



**BOWCLIFFE**

ESTATE

FOR A DISCERNING BUSINESS



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BUILT IN 1805, BOWCLIFFE HALL IS SET IN 28 ACRES OF SPECTACULAR GROUNDS, SUPERBLY LOCATED JUST FIVE MINUTES DRIVE FROM THE A1M, FOUR MILES SOUTH OF WETHERBY.

WHILST RETAINING THE STATELY ATMOSPHERE OF A DESIRABLE COUNTRY HOUSE, BOWCLIFFE OFFERS ALL THE AMENITIES EXPECTED OF A MODERN OFFICE & MEETING VENUE.

Taking an office on the Bowcliffe Hall Estate is a lifestyle choice. We offer a unique, uplifting work environment and seek to support and assist you in any way we can, to make the day to day running of your business and the happiness of your team, the best it can be. Join our running club or weekly Pilates sessions, have your car valeted or your dry cleaning collected - anything we can do to help you, we will. All you have to do is ask.

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Offering beautiful period offices with many original features, or, more contemporary, open plan spaces; all offices are business ready and have the advantage of natural daylight, many with impressive views across the grounds.

With one eye on sustainability, the Estate is almost entirely heated using a ground floor pump heating system, the grounds maintained using water from our rainwater harvester and low energy lighting systems used wherever possible.

With an on site IT advisory service, free car parking, bicycle storage, electric car charging points and many offices with shower and kitchen facilities, we strive to cater for your every need.

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ANYONE TAKING AN OFFICE  
ON THE ESTATE IS ENTITLED  
TO FREE MEMBERSHIP OF THE  
BOWCLIFFE DRIVERS' CLUB,  
A PRIVATE MEMBERS' CLUB  
LOCATED IN BOWCLIFFE HALL  
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Perfect for informal meetings or taking a break from the office, the Drivers' Club offers relaxed and sumptuous surroundings with décor inspired by the glamorous 1920s and the Golden Age of Motoring. The mahogany panelled walls are adorned with original motoring art and artefacts which sit alongside especially commissioned, bespoke pieces.

Bowcliffe's own head chef, creates delicious breakfast & lunch menus and all day refreshments, which can be enjoyed in the Drivers' Club, on the South facing terrace overlooking the gardens, or, at your desk.

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BALLROOM



## ACCESS UNRIVALLED, STATE OF THE ART MEETING FACILITIES AT PREFERENTIAL RATES

The Ballroom is a spectacular space that has been fully renovated and restored from its original start in life as the drawing room of Bowcliffe Hall. The room can accommodate up to 135 delegates theatre style, 30 boardroom style, and 60 cabaret style. With a colour changing Lutron chandelier and bar lighting system that can be set to suit your corporate colours, the Ballroom is fully air-conditioned and has full AV facilities; including integrated HDMI projector and screen, with a fully cohesive Bose sound system.

Our inspirational Blackburn Wing is a 60 person capacity meeting space with magnificent views nestled within a natural clearing of Bowcliffe's ancient woodland. The copper, wood and glass structure was designed and built with meticulous attention to detail in the shape of an early aircraft wing in tribute to aviation pioneer, Robert Blackburn. The Blackburn Wing's integrated internal and external lighting system can also be set to compliment your corporate colours. Located within the Blackburn Wing, The Mercury Room provides a private and intimate meeting venue for up to 8 people.

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BOWCLIFFE ROOM

Accommodating up to 30 and 12 delegates boardroom style, respectively, the Bowcliffe Room and the Morning Room are the epitome of Georgian elegance. Situated in Bowcliffe Hall, they offer a distinguished and refined atmosphere with many original features and beautiful views. Occupying a wonderful sunny spot overlooking the East Park, The Potting Shed is ideal for informal meetings for up to 20 people. For a more relaxed feel, the Bowcliffe Drivers' Club and Briefing Room can accommodate up to 36 and 18 delegates boardroom style.



BLACKBURN WING

## CHOOSE THE OFFICE THAT'S RIGHT FOR YOU

Whether you're looking for the reassurance of a fully serviced office solution, or the independence and flexibility of a more self contained office space, talk to us. We offer business ready, period and contemporary offices, all of which benefit from access to unrivalled meeting facilities at preferential rates, membership of your own private members' club, access to an on-site IT advisory service, weekly Pilates sessions, a running club, car valeting and a dry cleaning service.

