

Certified



Corporation



Surrey Property Exchange



Oneness Mission

Certified



Corporation

Oneness is the essence that sustains and drives our regenerative culture, through a series of interconnected decision making processes. Through **coworking, wellbeing, food and events**, we nurture an ecosystem of inclusive, vibrant community, across multi-faceted, accessible and dynamic spaces.

Sustainability and purpose is at the core of every action, as we innovate through creative collision and collaboration to **regenerate high streets**, build social initiatives and support wellbeing. We take a long-term view for economic success alongside the health of our community and environment.

Oru, meaning 'for one' is a unique business, where retail, food, events, wellbeing & coworking come together.



est. 2020

Dulwich

7k sq ft leasehold 15y

A pioneering mix of coworking, hospitality, retail and wellness.

100% office occupancy.

100+ classes per week.

Award-winning Trinco restaurant.

Welcoming 1k+ people daily.



est. 2023

Sutton

40k sq ft leasehold 25y

Transformation of a former BHS into a multi-use destination. Supported by the Mayor of London. The Oru Ecosystem and 150 seat event space + nursery + rooftop garden.

£11m build (£7m grant)

90% office occupancy and 70 hot desks.



est. 2026

Andalusia

81 acres freehold

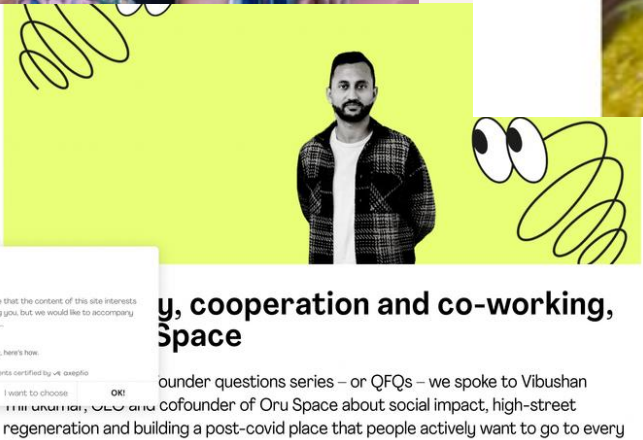
Oru El Saltador, our regenerative retreat space set in wild Andalusian landscape. Off-grid, solar powered. Sleeps 25.

3 retreats delivered.

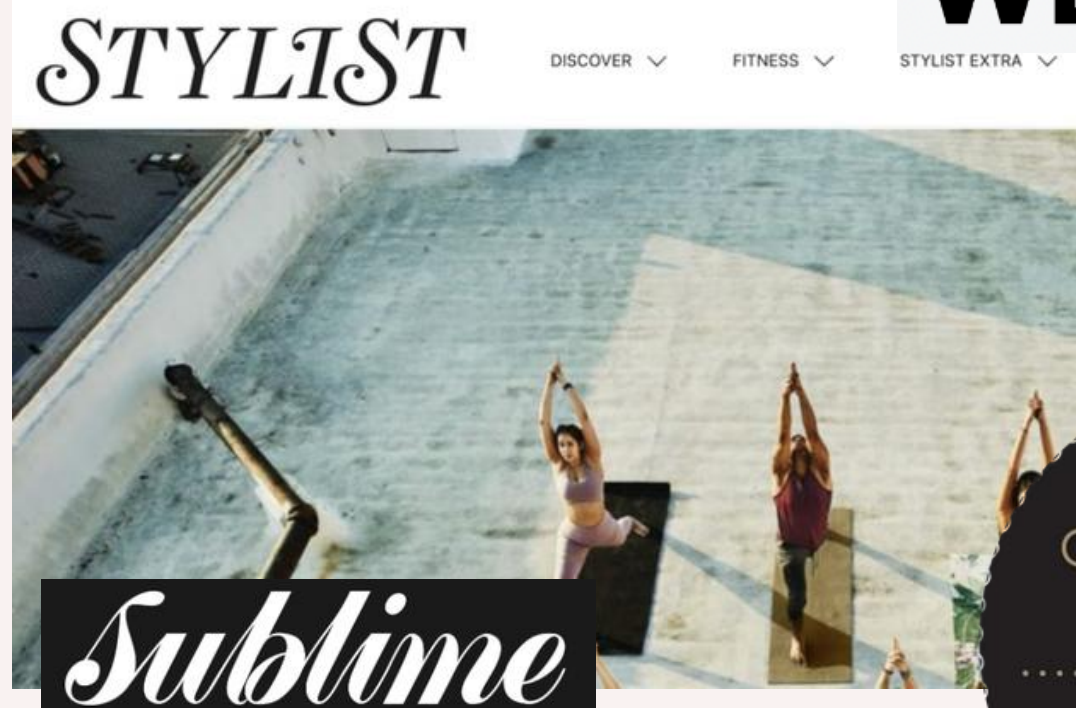


mu HOSTS

WE WHO DO



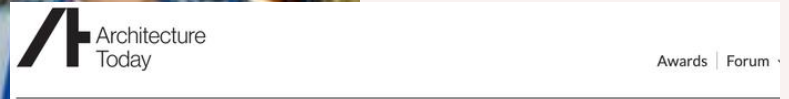
founder questions series – or QFQs – we spoke to Vibushan Thirukumar, co-founder of Oru Space about social impact, high-street regeneration and building a post-covid place that people actively want to go to every



Vibushan Thirukumar has hired more than 70 people to co-work and events space Oru. Here's what he has learned about building a team.

