



Friar Gate Studios

Office 13

First Floor, Friar Gate Studios

279 sq ft, 25.92 sq m

Rental Package:

- Flexible, high quality workspaces & scalability allowing you to downsize or upsize if necessary
- Flexible lease options - to meet your needs
- Secure buildings alarm and computer-controlled door entrance system enabling 24/7 access
- Frontline customer support services – meet and greet and sorting of mail and accepting deliveries
- Provision of communal facilities i.e showers and kitchenettes
- Connection to superfast internet, Wi-Fi and telephony services
- Fully licensed on-site cafe
- Meeting room quota, equipped with digital screens and free Wi-Fi
- Networking and collaboration opportunities
- Access to Business Support

Included within your service charge:

- Cleaning of communal spaces
- Window cleaning
- Provision of disposal bins and collection of waste
- Building insurance (excludes tenants office contents)
- Emergency after hours security and key holding service
- Contribution towards utility bills of communal spaces
- Contribution towards hygiene services in toilet facilities
- Contribution towards National Non-Domestic Rates (NNDR) of communal spaces
- Servicing and maintenance of communal building equipment i.e. lift, door access system, intruder alarms, fire alarm, ventilation systems, automated doors and other electrical and mechanical equipment.

Other tenant charges:

- Individual offices are sub-metered
- Business levy business rates apply



For further information contact

E: lettings@connectderby.co.uk

W: www.connectderby.co.uk/contact/

Head Office

Friar Gate Studios
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Meeting & Conferencing Facilities

Friar Gate Studios is the ideal city centre location for business meetings and is available to tenants and external businesses.

Our facilities include digital screens, free superfast internet and WI-FI connectivity.

Tenants receive a quota of free meeting room usage (excluding seminar rooms at the iHub) every month after which time it becomes chargeable.

You can book meeting rooms across all our buildings.