

Roomzzz<sup>z</sup>  
APARTHOTELS

## ROOM FOR BUSINESS



# AN ESTABLISHED, DYNAMIC BRAND

We're not a hotel, we're not an apartment, we're smack bang in the sweet gooey centre. In a nutshell, we offer city centre aparthotels with spacious suites, designed to make guests feel at home.

Our stylish apartments provide a personal touch for adventure, business and celebration. We're the favourite of discerning folk for a reason. We've thrown out the trouser press and the pillow chocolates and thrown in the flexibility of a fully-equipped kitchen and large living space. It all started in 2006, in the vibrant city of Leeds. Now you'll find us in eleven locations across eight different cities, but we believe there's room for much more.

## WE HATE TO BOAST BUT WE'RE AWARD-WINNING TOO:

- Winner of Best Operator 201+ Units Award 2024 by the Serviced Apartment Awards
- Tripadvisor gives a Travellers' Choice award to accommodations that consistently earn great reviews from travellers and are ranked within the top 10% of properties on Tripadvisor.
- Awarded ASAP accreditation in 2022.
- Winner of Best Website award by the 27th annual Hotel Marketing Association Awards.
- Our guest satisfaction is impressive, sitting at an average of 92%.
- 9 x Travellers Choice Awards in 2021 with York voted Best of the Best and Top 20 Global Hot List.



**SERVICED APARTMENT AWARDS 2024  
BEST OPERATOR 201+ UNITS**

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**TRIPADVISOR TRAVELLERS' CHOICE AWARD 2023**

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**AWARDED ASAP  
ACCREDITATION IN 2022**

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**HOTEL MARKETING ASSOCIATION  
BEST WEBSITE AWARD 2022**

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**BOOKING.COM  
TRAVELLER REVIEW AWARDS 2022**

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**TRIPADVISOR BEST OF THE BEST 2021**

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**SERVICED APARTMENT AWARDS  
OUTSTANDING ACHIEVEMENT 2021**

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# WE'RE YOUR HOST WITH THE MOST

They say there's no such thing as a free lunch. And they're right. Shame. But we do offer a host of features and freebies to make your stay with us even more fabulous.

## COOK UP A STORM

It's your kitchen, work your culinary magic. Or just do a bit of toast.



## ROOM<sup>ZZZ</sup> TO SWING A CAT

You're in an apartment, of course there's tons of room.



## YOU CAN WORK IT OUT

Manchester Victoria, York and London Stratford have got you covered.





## FUEL ON TAP

Bean-to-cup coffee and hot drinks, always there for early birds and night owls.



## COMPLIMENTARY CROISSANT AND COFFEE

Putting the fast in breakfast with complimentary croissant and hot drinks. Simply grab and go! Or take it back to bed with you. Your call.

## KEEP SHIRTS CRISP & TROUSERS PRESSED

Our in-room irons and on-site washers/ dryers will keep you looking sharp.



## FAST, FREE & UNLIMITED WI-FI

Make the most of our connections. Wi-Fi, mobile and landline calls – all free.



## SPRING OUT OF BED

With our 2,000 sprung mattresses you'll wake up bright-eyed and bushy-tailed.



## IT'S ALL IN HAND

Our team's ready to help with just about anything, 24 / 7.



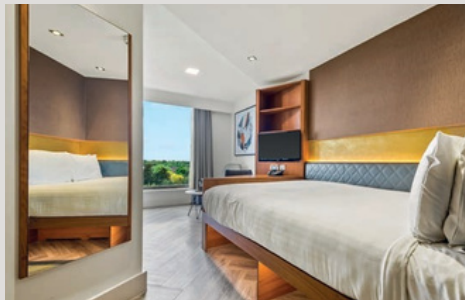


PENTHOUSE  
Designed to offer the  
ultimate city break.

50m<sup>2</sup> +

# OUR RANGE OF SUITES

We've got six apartment styles to accommodate any occasion, purse or personality, providing guests with the room to be themselves.



**NEO STUDIO**  
Modern studio suites for a city experience.

**21m<sup>2</sup>** –  
**25m<sup>2</sup>**



**SMART STUDIO**  
Spacious studio suites for all occasions.

**25m<sup>2</sup>** –  
**30m<sup>2</sup>**



**GRANDE STUDIO**  
Large studio suites for something extra.

**30m<sup>2</sup>** –  
**40m<sup>2</sup>**



**DESIGN SUITES**  
Stand-out studios and apartments with unique design features.

**35m<sup>2</sup>** –  
**45m<sup>2</sup>**



**LIBERTY SUITE**  
Spacious 1, 2 or 3 bedroom apartments for an extra touch of luxury.

**42m<sup>2</sup>** –  
**80m<sup>2</sup>**

# DO MORE, EXPLORE MORE, GO FURTHER

## OUR LOCATIONS

From pole to pole (well, London to Edinburgh), we have Roomzzz Aparthotels up and down the country. Which means you'll never be short of inspiration when you need to be away.