Oru Space and Trinco restaurant opens

6th January



Architecture Today Awards Forum
Oru Sutton
In South London, a new co-working and wellness space paves the way for a high street's regeneration and serves as an example of circular design principles in practice.



The Guardian

Breath of fresh air | Trinco is a modern Sri Lankan restaurant based at Oru Space, my local yoga studio in Dulwich, south-east London. Its vegetarian menu is incredible and very reasonably priced, and at lunchtime the thosai pancake made with fermented rice and lentils and filled with masala potato, cheese and chillies is hard to beat. By night, meanwhile, the place turns into a real feast for the senses, and my top picks include the incredible black rice hoppers, kothu roti and green papaya salad.

Press

Winners

Stiff+Trevillion	Arding & Hobbs
Samuel Chisholm Studio and Takero Shimazaki Architects	Oru Sutton
Architecture WK Ltd	Park Lane Stables RDA
John McAslan + Partners for Cadogan	Sloane Street, London
Allford Hall Monaghan Morris, Howells and Maccreanor Lavington	The Brentford Project - Phase 1
RSHP	The Emory
DaeWha Kang Design	The Public Courtyard and Pavilion at The OWO
Feilden Fowles Architects	Urban Nature Project, Natural History Museum
Lynch Architects	Westminster Coroner's Court



Oru Sutton

A creative conversion of a redundant department store into flexible, mixed-use commercial spaces in South West London

by Samuel Chisholm Studio and Takero Shimazaki Architects

Client: Oru Space

Award: RIBA London Award 2026



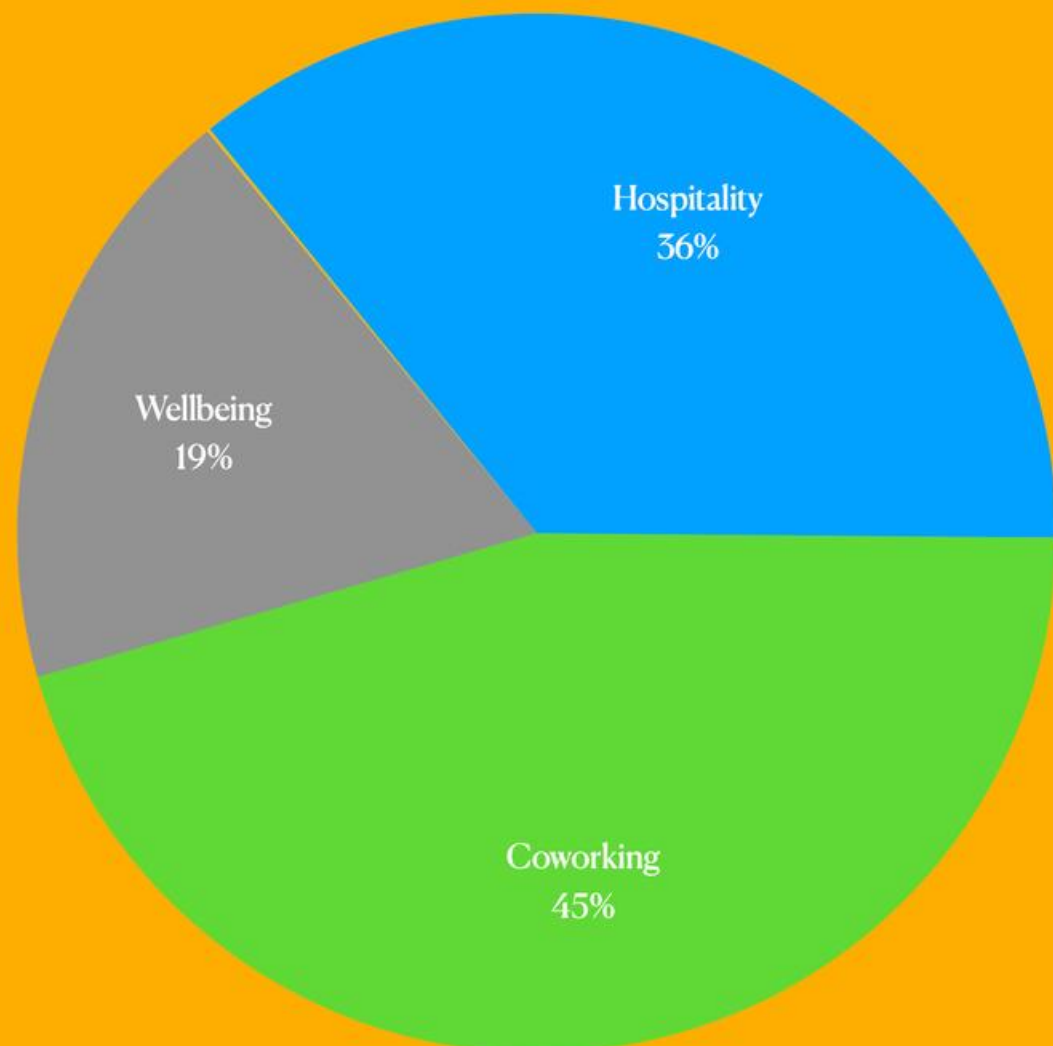
Oru Sutton | Credit: Anton Gorlenko

This mixed-used commercial development occupies parts of a former BHS department store on Sutton High Street to offer socially-conscious co-working space, retail, wellbeing and hospitality. The project brief called for the adaptive reuse of the exist primary challenges were to introduce coherence to how they connected, and to bring light and air into the deep plan resolved through new courtyards. Now spaces are connected by a single path running from the Times Square entrance at ground floor

The strategy for adapting the existing building was to 'do less' when making changes to its fabric - driven by both sustainability aspirations and economic constraints. The premises now offers over 3,400sqm of accommodation over five floors, with cow harvesting, chickens and weekly community gardening sessions.