We'd love to understand more about your needs, so for more information, or to arrange a viewing, please contact us on **01937 541111** or email **offices@bowcliffehall.co.uk**



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### LEGEND

1. Bowcliffe Hall  
Ballroom  
Bowcliffe Room  
Morning Room
2. Bowcliffe Drivers Club  
Briefing Room
3. Keeper's Cottage
4. Bowcliffe Lodge
5. Potting Shed
6. Archway Studio
7. West Wing
8. Chapel
9. Blackburn Wing  
Mercury Room
10. Cricket Pavilion
11. Rosemount
12. Coach House
13. Bowcliffe Range
14. Bowcliffe Court
15. Hycilla

Bowcliffe Hall Estate Masterplan





BOWCLIFFE HALL



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ALL OFFICES BENEFIT FROM FREE CAR PARKING, BICYCLE STORAGE AND ELECTRIC CAR CHARGING POINTS. MOST OFFICES HAVE 24 HOUR CCTV MONITORING ACROSS THE GROUNDS.

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#### BOWCLIFFE HALL

At the very heart of the Estate, Grade II listed Bowcliffe Hall provides the perfect solution to those seeking elegant surroundings with the reassurance and convenience of a fully serviced office solution. Refurbished to the highest standard and all benefiting from natural daylight with many having views across the Estate, the offices range from 95 sq ft to 2,288 sq ft and can be configured to accommodate between 2 and 30 people.

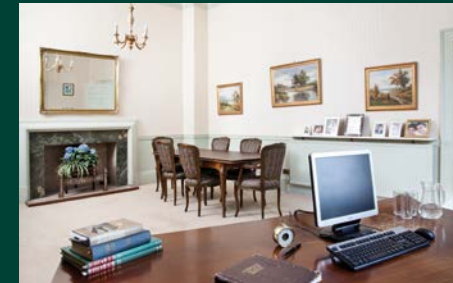
With high speed internet access, office support services including mail collection, a staffed reception area, shower facilities and your own private members' club located on the ground floor of the Hall, we strive to provide everything you need.

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BOWCLIFFE HALL



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#### KEEPERS COTTAGE

Keepers Cottage offers a charming working environment with 586 sq ft (NIA) of first floor office space, which can be configured for up to six people. With original features such as arched windows and beamed ceilings, Keepers Cottage is a minutes walk from Bowcliffe Hall and all the facilities it has to offer.

#### BOWCLIFFE LODGE

With spectacular views across the South facing gardens, The Lodge offers 1,100 sq ft (NIA) of office space over two floors. Able to accommodate up to 10 people, The Lodge benefits from kitchen facilities, private car parking spaces and close proximity to Bowcliffe Hall and the beautifully maintained gardens on the Estate.

#### ARCHWAY STUDIO

Light and airy, Archway Studio is a compact office space perfect for up to two people. With 215 sq ft of space and kitchen facilities, Archway Studio offers the privacy and the benefits of being a self contained office space, with the convenience and reassurance of Bowcliffe Hall and all its facilities, being readily accessible.

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THE PAVILION



### THE WEST WING

The West Wing of Bowcliffe Hall offers 2,288 sq ft (NIA) of fully serviced, modern, ground floor open plan office space, with the flexibility of a separate entrance. Able to accommodate up to 30 people, The West Wing enjoys beautiful garden views from every window and high speed internet access, kitchen facilities and a private meeting room. Easy access to the main Hall offers a staffed reception area, office support services, shower facilities and your own private members' club, the Bowcliffe Drivers' Club, the perfect venue for informal meetings.



### THE PAVILION

With beautiful views across the cricket pitch and orchard, The Pavilion provides 1,120 sq ft (NIA) of modern, single storey office space, ideal for up to 12 people. Filled with natural light and character, The Pavilion benefits from a central reception area, kitchen facilities and private car parking, as well as being within easy reach of Bowcliffe Hall and all its facilities.



### ROSEMOUNT

A landmark building clearly visible from the A1, this former cottage has been thoughtfully renovated to create 1,650 sq ft (NIA) of modern office space over two floors. Ideal for up to 15 people, Rosemount benefits from kitchen facilities, a private courtyard, spectacular views across the orchard to the cricket pavilion and the Bramham Estate beyond, and all within five minutes walk from Bowcliffe Hall and all the facilities it offers..

### THE COACH HOUSE

Sympathetically extended, The Coach House offers 1,200 sq ft (NIA) of open plan, single storey accommodation, available as a whole unit or as units of 720 sq ft and 480 sq ft that can be configured to accommodate between 5 and 16 people. With kitchen facilities and floor to ceiling windows which flood the offices with natural light and afford beautiful views across the formal lawns, the Coach House is only one minute's walk from Bowcliffe Hall and the Bowcliffe Drivers' Club, an ideal venue for informal meetings or taking a break from the office.