**EDINBURGH**



**NEWCASTLE CITY**



**YORK CITY**



**LEEDS HEADINGLEY**



**LEEDS CITY WEST**



**LEEDS CITY**



**MANCHESTER VICTORIA**



**MANCHESTER CITY**



**CHESTER CITY**

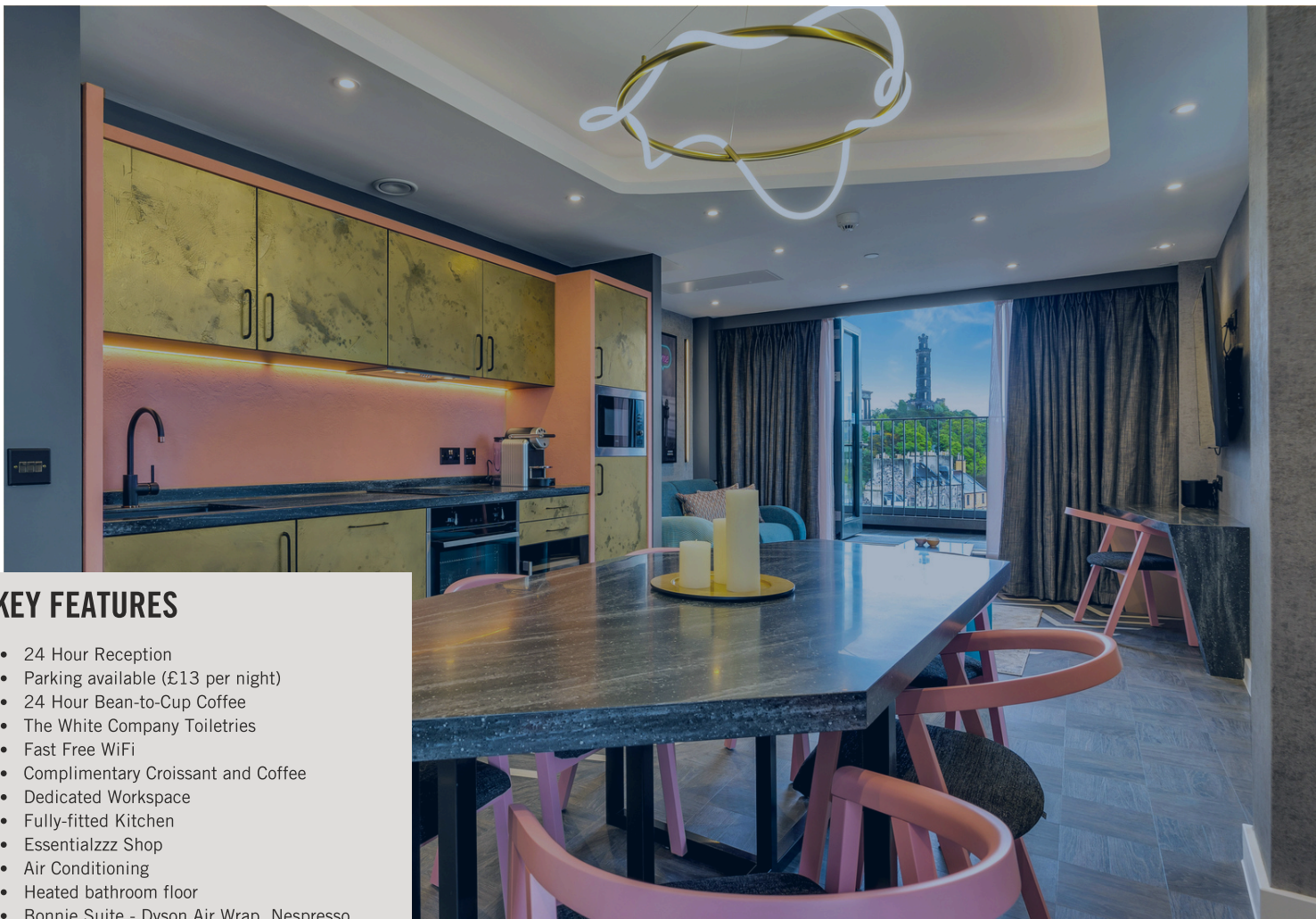


**NOTTINGHAM CITY**



**LONDON STRATFORD**





## KEY FEATURES

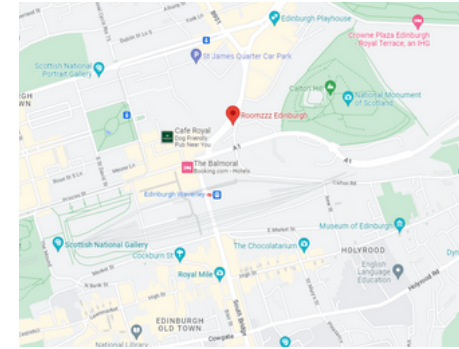
- 24 Hour Reception
- Parking available (£13 per night)
- 24 Hour Bean-to-Cup Coffee
- The White Company Toiletries
- Fast Free WiFi
- Complimentary Croissant and Coffee
- Dedicated Workspace
- Fully-fitted Kitchen
- Essentialzzz Shop
- Air Conditioning
- Heated bathroom floor
- Bonnie Suite - Dyson Air Wrap, Nespresso Coffee Machine, Bath and TV.

# EDINBURGH

Our very first Scottish location, complete with 74 swanky serviced apartments (some with their very own balcony) and a terrace with breath-taking views over the city's historic landscape.

## WHAT'S NEARBY?

- Edinburgh Waverley Station – 4 minutes' walk
- St. Giles Cathedral – 11 minutes' walk
- Palace of Holyroodhouse and Holyrood Abbey – 13 minutes' walk
- Camera Obscura & World of Illusions – 15 minutes' walk
- Greyfriars Church and Greyfriars Bobby – 15 minutes' walk
- Edinburgh Castle – 16 minutes' walk
- Arthur's Seat and Salisbury Crags – 28 minutes' walk



# NEWCASTLE

A beautiful Grade II listed original Friar House building with 14 individually styled, spacious serviced apartments. Plus a new beautiful and modern extension with 73 more stunning, spacious apartments.



