

THE FOUNDRY FOUNDERS

Space to Forge.

Offices, studios, treatment rooms and a production sound stage in a restored heritage campus. A guide for the organisations who will make The Foundry their home.

Tenancy
from £800–£2,500 pcm

Regular hire
by the session, block or residency

2 Nov 2026
Expressions of interest close

City Road · Chester Green · Derby DE13RP

CITY ROAD, CHESTER GREEN

A heritage building, reformed.

The Foundry occupies a 2.3-acre heritage industrial site framed by parkland and the River Derwent, minutes from Derby city centre. The original 1870s arched brick façade and steel-trussed roofline are being retained and restored as the defining character of the campus.

2.3 acres

Heritage industrial site

1870s

Façade retained and restored

2 buildings

Academy and production stage

Consented

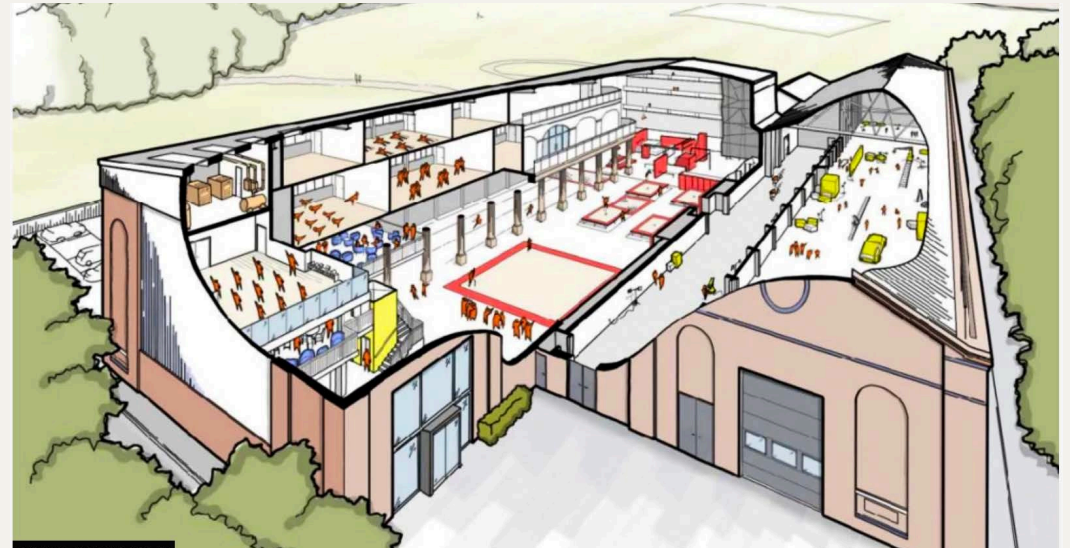
Site owned, full planning secured

Building One · The Academy

Reception, changing, The Green Room café and bar, gym floor, fitness gym, gymnasium and Stunt Foundry, studios, offices and treatment rooms.

Building Two · The Sound Stage

A 2,088.7 m² column-free stage for standing sets, stunt rigs and vehicle work, with roller-shutter access straight off City Road.



CONCEPT SECTION — SIGMA ARCHITECTS



THE GYM FLOOR, FROM THE CAFÉ



BUILDING TWO AS A WORKING FILM SET

WHAT'S AVAILABLE

Every discipline, one footprint.

Spaces are available as permanent tenancies or for regular hire. Level 2 units are flexible: a single of 44 m² or a double of 88 m², divided by concertina walls. If you need more, such as a 132 m² triple, we'll assess this based on demand.

Private offices

44 M² EACH

Self-contained offices for clinics, coaching businesses, agencies and production teams.

TENANCY

Double office suites

88 M²

A larger, flexible room for a growing team, or hired for workshops, consultations and meetings.

TENANCY OR HIRE

Treatment rooms

PROPOSED

Private rooms for physiotherapy, sports therapy, massage and injury rehabilitation, next to the training floors.

TENANCY OR HIRE

Studio spaces

UP TO 88 M²

Studios for martial arts, dance, yoga, Pilates, HIIT and group classes.

REGULAR HIRE

Building Two sound stage

2,088.7 M²

Column-free dry-hire stage with vehicle access, for film, TV, commercials and large builds.

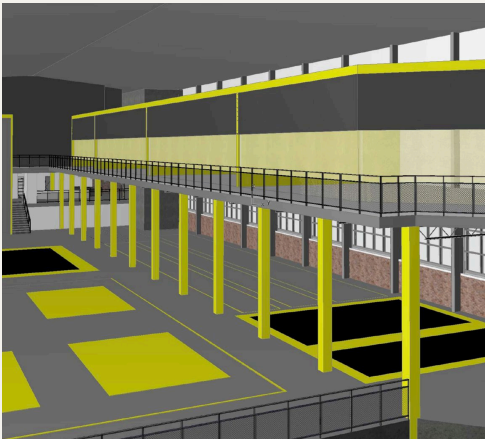
DAY, BLOCK OR RESIDENCY

The Green Room café & bar

226.8 M²

The social heart of the campus, open seven days and overlooking the gym floor. Bookable for private events and parties.