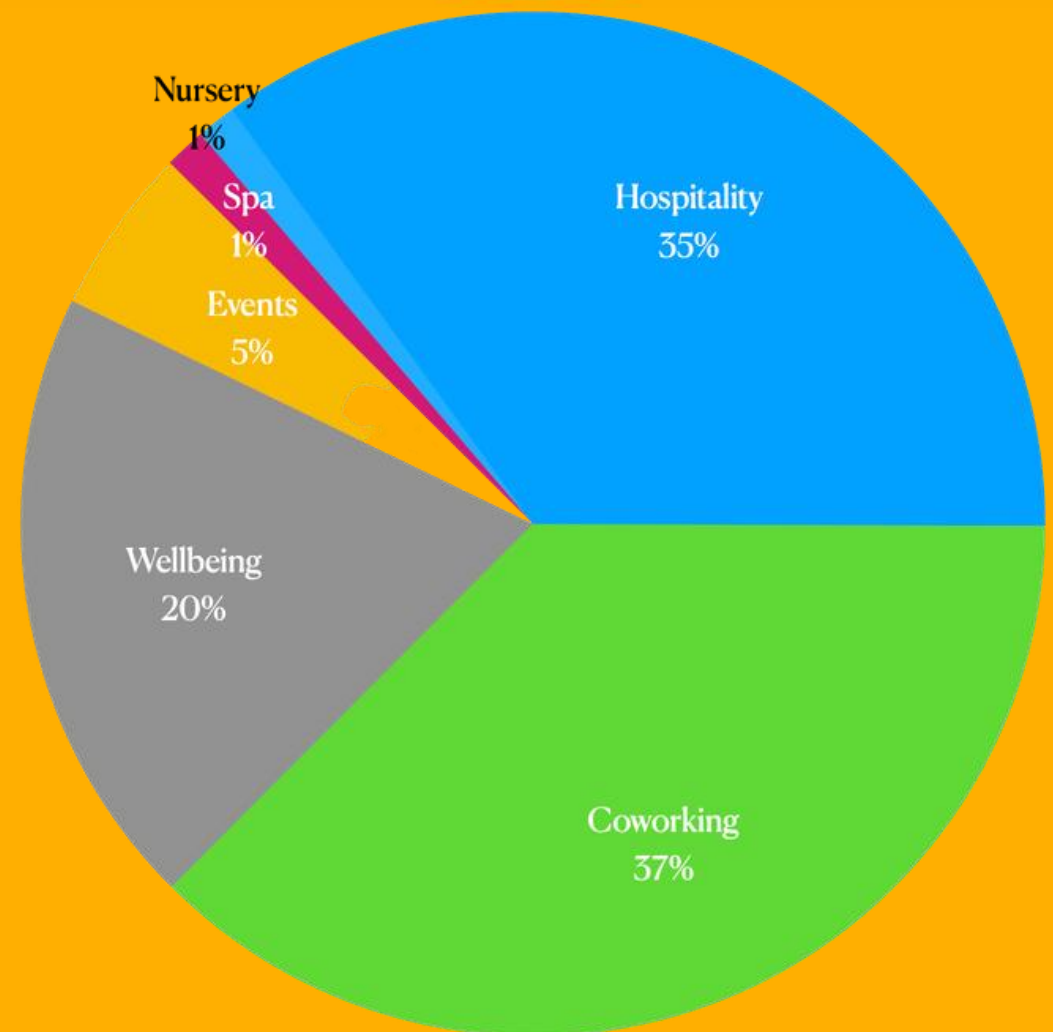


RIBA Oru Sutton 2026 Award



Oru Group Revenue by Sector 2024

£k's	2024
Hospitality	751
Coworkin	659
Wellbeing	371
Events	1
Total	1,781



Oru Group Revenue by Sector 2026

£k's	2026
Hospitality	1,180
Coworking	1,335
Wellbeing	609
Events	27
Retail	222
Spa	0
Nursery	43
Total	3,415

Resilience

- Both diversity & our product life cycle makes us truly resilient
- Navigating COVID within years 1 & 2
- Completing over £12m of construction
- London's only yoga studio with its own retreat centre
- Further strengthens as events, retreats & spa sectors grow.