## WHAT'S NEARBY?

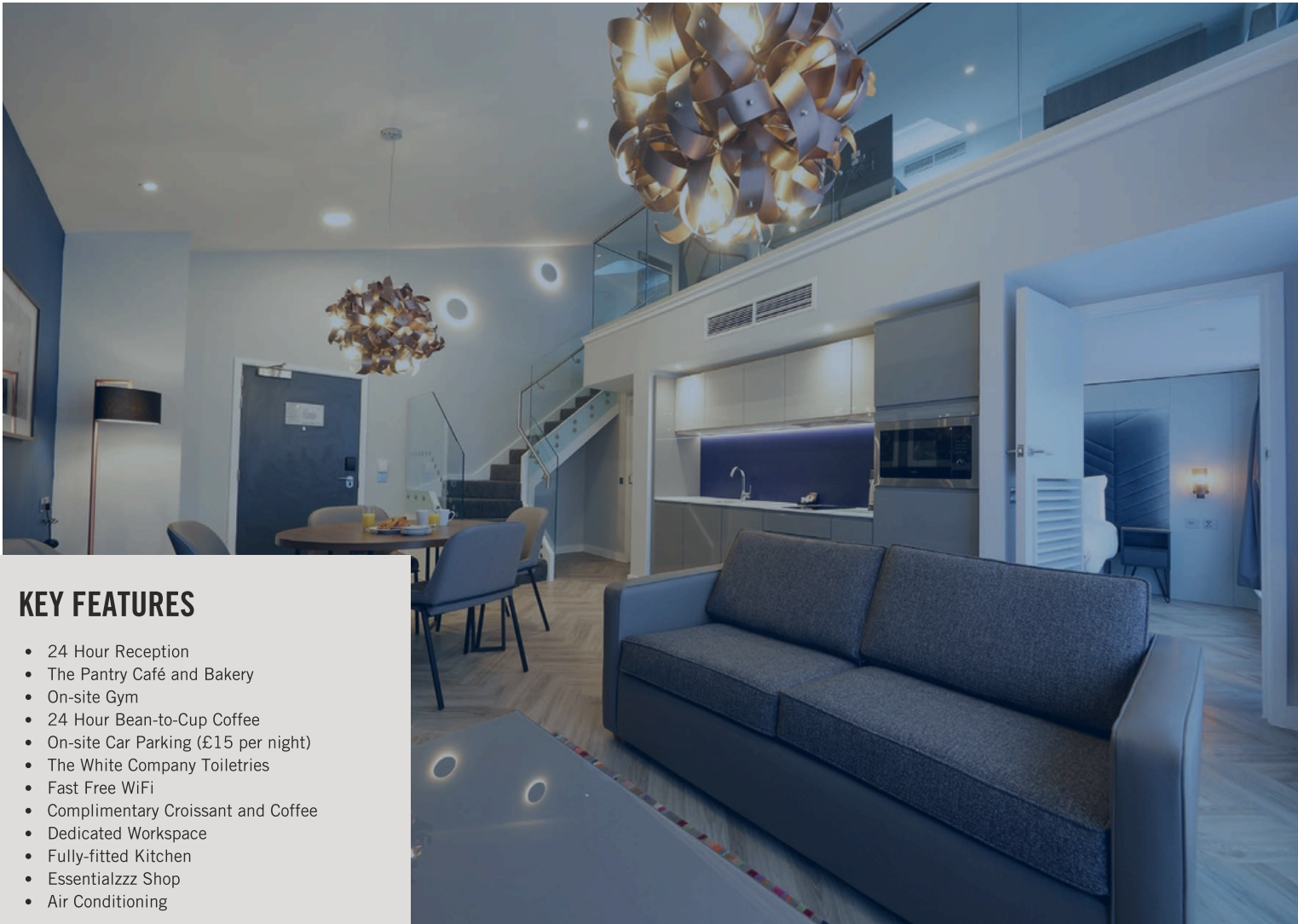
- Genting Casino – 1 minute walk
- Newcastle Central Station – 5 minutes' walk
- O2 Academy Newcastle – 8 minutes' walk
- St Mary's Cathedral – 8 minutes' walk
- Tyne Theatre & Opera House – 10 minutes' walk
- Theatre Royal – 10 minutes' walk
- Discovery Museum – 14 minutes' walk
- Laing Art Gallery – 16 minutes' walk
- St James' Park – 16 minutes' walk
- Eldon Square – 16 minutes' walk
- Newcastle Airport – 30 minutes' tram ride from central station
- Newcastle Helix – 15 minutes' walk
- Gosforth Business Park – 13 minutes' drive



## KEY FEATURES

- 24 Hour Reception
- Fast Free WiFi
- Complimentary Croissant and Coffee
- The White Company Toiletries
- Fully-fitted Kitchen
- 24 Hour Bean-to-Cup Coffee
- Dedicated Workspace
- Heated Bathroom Floor
- Essentialzz Shop
- Air Conditioning (new extension)





## KEY FEATURES

- 24 Hour Reception
- The Pantry Café and Bakery
- On-site Gym
- 24 Hour Bean-to-Cup Coffee
- On-site Car Parking (£15 per night)
- The White Company Toiletries
- Fast Free WiFi
- Complimentary Croissant and Coffee
- Dedicated Workspace
- Fully-fitted Kitchen
- Essentialzzz Shop
- Air Conditioning

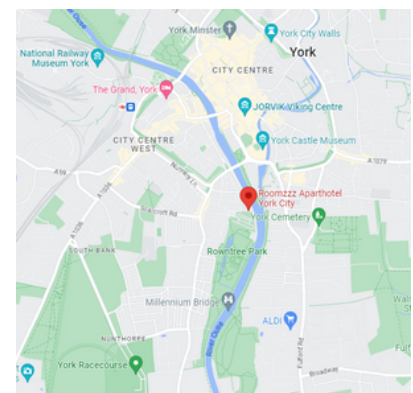
# YORK

A stunning riverside location. Think bold and spacious studios, many with balconies or floor to ceiling windows, and views over the River Ouse or Rowtree Park. With 97 apartments in total.



