

# Marble Hall

Create, Connect and Collaborate



## Workspace packages and services

The grade-two listed former Rolls-Royce building has been the subject of a £4m refurbishment to transform it into a vibrant managed workspace facility, with a range of complementary facilities.

Accommodation includes 42 high spec offices, ranging in size from 800 sq.ft – 1200 sq.ft

Tenants have access to superfast Internet and Wi-Fi connectivity, alongside on-site management, IT support and more.

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

Marble Hall is home to Claude's Café, an on-site kitchen and training provision, which is operated by YMCA Derbyshire.

Open to everyone in the local community, the café provides food at affordable prices.

A modern café with a vibrant atmosphere, Claude's is ideal for a morning coffee or lunch and a catch up with friends and colleagues.



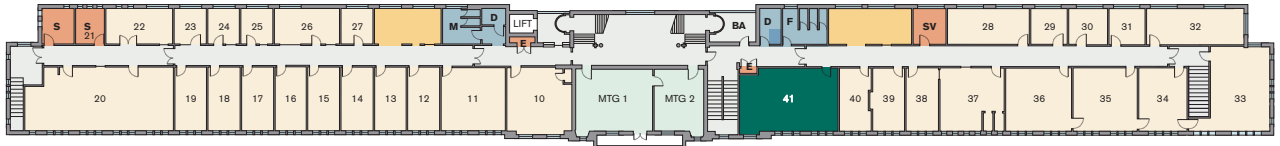


Marble Hall

# Office 41

First Floor, Marble Hall

517 sq ft, 48 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
- Onsite café
- 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 apply

## For further information contact

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

**W:** [www.connectderby.co.uk/contact/](http://www.connectderby.co.uk/contact/)

### Head Office

Friar Gate Studios  
Ford Street  
Derby  
DE1 1EE

[connectderby.co.uk](http://connectderby.co.uk)

## Meeting & Conferencing Facilities

Marble Hall is the ideal 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.