BEFORE



BEFORE



AFTER



AFTER



Dulwich

Dulwich £k's

3,000

2,250

1,500

750

0

- Revenue
- Gross Profit
- EBITDA
- Net Profit

2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031

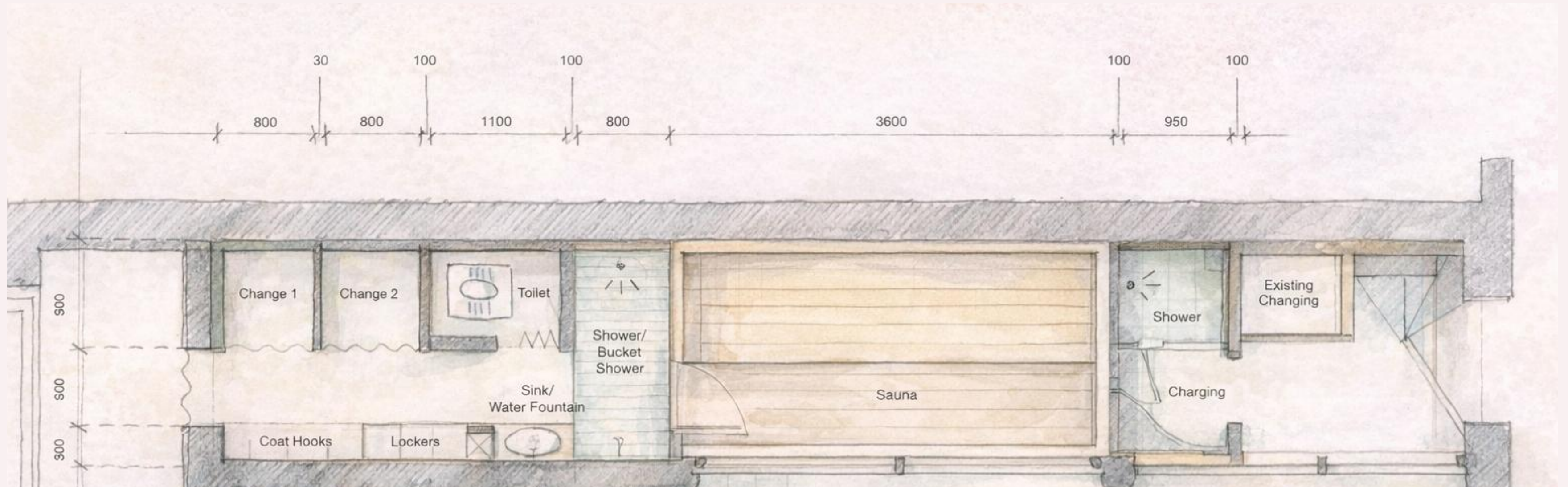


A photograph of a man in a dark suit standing at a bar, addressing a group of people. The setting is a modern lounge or bar with warm lighting, featuring several large, white, spherical pendant lights and a golden disco ball. The background shows a crowd of people seated at tables, some engaged in conversation. The overall atmosphere is social and professional.

Dulwich Strategy

- Expand evenings of operations
- High demand for lounge and Trinco hires
- Utilising rooftop event space
- Nurture relationships with local external spaces: Dulwich Park Bowls, Dulwich College, Courtauld Institute
- Expand rooftop schedule

Dulwich Sauna





Sutton



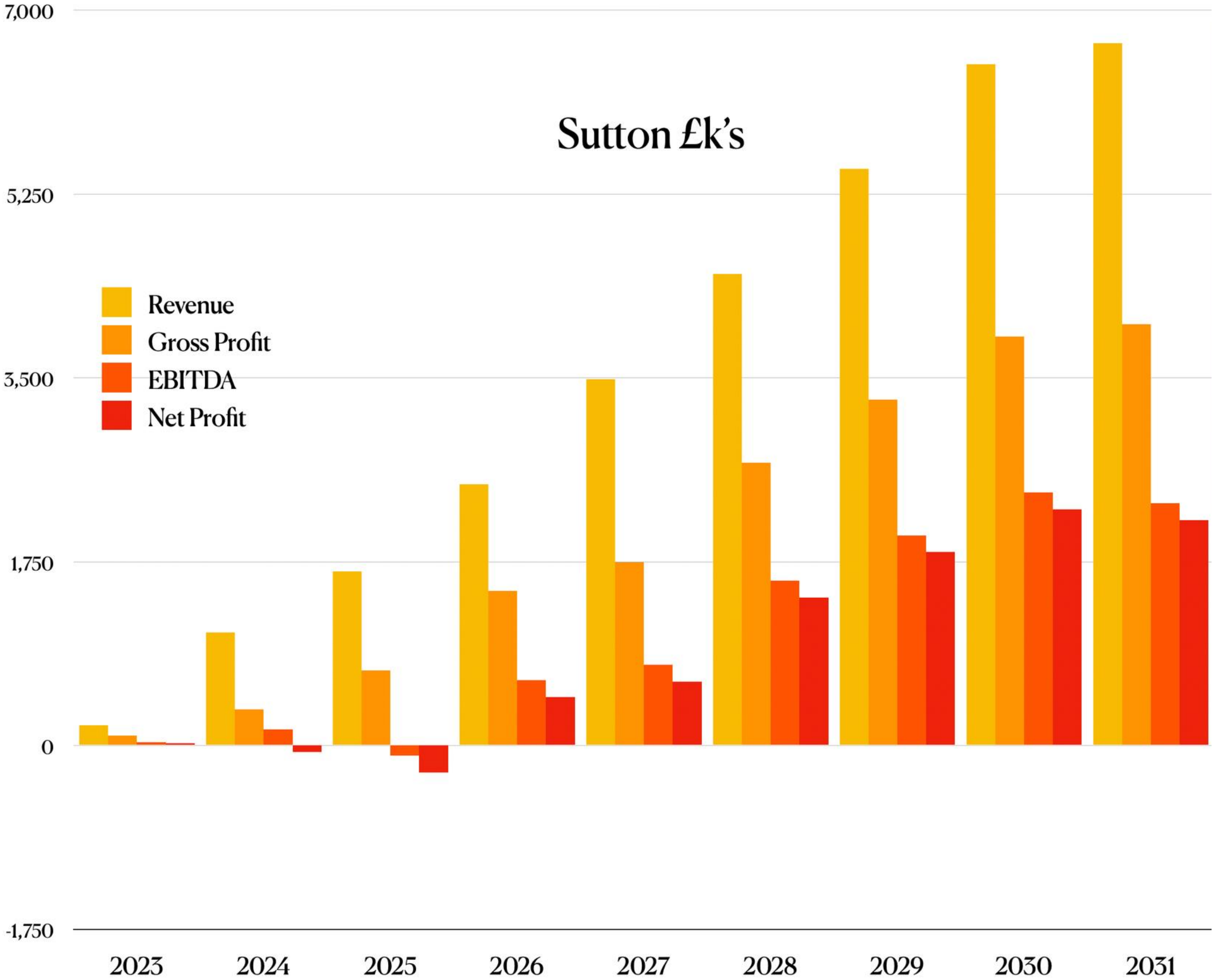
COWORKING + FOOD + WELLBEING + EVENTS + NURBERY