## WHAT'S NEARBY?

- Rowtree Park – 2 minutes' walk
- Clifford's Tower – 14 minutes' walk
- York Grand Opera House – 16 minutes' walk
- JORVIK Viking Centre – 17 minutes' walk
- York Barbican – 18 minutes' walk
- The Shambles – 20 minutes' walk
- York Train Station – 22 minutes' walk
- York Minster – 35 minutes' walk
- York Science Park – 9 minutes' drive
- York Hospital – 14 minutes' drive





LEEDS CITY

# LEEDS

## LEEDS CITY

Puts you smack-bang in the centre of all Leeds has to offer: bars, restaurants and Harvey Nichols. Hey, what more could you want? 36 spacious serviced apartments.

## LEEDS CITY WEST

Close to the vibrant city centre and cultural hotspots like Kirkstall Abbey, our aparthotel, including 109 apartments, gives you the best of both worlds.

## LEEDS HEADINGLEY

Close to Leeds' campuses, sporting venues and Headingley's famous bar culture, this is an ideal spot outside of the city centre. With 22 spacious apartments.



LEEDS CITY WEST



LEEDS HEADINGLEY

## KEY FEATURES

### LEEDS CITY

- 24 Hour Reception
- Parking Nearby (30% discount)
- 24 Hour Bean-to-Cup Coffee
- The White Company Toiletries
- Fast Free WiFi
- Complimentary Croissant and Coffee
- Dedicated Workspace
- Essentialzzz Shop
- Air Conditioning
- Fully-fitted Kitchen
- Washer Dryer in Apartment

## WHAT'S NEARBY?

- Trinity Shopping Centre – 3 minutes' walk
- Harvey Nichols – 6 minutes' walk
- Victoria Arcade – 7 minutes' walk
- Victoria Gate – 8 minutes' walk
- John Lewis – 9 minutes' walk
- O2 Academy – 13 minutes' walk
- Crown Court – 15 minutes' walk
- First Direct Arena – 16 minutes' walk



### LEEDS CITY WEST

- 24 Hour Reception
- On-site Car Parking (£10 per night)
- 24 Hour Bean-to-Cup Coffee
- The White Company Toiletries
- Fast Free WiFi
- Complimentary Croissant and Coffee
- Dedicated Workspace
- Fully-fitted Kitchen
- Essentialzzz Shop
- Washer Dryer in Apartment

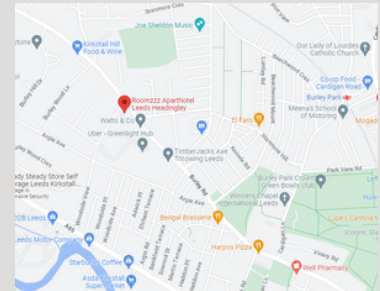
- Leeds City College, Park Lane Campus – 6 minutes' walk
- The Faversham – 12 minutes' walk
- University of Leeds – 12 minutes' walk
- Kirkstall Abbey – 20 minutes by public transport, 10 by car/taxi
- First Direct Arena – 24 minutes by public transport, 4 minutes by car/taxi
- ITV Studios – 7 minutes' walk
- Kirkstall Industrial Park – 17 minutes' walk



### LEEDS HEADINGLEY

- 24 Hour Reception (off-site, located at Leeds City West apartment)
- 24 Hour Bean-to-Cup Coffee (Off-site)
- On-site Parking
- The White Company Toiletries
- Fast Free WiFi
- Complimentary Croissant and Coffee (Off-site)
- Dedicated Workspace
- Essentialzzz Shop (Off-site)
- Fully-fitted Kitchen
- Washer Dryer in Apartment

- Emerald Headingley Stadium – 9 minutes' walk
- Cardigan Fields – 11 minutes' walk
- Yorkshire Cricket Ground – 14 minutes' walk
- Leeds Industrial Museum – 14 minutes' walk
- Brudenell Social Club – 18 minutes' walk, 14 minutes by public transport, 8 minutes by car/taxi
- Leeds Beckett University – 22 minutes by public transport, 8 minutes by car/taxi
- Leeds University – 23 minutes by public transport, 6 minutes by car/taxi





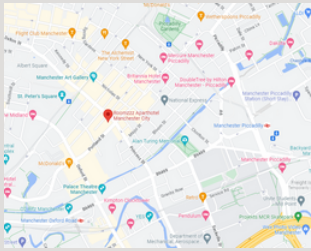
# MANCHESTER CITY

## KEY FEATURES

- 24 Hour Reception
- Parking Nearby (25% pre-booked at the Q-parks nearby)
- 24 Hour Bean-to-Cup Coffee
- The White Company Toiletries
- Fast Free WiFi
- Complimentary Croissant and Coffee
- Dedicated Workspace
- Fully-fitted Kitchen
- Essentialzzz Shop
- Air Conditioning