ROSEMOUNT

### BOWCLIFFE GRANGE

Bowcliffe Grange is a sympathetic 5,550 sq ft (NIA) modern addition to the Bowcliffe Estate, divided into six suites over two floors. Each suite can accommodate between 5 and 14 people. A few minutes walk from Bowcliffe Hall, the offices benefit from natural daylight, shower and kitchen facilities.



### BOWCLIFFE COURT

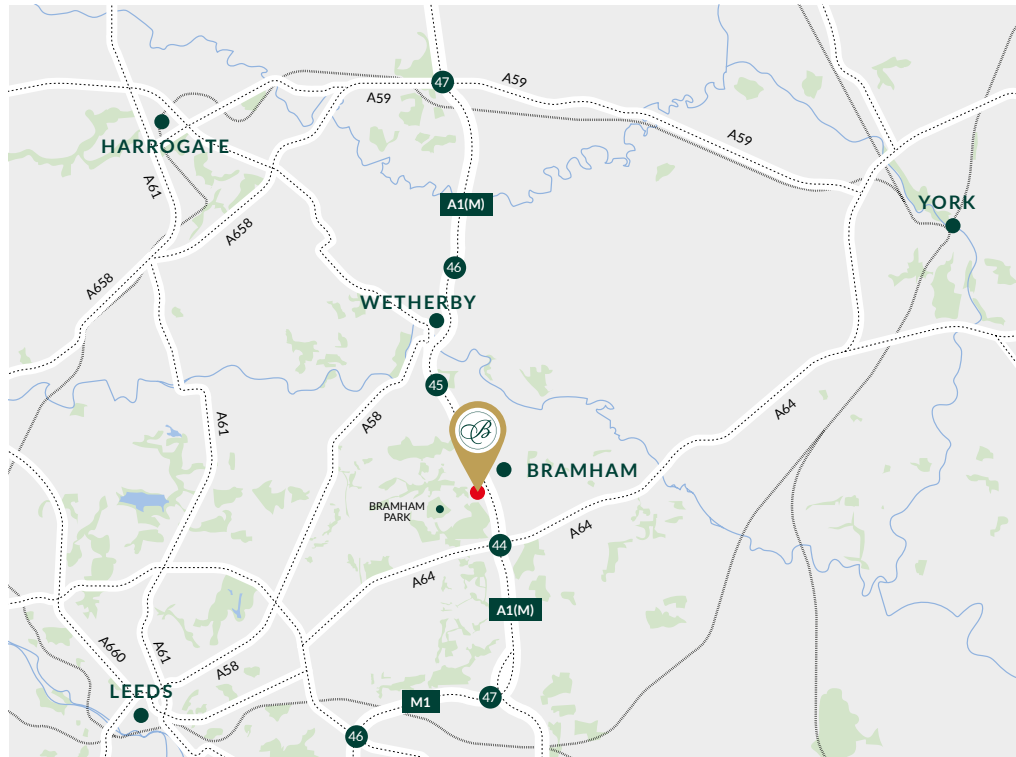
Bowcliffe Court formed part of the original stable block at Bowcliffe and has been redeveloped to create over 3,825 sq ft (NIA) of office space over two floors, that can be configured to accommodate between 6 and 35 people. A few minutes walk from Bowcliffe Hall and your own private members' club, the Bowcliffe Drivers' Club, the offices benefit from natural daylight, kitchen and shower facilities.

### HYCILLA

Hycilla offers 1,382 sq ft (NIA) of office space, which can be configured for up to 10 people. With a private garden terrace, the office benefits from natural daylight, kitchen facilities and an additional lower ground storage area, all within easy reach of Bowcliffe Hall and its facilities. Please note that currently Hycilla does not have CCTV coverage.

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Bowcliffe Hall is set in 28 acres of spectacular grounds, superbly located just five minutes drive from the A1M, four miles south of Wetherby and close to both York and Leeds. Whilst retaining the stately atmosphere of a desirable country house, Bowcliffe Hall offers all the amenities expected of a modern office and meeting venue.

We'd love to hear from you, so for more information, or to arrange a viewing, please contact us on 01937 541111 or email [offices@bowcliffehall.co.uk](mailto:offices@bowcliffehall.co.uk)

**12.5 miles** from Leeds train station  
**15.5 miles** from York train station  
**18 miles** from Harrogate train station  
**21 miles** from Leeds / Bradford airport  
**47 miles** from Manchester airport

**Bowcliffe Hall, Bramham, Wetherby, West Yorkshire, LS23 6LP**

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