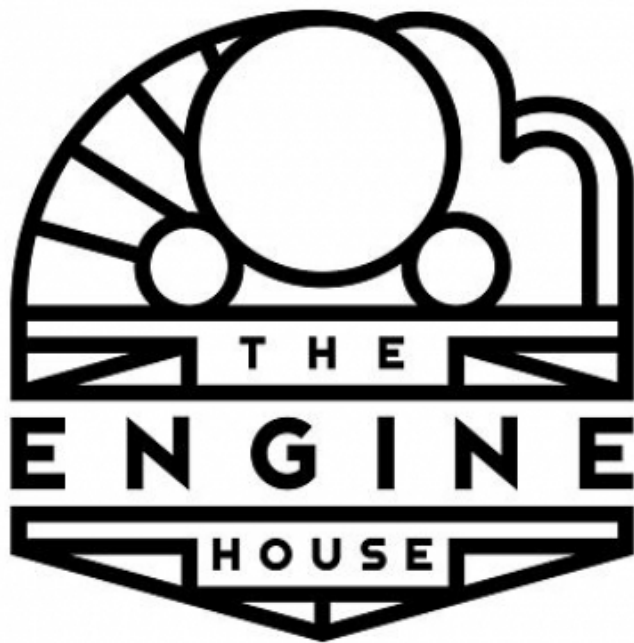




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Welcome to the Engine House

The Engine House is a new, vibrant incubator and landing zone for companies in the arts, media and tech sectors relocating and establishing new businesses on the Isle of Man. As well as providing affordable workspace, The Engine will also provide support and expertise to new business and will partner with, incubate and accelerate small and growing enterprises with real substance and creative synergies. Welcome to The Engine House, a new, vibrant incubator and landing zone for companies in the arts, media and tech sectors relocating and establishing new

businesses on the Isle of Man. Just two minutes drive from the airport, and within easy walking distance of the town, The Engine House is located within the Castletown regeneration zone so that tenants can apply for grant support and up to their first years' rent free of charge. There are some larger media businesses already locating here, building the media "buzz", and making it an appealing space for smaller media businesses and sole traders to take up desk space on either a 'My Desk' or 'Hot Desk' license basis. With a total of 10,000 square feet of office space over 3 floors, the interior design is contemporary-industrial. Using both new and reclaimed furnishings the space is both inviting and relaxed, providing an environment for creative inspiration to flourish and the cross fertilisation of ideas. Environmentally conscious we aim to re-use and recycle as much as possible. Prices have been pitched at very competitive rates and after the initial 3 months, the rental shifts to a one month rolling basis which means that you aren't tied in for a long period of time if you need to set up your own, larger office space. You can set up on a Hot Desk deal for as little as £360 for three months inclusive. The Engine House provides a different working environment from most regular office spaces. Its casual look with desks made from upcycled materials offer a great alternative to traditional office furniture. Break out spaces, Noa coffee and the steam train running past the windows with a glorious view of the countryside are not what most people think about when they head to the office - but this is a space for creatives and the Engine House team has tailored the space to make it a place you will look forward to working in. The aim is to build a community, not just offer a co-working space. Through introductions, collaboration and support from our team to find funding if required we will provide a 'soft landing' for anyone looking to re-locate their business to the Island. We are working with all kinds of service providers such as CSP's, legal firms and of course the Department for Enterprise to ensure that our clients get the advice they need, when they need it. Phase 1 of the renovation work is now complete with plans to open a members' area in the next few weeks. For just £30 per month, Workbench members will be able to meet in a comfortable yet professional environment and have access to reception services and printing facilities as well as being able to book meeting rooms and have their

own personal locker. An Exciting New Place to Work in Castletown

The Engine House is a new, vibrant incubator and landing zone for companies in the arts, media and tech sectors relocating and establishing new businesses on the Isle of Man. As well as providing affordable workspace, The Engine will also provide support and expertise to new business and will partner with, incubate and accelerate small and growing enterprises with real substance and creative synergies. Close to the airport our shared office space is convenient and friendly. The Engine is a community and with our on-hand expertise it makes this more than just shared office space – it's a melting pot for creatives and a place you will look forward to working in.

With a total of 10,000 square feet of office space over 3 floors, we are making the decor 'industrial'. Using both new and reclaimed furnishings the space is intended to be both inviting and relaxed, providing an environment for creative inspiration to flourish and the cross fertilisation of ideas. Environmentally conscious we aim to re-use and recycle as much as possible. With 1-2 anchor tenants there will always be a buzz of activity with smaller businesses and sole traders taking space either on a 'My Desk' or 'Hot Desk' basis. Key service providers such as legal, accounting and CSP houses are taking desk space at The Engine House providing informal opportunities to discuss ideas resulting in new business for local companies whilst ensuring our clients get the correct advice they need. In addition to the 'My Desks' and 'Hot Desks' there will soon be an informal communal meeting area available to members of The Engine's "Workbench" area. Workbench members can use the communal facilities for business meetings and access printing facilities, high speed WiFi and reception services such as The Engine's DHL courier account. Workbench members will be able to rent Hot Desk space at a competitive daily rate for occasional use. Other spaces available to Engineers (anyone working in the Engine House, including Workbench members) will be the Conference Room, available to hire at competitive daily or half day rates and the Workbench area for social events. Additional facilities include showers, lockers, and limited number of parking spaces. The Engine House is a friendly and helpful community of like minded people.