## WHAT'S NEARBY?

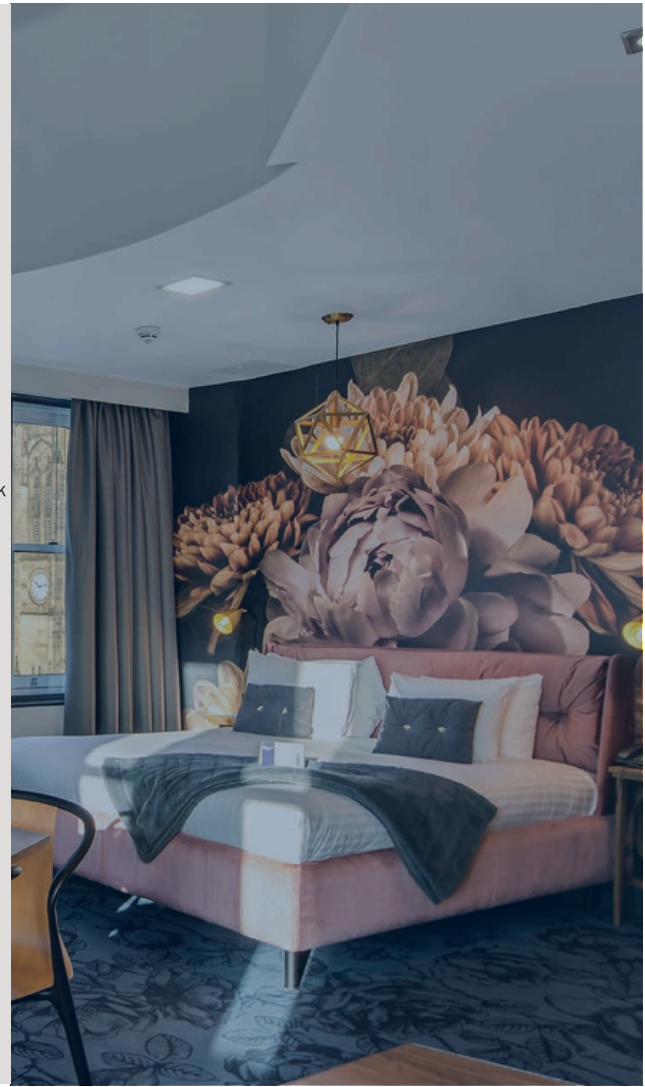
- Manchester Art Gallery – 2 minutes' walk
- Palace Theatre – 5 minutes' walk
- Piccadilly Gardens – 7 minutes' walk
- Northern Quarter – 10 minutes' walk
- Manchester Piccadilly Train Station – 11 minutes' walk
- Science and Industry Museum – 14 minutes' walk
- Manchester Academy – 20 minutes' by public transport, 13 minutes' by car/taxi
- Ernst & Young - 3 minutes' walk
- Slater & Gordon - 3 minutes' walk
- IRIS Software Group - 3 minutes' walk
- Addleshaw Goddard LLP - 4 minutes' walk
- British Council - 5 minutes' walk



# MANCHESTER VICTORIA

- 24 Hour Reception
- On-site Gym
- Parking Nearby (25% pre-booked at the Q-parks nearby)
- 24 Hour Bean-to-Cup Coffee
- The White Company Toiletries
- Fast Free WiFi
- Complimentary Croissant and Coffee
- Dedicated Workspace
- Fully-fitted Kitchen
- Heated Bathroom Floor
- Essentialzzz Shop
- Air Conditioning

- Manchester Cathedral – 1 minutes' walk
- National Football Museum – 1 minutes' walk
- Arndale Shopping Centre – 1 minutes' walk
- Harvey Nichols – 1 minutes' walk
- Selfridges – 1 minutes' walk
- Manchester Victoria Train Station – 2 minutes' walk
- Printworks – 2 minutes' walk
- Manchester Arena – 2 minutes' walk
- Royal Exchange Theatre – 5 minutes' walk
- The Co-operative Bank - 1 minute' walk
- Deloitte LLP - 2 minutes' walks
- HMRC - 10 minutes' walk
- Amazon - 18 minutes' by car or taxi



# MANCHESTER

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## MANCHESTER CITY

Stay in one of our 59 beautifully designed apartments and experience the buzzing Northern Quarter and evocative eastern influences of Chinatown.

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## MANCHESTER VICTORIA

Housed within the city's iconic Grade II-listed Corn Exchange, this is one of our most charming, quirky and beautiful aparthotels, with 114 apartments.



MANCHESTER CITY



MANCHESTER CITY



MANCHESTER VICTORIA



## WHAT'S NEARBY?

- Chester Racecourse – 5 minutes' walk
- Forum Shopping Centre – 8 minutes' walk
- Grosvenor Shopping Centre – 9 minutes' walk
- Chester City Centre – 10 minutes' walk
- Chester Cathedral – 11 minutes' walk
- Escapism Chester – 13 minutes' walk
- Chester Zoo – 30 minutes by public transport, 15 minutes by car/taxi
- Chester Business Park - 12 minutes by car/taxi
- Airbus Factory - 17 minutes by car/taxi
- Broughton Park - 17 minutes by car/taxi