H.M

Christmas

STARBUCKS

Sutton £k's



Site Developments



Sutton expansions and improvements

2k sqft Spa
Opens August 2026

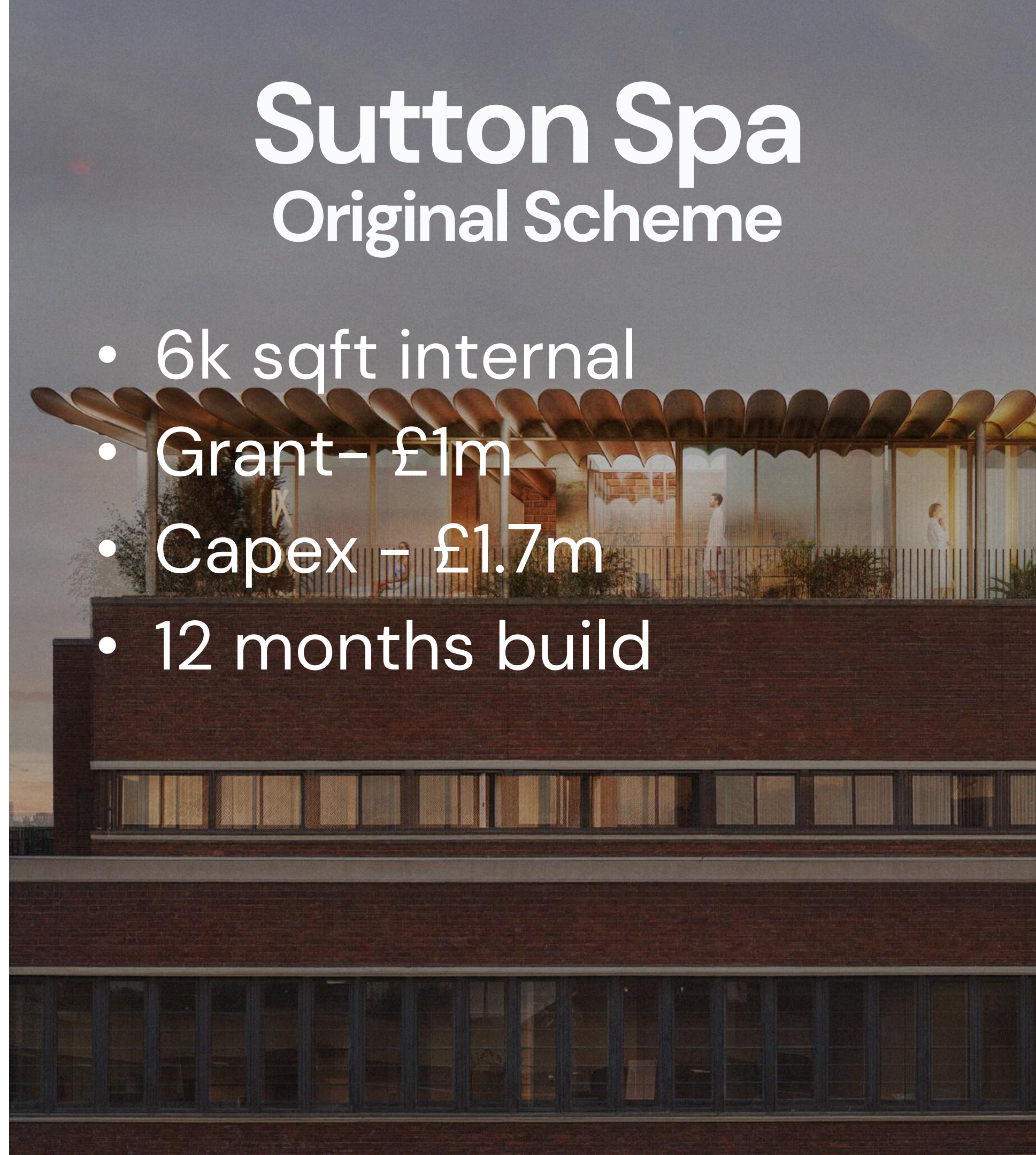
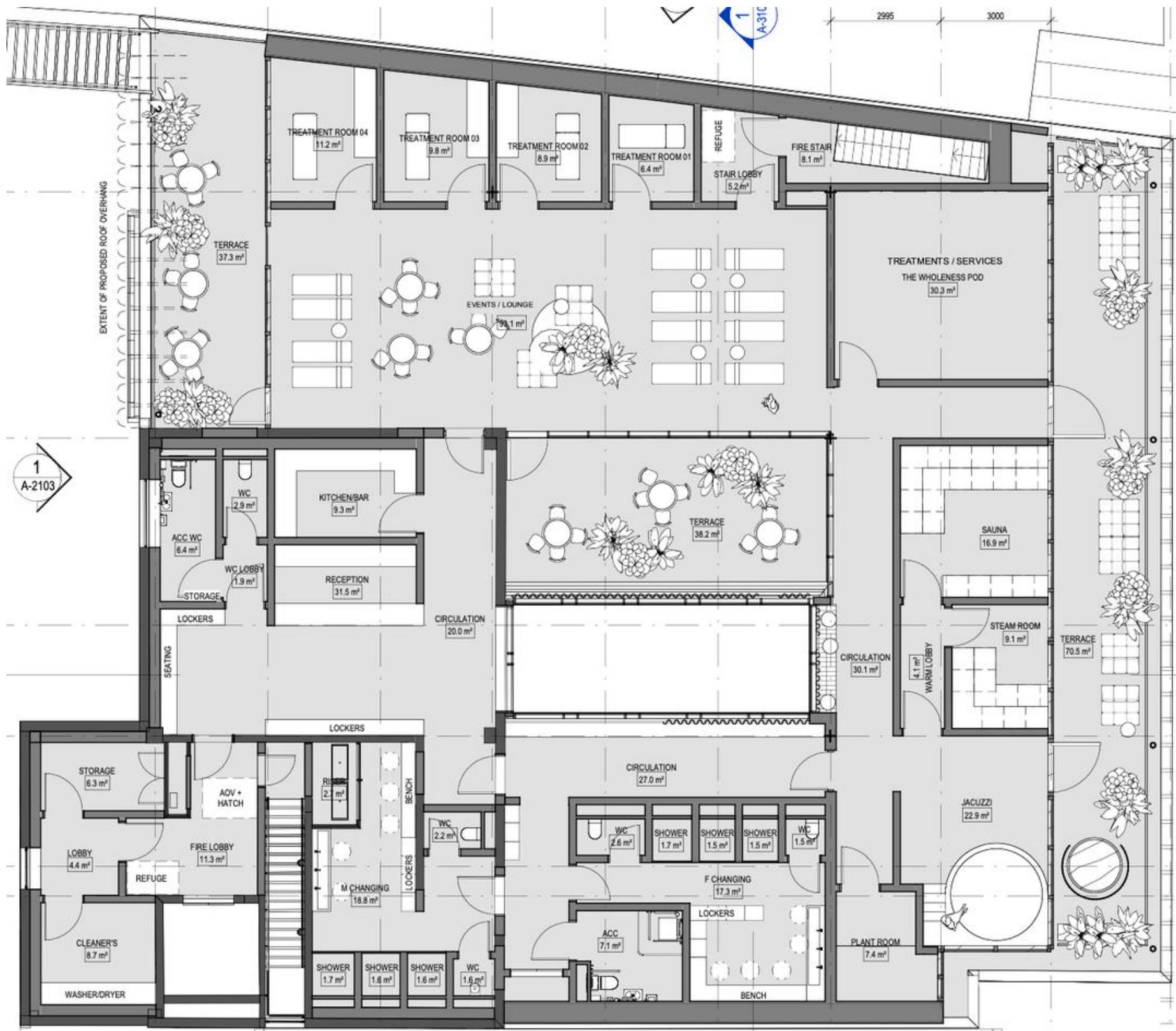
Reformer
Opened April 2026



