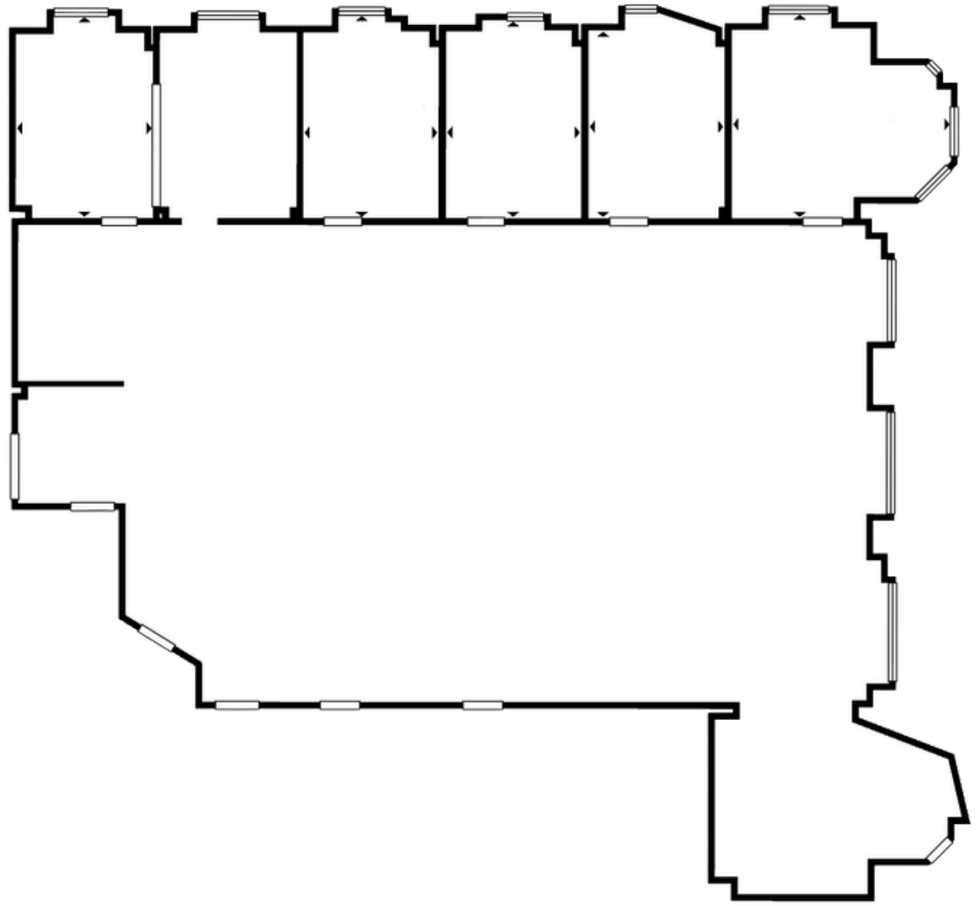


Blank canvas (Cat A)



Fully fitted (Cat B)

WINDSOR HOUSE



Heritage period detailing	Flexible layout configurations	Secure key-fob entry system
Flexible open-plan floor plates	VRF heating & cooling system	Refurbished shared amenities
Restored parquet floors	High ceilings	DDA-compliant access

WH



Send Enquiry

WINDSOR HOUSE

WINDSOR HOUSE



Character Remains

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WINDSOR HOUSE