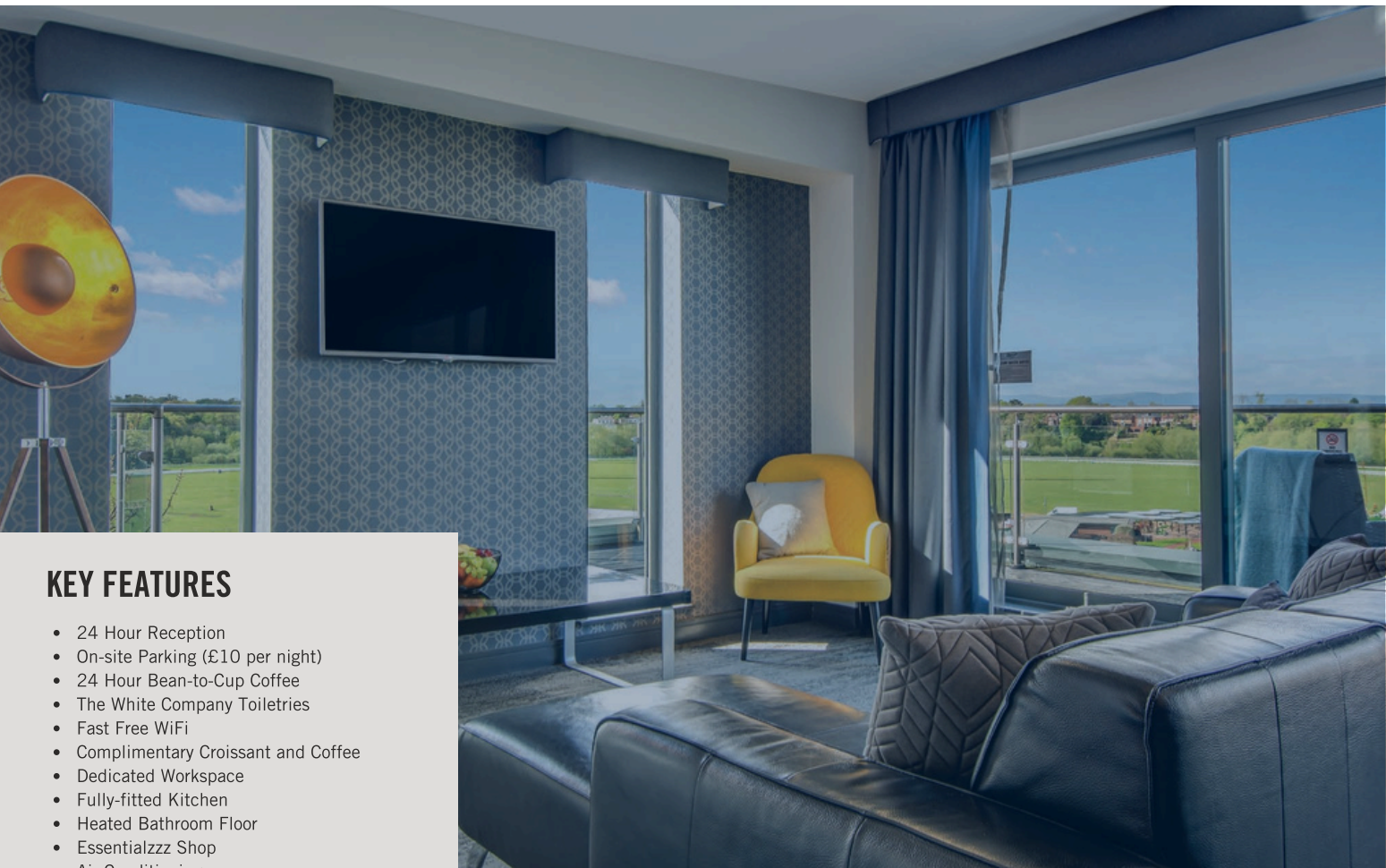


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# CHESTER

With 64 spacious apartments, including five penthouses that look out onto Chester racecourse, our Chester aparthotel is odds-on to give you a great stay.