Creche (in addition to Nursery)
Opened April 2026

Sutton Spa Original Scheme

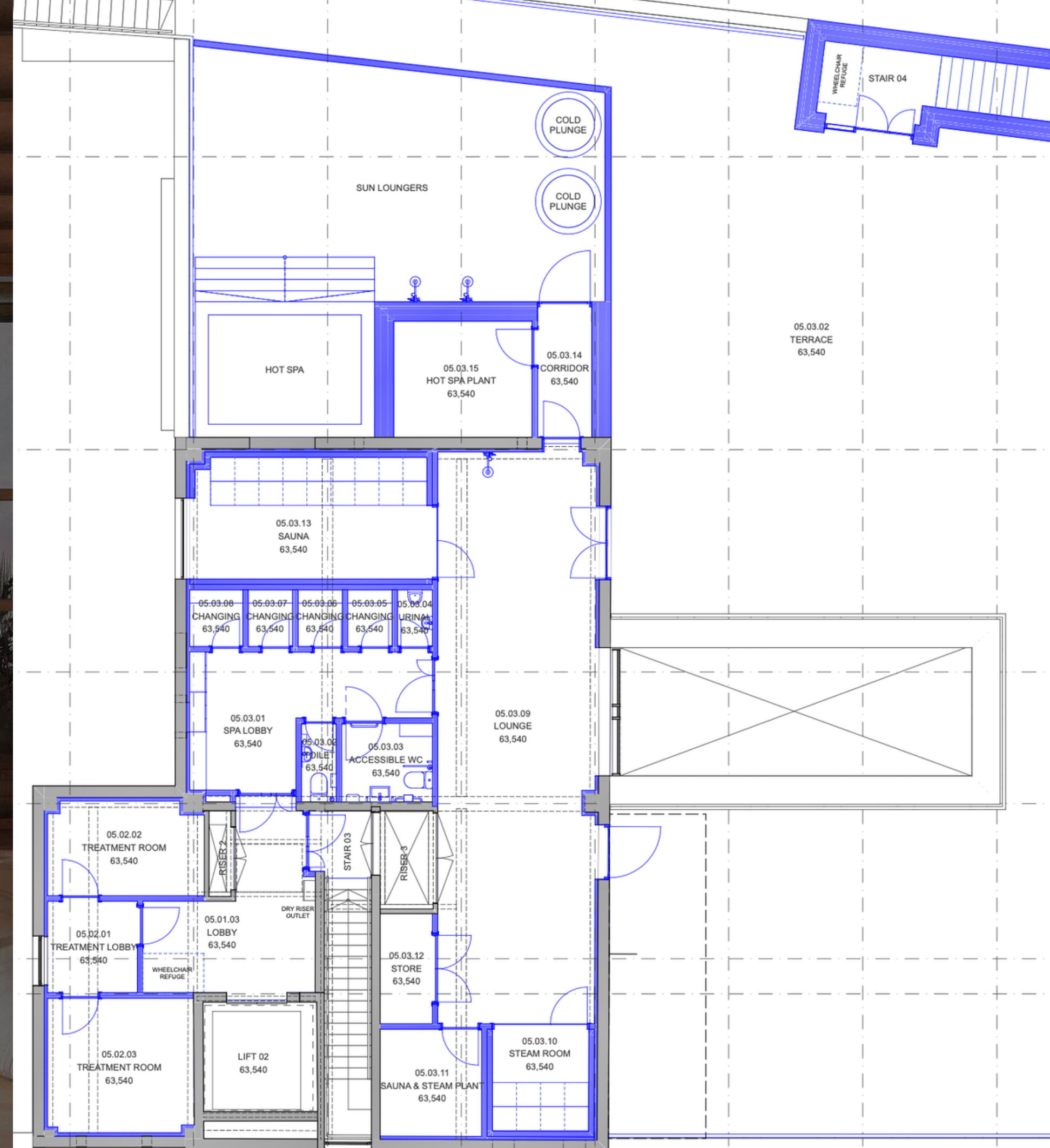
- 6k sqft internal
- Grant - £1m
- Capex - £1.7m
- 12 months build



Sutton Spa Improved Scheme

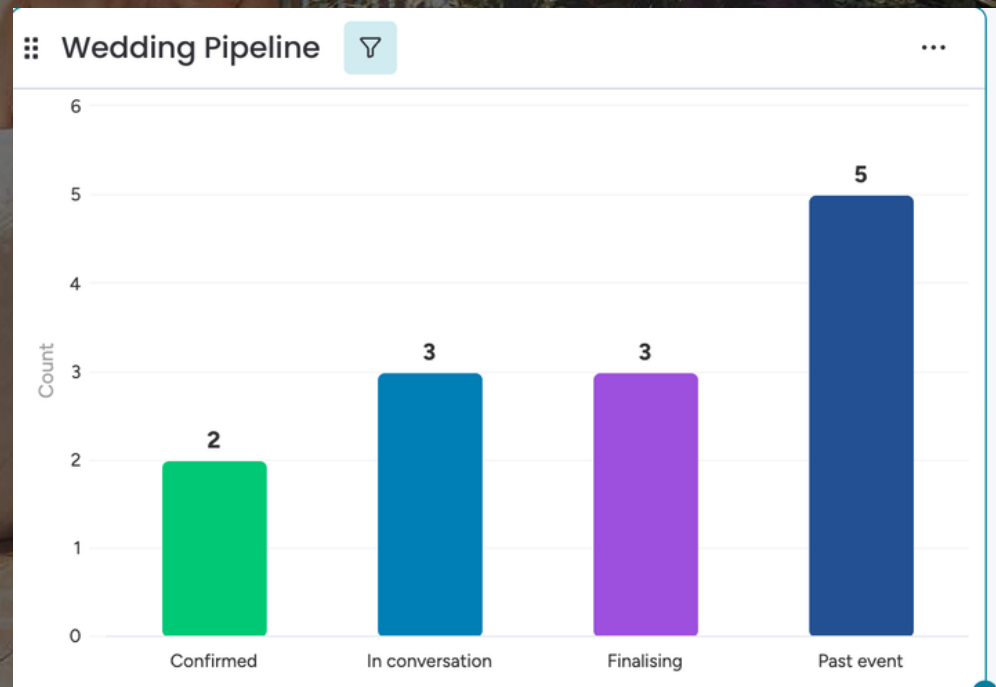
- 2k sqft internal
- Grant – £1m
- Capex – £1m
- 4 months build
- 41% less Capex but 90% of revenue maintained

