

A photograph of a modern office interior. In the foreground, a white rectangular table with white legs is set up with several black office chairs. A sign with the text "SPECIAL OFFERS!" is leaning against the table. In the background, there is a red desk with white stools, a yellow cabinet, and a framed picture on the wall. A potted plant is visible on the left side of the frame. The room has a concrete floor and exposed red pipes on the ceiling.

# FRIENDLY

Unit 18, Burnmoor St, Leicester LE2 7JL

FRI  
ENDLY

## About

FRIENDLY is a multi use creative studio space, located less than 500m from the King Power Stadium in Leicester.

Run by the team behind award winning content platform and creative agency This Fan Girl / TFG Studios - FRIENDLY is an IRL space for connection and community.

With two fixed desks open to monthly rolling contracts, and four spaces for co-working - FRIENDLY welcomes those looking for an inspiring space to work with all the flexibility you need.

The 840sqm space located in historic St Mary's Works is also open to private hire for events from workshops and pop ups, to shoots and launches.

We can't wait to welcome you into the space.

[www.friendly.global](http://www.friendly.global)

SPACE DECK 2025









SPACE DECK 2025

## Provisions

- + Wifi up to 110Mbps
- + Newly installed heating
- + Breakout spaces
- + Printer available
- + 3 hour free parking on site, close to NCP car parks
- + 3 minute walk from Welford Road buses
- + Dog friendly (1 dog per day)
- + Kitchen with fridge and microwave
- + 3 gyms within walking distance
- + First access to all FRIENDLY events

## Costs

- + Fixed desk £180 inc VAT
- + Co working daily desk £15 inc VAT
- + Hire - starts at £50ph



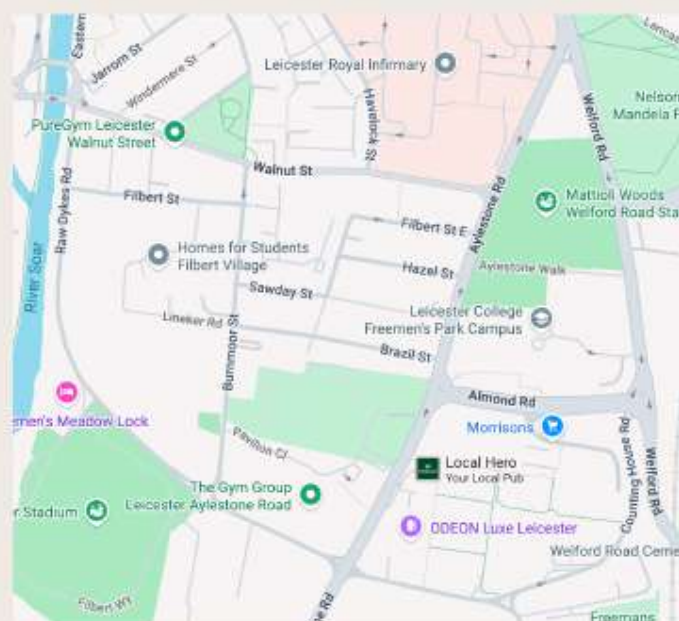
# Getting here

What Three Words: bucks.mobile.cross

We're based in the historic St Mary's Works on Burnmoor Street, 500m from the King Power Stadium, and a 7 min uber ride from the station.

Our unit is on the second floor and is accessible from Burnmoor Street. There is lift access to the building, although please let us know ahead of time if this is required.

FRIENDLY is situated in a working factory, so the hustle and bustle of daily life is part of what gives our unit it's charm - but please be aware we might not be suitable for any filming that needs zero sound on set.





**FRIENDLY**

enquire: [amy@friendly.global](mailto:amy@friendly.global)