Friar Gate Studios

Create, **Connect** and **Collaborate**

Workspace packages and services

Friar Gate Studios comprises 41 stylish, modern workspaces, ranging in size from 137 sq ft to 1,190 sq ft for businesses operating in the creative and digital sector or their supply chain.

The Studios offer superfast internet and Wi-Fi connectivity.

Each workspace is available with flexible rental terms.

We also offer a range of business services on a pay as you go basis, including, telephone call answering, mail sorting and handling, confidential shredding, mailshots and other services.

On-site café

Bean Caffé is central to creating a sense of community at Friar Gate Studios.

When you visit Bean, you'll be treated to a tasty menu of fresh, seasonal, locally produced dishes and great customer service, along with fabulous coffee!

Breakfast, brunch and lunch is served in a relaxed environment – making it the perfect place to take a lunch break or meet with colleagues and clients.

connectderby.co.uk

Head Office Friar Gate Studios Ford Street Derby DE1 1EE

Friar Gate Studios

Office 8

Ground Floor, Friar GateStudios

435 sq ft, 40 sq m

Rental Package:

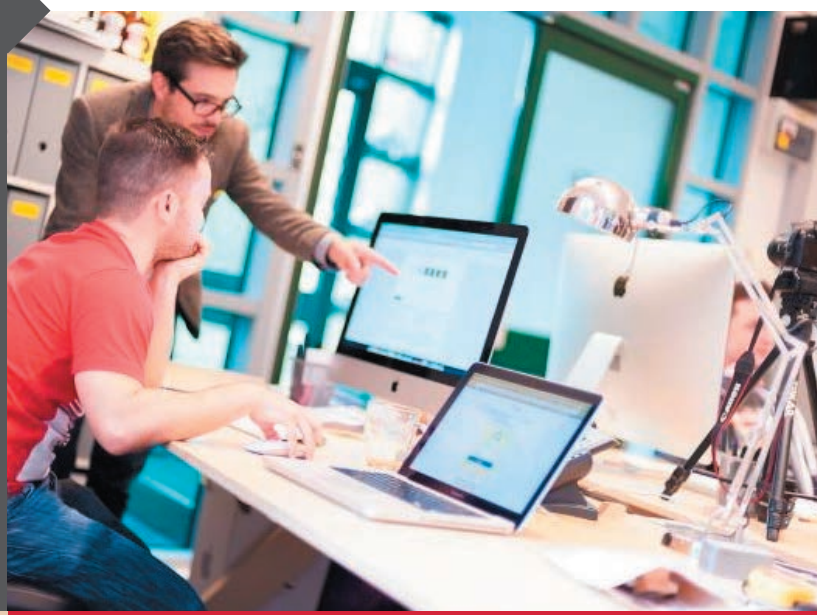
- Flexible, high quality workspaces & scalability allowing you to downsize or upsize if necessary
- Flexible lease options - to meet your needs
- Secure buildings alarm and computer-controlled door entrance system enabling 24/7 access
- Frontline customer support services – meet and greet and sorting 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/

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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.