Less disruption to operations
within the building



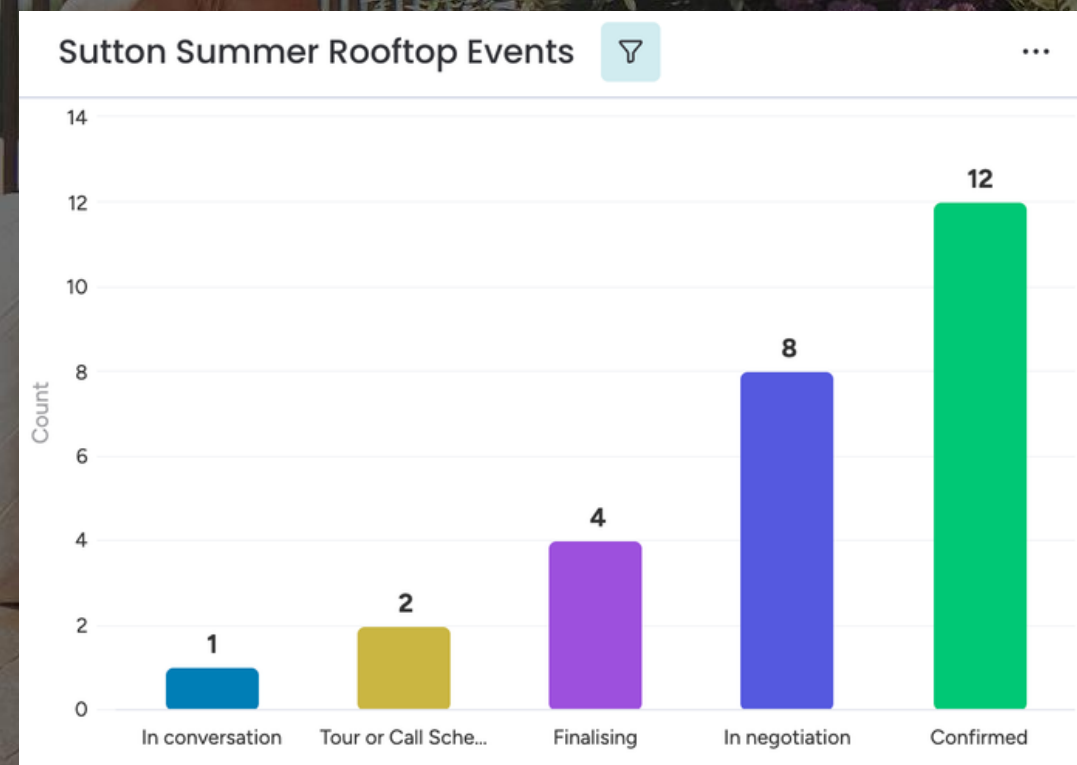
Weddings

- Wedding pipeline from Summer 2026 with zero promotional spend to date
- Proven track record of proposals, engagements, hen parties and wedding receptions
- Unique indoor/outdoor ceremony space
- Legal licence unlocks high-value London & national bookings



Rooftop

- Building on a strong summer in '25 , strengthening promoter partnerships to bring new audiences
- Programming spans daytime raves, music brunches and DJ takeovers
- Exploring additional days to meet demand



Exciting! Please just take me wherever you go

so overwhelmed to be a part of this place ❤️

🔧 What a joy of a business ❤️

Love everything you do! Would love to support you!!

You have such a great ethos and values 🙌❤️

Look forward to seeing how you continue to evolve and impact the communities you serve 🌸

Feeling so proud of everything you guys have built here and can't wait to visit again ❤️

Community



Oru El Saltador

5.0 ★★★★★ (4) ⓘ
Retreat Centre



Trinco Sutton

4.6 ★★★★★ (78) ⓘ · £10–20
Restaurant · ♿



Trinco Dulwich

4.7 ★★★★★ (101) ⓘ
Restaurant · ♿



Oru Sutton: Coworking + Cafe + Yoga

4.8 ★★★★★ (122) ⓘ
Co-working Space · ♿



Oru Dulwich: Coworking + Cafe + Yoga

4.4 ★★★★★ (206) ⓘ
Co-working Space · ♿



Oru Sutton: Events + Venue Hire

5.0 ★★★★★ (8) ⓘ
Events Venue · ♿

Trust and Reputation



On
El Saltador

Oru El Saltador

- 12 bedrooms
- Indoor & rooftop yoga shala
- Off-grid & solar-powered
- Almeria Airport - 45 mins
- London to Almeria - 2.5 hours
- 2 Buildings
- 81 Acres of Land
- Infinite possibilities
- Fully Funded
- 12 Retreats this year



LIMEHOUSE

FUNDING ROUND COMMENCE
FUNDING PARTNER APPOINT

LIMEHOUSE ACQUIRE
LIMEHOUSE ACQUIRE

MAIN HOUSE GROUND FLOOR
MAIN HOUSE FIRST FLOOR

NEW SHALA
NEW HOUSE
TREE PLANTING

V.I.P. GARAGE
Tel. 071-987 4878 777-785

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PERMACULTURE
YOGA & BREATHWORK

HEALING THE LAND
BARRE

MINDFUL FITNESS
CREATIVE WRITING

SUMMER YOGA
PILATES
BARRE & FITNESS

POWER YOGA

YOGA & NATURE
BREATHWORK & SOUND
YIN AYURVEDA & ACUPUNCTURE
CYCLING

SALTADOR



Convertible Loan

Raising £200k–£500k

Stage Pre Series A

Asset Backing Freehold & Lease

Key Terms Convert to main raise

Why invest now under a CLN?

Early Entry & Discount

Priority

Bridgeⁿ to Main

raise Interest on Non-

converted **Upside Potential and Interest Paid!**

CLN

raise Pre-Emption

Round Lead Investor

Terms Main Funding

Round





Series A Round

Raising £5m – £15m

Stage Late Series A (Growth)

Asset Backing Freehold & Lease

Status Active Outreach

Valuation approx £26m – £31m

Use of Funds New Site acquisition
and funding , Cap Ex



Oru Limehouse

- Zone 2 – East London
- Grade 2 listed
- Partial freehold
- Old sailmakers factory
- 28k sq ft
- Off-market deal – market leading
- Canal-side & Commercial Road
- Selgascano Architects appointed





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MOTEL
GLASS

MOTEL
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