



# Sadler Bridge Studios

Create, Connect and Collaborate



## Workspace packages and services

Sadler Bridge Studios comprise of 36 units and modern workspaces ranging in size from 150 sq ft to 594 sq ft for businesses operating in the creative and digital sector or their supply chain.

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

Businesses are able to access the workspace with new easy-in, easy-out 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

Scandinavian café RASK, based at Sadler Bridge Studios has become well known for its nutrition-based approach to food and its feel good vibe!

Inspired by the Danish art of Hygge, RASK serves good-for-you food made from simple and honest ingredients. It's the perfect place to grab your morning coffee or a nutritious lunch, and is ideal place to take a work break or meet with colleagues and clients in a chilled and modern environment.





Sadler Bridge Studios

# Office 1

Ground Floor, Sadler Bridge Studios  
343 sq ft, 32 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:

- Business Rate and Business levy both 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

Sadler Bridge 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.