

# Kings Chambers

Create, Connect and Collaborate



## Workspace packages and services

Located on Queen Street in the heart of Derby's Cathedral Quarter, Kings Chambers is a mixed-used facility for new start and small businesses looking to take the next step in their development.

Tenants range from businesses in the professional service sector to engineering firms, along with health, well-being, PR and graphic design businesses.

There are 19 offices available ranging in size from 106 sq ft to 978 sq ft.

The building has been the subject of a £1 million refurbishment and provides high quality office space on flexible monthly terms.

## On-site café

Kings Chambers offers tenants access to 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.

A meeting room is available for use by tenants and nontenants.





Kings Chambers

# Office 3

Ground Floor, Kings Chambers

156 sq ft, 10 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
- Provision of communal facilities i.e showers and kitchenettes
- Connection to superfast internet, Wi-Fi and telephony services
- 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:

- Business Rates and Business levy apply

**For further information contact**

**E: [lettings@connectderby.co.uk](mailto:lettings@connectderby.co.uk)**

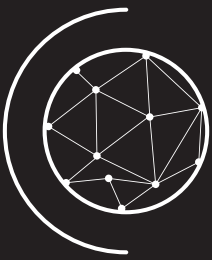
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# Office 4

Ground Floor, Kings Chambers

633 sq ft, 58.81 sq m



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- Access to Business Support

## Included within your service charge:

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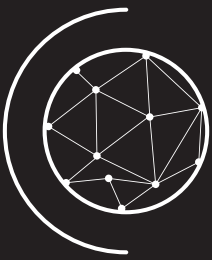
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# Office 5

First Floor, Kings Chambers

137 sq ft, 13 sq m



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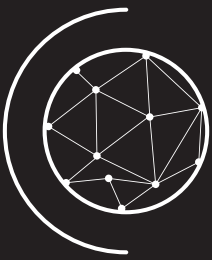
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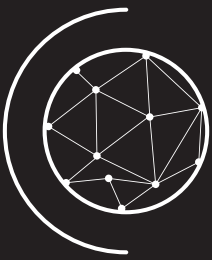
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# Office 6

First Floor, Kings Chambers

168 sq ft, 16 sq m



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- Connection to superfast internet, Wi-Fi and telephony services
- Meeting room quota, equipped with digital screens and free Wi-Fi
- Networking and collaboration opportunities
- Access to Business Support

## Included within your service charge:

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- Window cleaning
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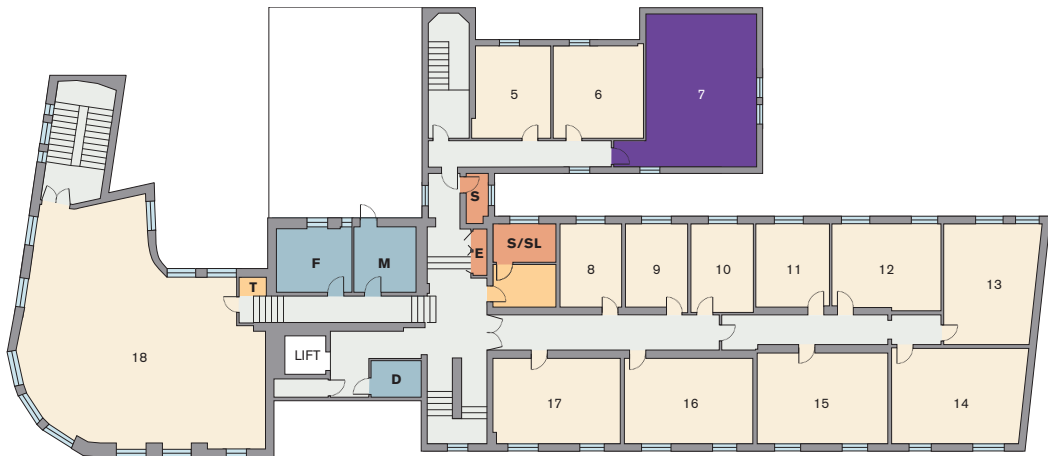


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# Office 7

First Floor, Kings Chambers

368 sq ft, 34 sq m



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# Office 8

First Floor, Kings Chambers

106 sq ft, 10 sq m



## Rental Package:

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