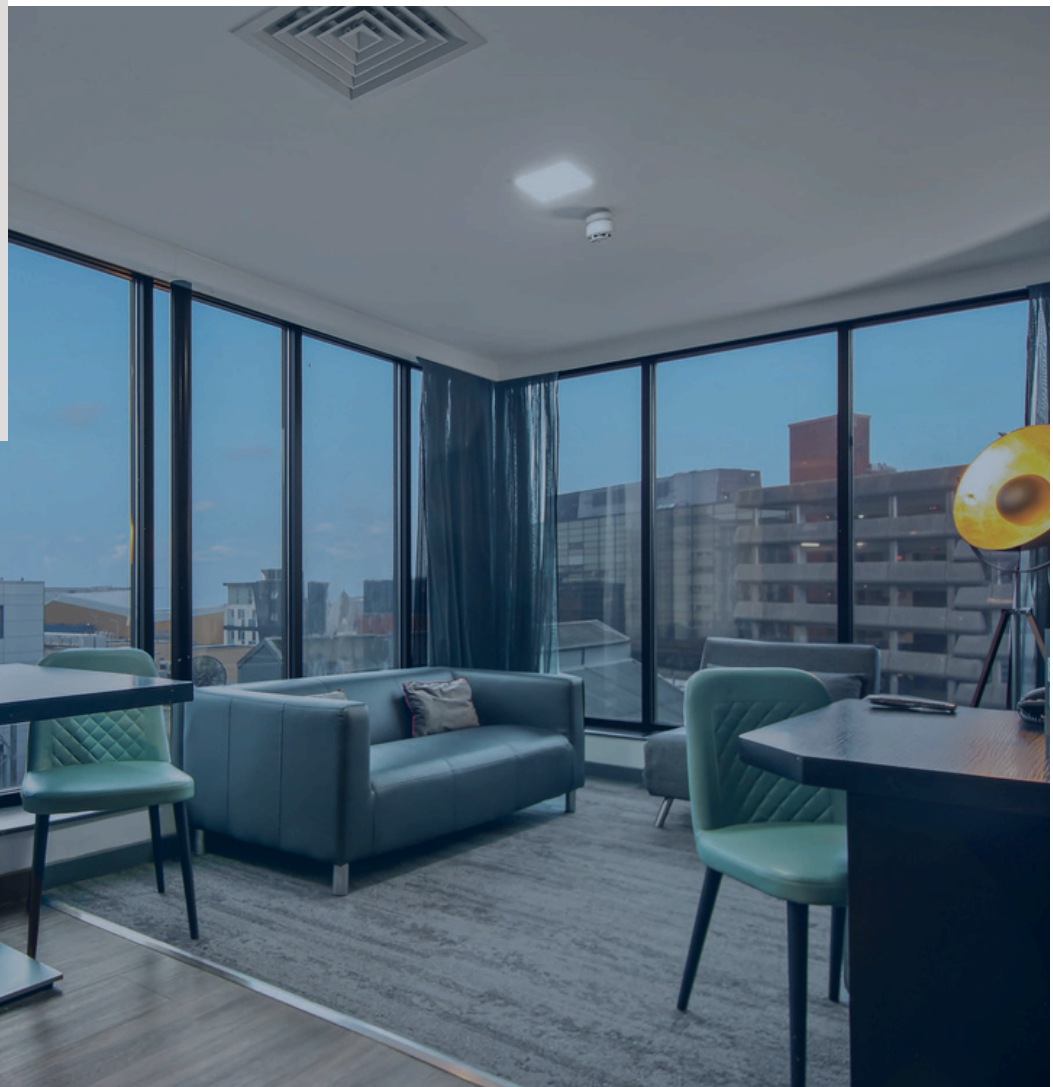


## KEY FEATURES

- 24 Hour Reception
- On-site Parking (£10 per night)
- 24 Hour Bean-to-Cup Coffee
- The White Company Toiletries
- Fast Free WiFi
- Complimentary Croissant and Coffee
- Dedicated Workspace
- Fully-fitted Kitchen
- Heated Bathroom Floor
- Essentialzzz Shop
- Air Conditioning

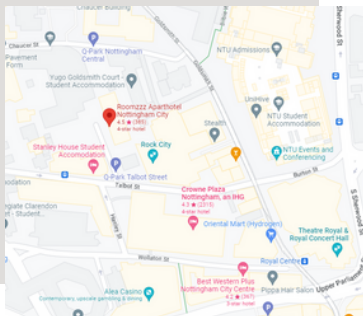
## KEY FEATURES

- 24 Hour Reception
- On-site Car Parking (£10 per night)
- 24 Hour Bean-to-Cup Coffee
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- Dedicated Workspace
- Fully-fitted Kitchen
- Heated Bathroom Floor
- Essentialzzz Shop
- Air Conditioning



# NOTTINGHAM

With two football teams, Trent Bridge cricket ground, the Robin Hood Tour and Rock City music venue, Nottingham is a culture core of the country. 106 beautifully designed apartments to choose from.



## WHAT'S NEARBY?

- Nottingham Rock City – 1 minute walk
- Nottingham Trent University – 1 minute walk
- Nottingham Conference Centre – 2 minutes' walk
- Theatre Royal Concert Hall – 3 minutes' walk
- Nottingham Playhouse – 6 minutes' walk
- Nottingham Arboretum – 10 minutes' walk
- Nottingham Castle, Museum & Art Gallery – 11 minutes' walk
- Motorpoint Arena – 15 minutes' walk
- Trent Bridge – 11 minutes by car/taxi
- Domestic & General - 4 minutes' walks
- E-ON - 4 minutes' walks
- Experian LTD - 10 minutes' by car/Taxi
- Specsavers - 10 minutes' by car/taxi





## WHAT'S NEARBY?

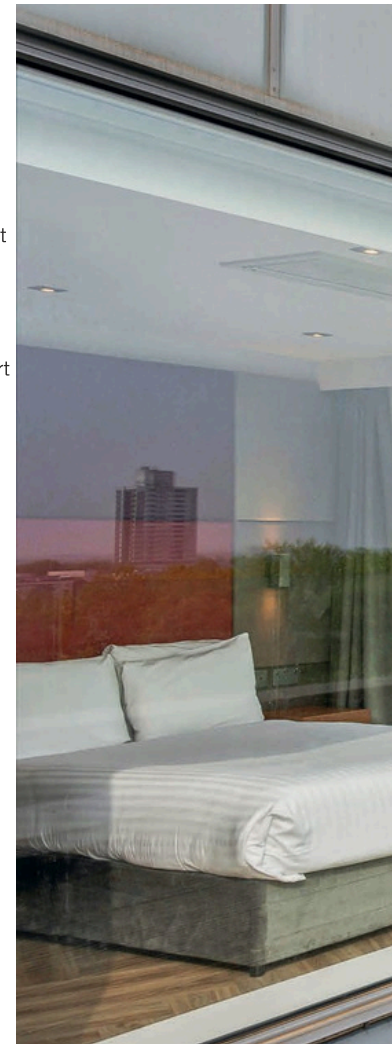
- Theatre Royal Stratford East – 12 minutes' walk
- Stratford Station – 11 minutes' walk
- West Ham Park – 14 minutes' walk
- Westfield Stratford City – 16 minutes' walk
- Queen Elizabeth Olympic Park – 12 minutes by public transport
- ArcelorMittal Orbit – 20 minutes by public transport
- Old Spitalfields Market – 25 minutes by public transport
- Canary Wharf - 27 minutes by public transport
- Deloitte LLP - 30 minutes by public transport
- London Ambulance - 34 minutes by public transport
- Ernst & Young - 34 minutes by public transport



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## LONDON STRATFORD

Is retail your therapy? If so, there's two shopping centres nearby – and the whole of London bang on your doorstep – you've got it in the bag. 98 spacious apartments to pick from.





## KEY FEATURES

- 24 Hour Reception
- On-site Gym
- Workinc
- The Pantry Café and Bakery
- On-site Car Parking (£10 per night)
- 24 Hour Bean-to-Cup Coffee
- The White Company Toiletries
- Fast Free WiFi
- Complimentary Croissant and Coffee
- Dedicated Workspace
- Fully-fitted Kitchen
- Essentialzzz Shop
- Air Conditioning



# EARN REWARDS WITH PERK<sup>ZZZ</sup>

Save 10% on every stay when you  
join Perkzzz at [roomzzz.com/perkzzz](https://roomzzz.com/perkzzz)  
we promise you won't get a better  
price elsewhere.

**Now that's a saving to get carried away by.**



TIER

1

**BE OUR GUEST**

Sign up for instant rewards including 10% off published room rates.

TIER

2

**BE OUR FRIEND**

Stay 25 nights within a year to get more rewards including a £50 voucher for every £1000 spent.

TIER

3

**BE PART OF THE FURNITURE**

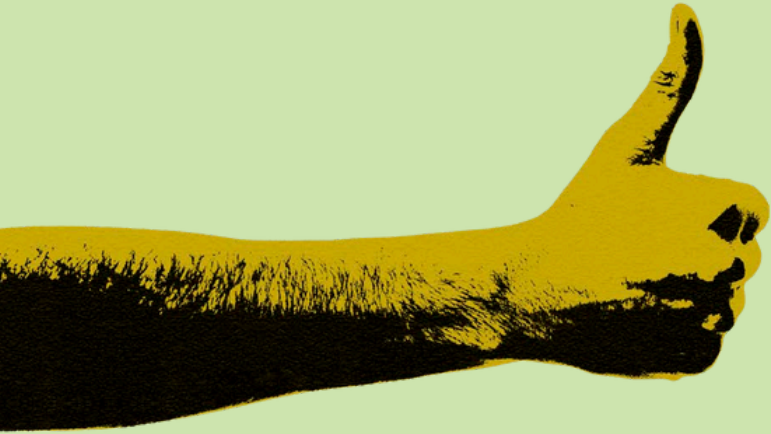
Stay 50 nights within a year and get extra rewards including a one level upgrade on arrival.

TIER

4

**BE PART OF THE FAMILY**

Stay 100 nights to get exclusive rewards including a two level room upgrade on arrival.



## OUR ENVIRONMENTAL AND SUSTAINABILITY GOALS...

- To remove all single-use plastics from our operations
- To ensure 99% of our waste doesn't go to landfill
- To deliver meaningful measurement and reporting
- To continually look for improved methods of reducing our energy use
- To reduce, re-use or recycle waste wherever we can
- To make sure we use goods and materials from sustainable sources wherever possible – at our existing facilities and in all new development projects

# DOING THE RIGHT THING

At Roomzzz we passionately believe we've got a responsibility to be a sustainable, fair and totally inclusive business. That's why we're doing more than the existing ESG laws and regulations ask of us.



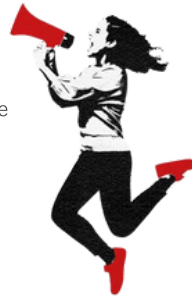


# CHARITABLE INITIATIVES

At Roomzzz we are passionate about giving back to society.

Our charitable organisation – the Parklane Foundation – is the channel through which we help the most vulnerable people in the communities we are part of, through online donations, donations made in our hotels and employee payroll giving.

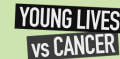
More information can be found on:  
[parklanefoundation.org](http://parklanefoundation.org)



## PARKLANE FOUNDATION:

The Parklane Foundation helps to build better futures within local communities through fundraising initiatives, community-inspired projects and national charity partnerships.

## CHARITIES WE SUPPORT:



Plus many more!

We also donate room nights at our hotels and sponsor charitable events.

# WHY NOT STAY FOR LONGER...

## ROOM<sup>zzz</sup> FOR LONG STAY

If you need somewhere as a base for long stay or extended stay, relocation, short term rentals, serviced apartments, or simply somewhere to work away from home.

You can eat, sleep, work, live here at Roomzzz.



### PRICE

Long stay rates from  
£60 per night

### COMFORT AND SPACE

Desk space to work, fully  
equipped kitchen to cook  
and space to live

### WASHING FACILITIES

Worry free to explore  
the great outdoors in  
any weather

### GOOD TO GO

Our 'Good to Go' self-  
contained and ISAAP  
accredited apartments are a  
safe haven away from home  
whenever you need it

### LOCATION, LOCATION, LOCATION

We're where you need to  
be in the city

### 24-HOUR CONCIERGE

### INCLUSIVE

Broadband, weekly  
housekeeping, energy bills

### COMPLIMENTARY CROISSANT AND COFFEE

### FAST AND FREE BROADBAND WIFI

Always on to keep you well  
connected

### NO COUNCIL TAX, NO WORRIES

# AND DON'T FORGET THE V.I.P.\*



### \*VERY IMPORTANT PUP

Pet friendly apartments  
available at all locations.

### SHORT STAY LONG STAY

**£20**

per pet  
per night

**£50**

one off fee  
plus £50  
departure  
cleaning fee

Ideal for a longer  
stay and pet friendly –  
Dezign Suite at  
Newcastle City





Tel: +44 (0)203 504 5555  
Email: [reservations@roomzzz.com](mailto:reservations@roomzzz.com)  
[roomzzz.com](http://roomzzz.com)