SHARED · PRIVATE HIRE



OPTION 01

Tenancy

A permanent home at The Foundry, with your own dedicated space and a place in the Founder community.

Rent	£800–£2,500 pcm, depending on size
Minimum term	TBC
Deposit	TBC
Access hours	Building opening hours (see page 5)
Fit-out	Tenant-led, with Founder support

GUIDE PRICES

Single unit, 44 m² from £800 pcm from £20 an hour
Double unit, 88 m² £2,000–£2,500 pcm from £30 an hour

Rent includes utilities, Wi-Fi, service charge, cleaning of shared areas, reception and security (to be confirmed). Half-day, day, block and long-term rates are open to discussion.

OPTION 02

Regular hire

Book the space you need, when you need it, on a regular or long-term basis.

Sessions	Weekly classes and PT slots
Blocks	Training programmes, camps, rehearsals
Residencies	Long-term production bookings
Rates	From £20 an hour
Booking	Online booking system

Fitting out your space

Founders fit out their own space. We'll help with access to our design team, preferred contractors and suppliers, and shared kit, and we'll support founding members as they settle in.

WHY BE A FOUNDER

More than a space. A community.

Industry on the doorstep

MARV, the production company behind the Kingsman films, is an investor, bringing productions that need rehearsal and preparation space.

Cross-referral by design

Performance, rehabilitation and production specialists under one roof, sharing clients, talent and ideas.

Shared amenities

Reception, changing and The Green Room café and bar, without the overheads of running them yourself.

Join the in-house gym

Options for Founders and their teams to join The Foundry's fully equipped fitness gym.

Footfall from day one

100+ visitors a day from classes, members, hirers and crews.

Profile from day one

Founding occupants featured in launch events and Foundry communications.

HOURS AND FOOTFALL

A busy building, seven days a week.

Building	Open seven days, 9am–9pm
The Green Room	Mon–Sat 9am–9pm, Sunday 9am–2pm

100+

Expected visitors on a typical day

3:30–7pm

The after-school peak

THE GREEN ROOM

Café, bar and private events.

A 226.8 m² first-floor café and bar overlooking the gym floor, serving coffee, shakes and warm food to members, parents, Founders and crews. In the evenings it becomes a bar and events space.

Parties and functions

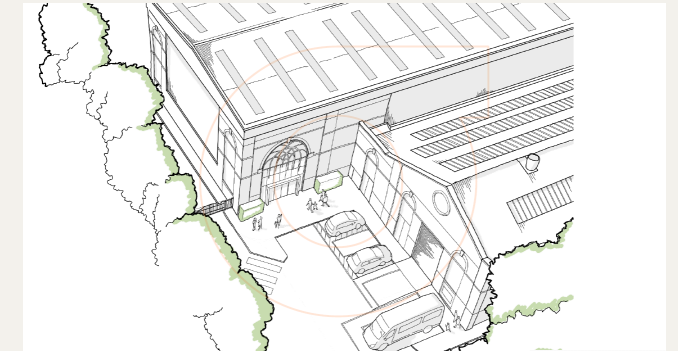
Kids' parties at weekends, in three slots: 10am–12pm, 12:30–2:30pm and 3–5pm, from gym parties to stunt parties with a film clip to take home.

Where: a reserved area of The Green Room, or a studio when it isn't permanently hired.

Also bookable: corporate team days, screenings, wrap parties and private hire.

GETTING HERE

Parking and access.



On site: parking for tenants, including accessible bays, plus drop-off and loading for Building Two.

Free public parking: the council's free City Road car park (DE1 3RP), next to Parker's Piece, is just 200 yards away, with further free parking at Old Chester Road (DE1 3SA).

By bike and on foot: on the riverside routes from Derby city centre and Darley Abbey.

Let's forge what's next.

We are looking for established organisations with a proven track record, a committed client or member base, and the means to sustain a tenancy or regular booking.

TIMELINE

Now	Expressions of interest open
2 Nov 2026	Deadline for expressions of interest
[Nov 2026]	Shortlisting and site conversations
[Early 2027]	Agreements and fit-out planning
Spring 2027	The Foundry opens

WHO FITS

Sports performance

Gymnastics, martial arts, parkour, dance, stunt training, strength and conditioning, and personal trainers (HIIT, yoga, Pilates).

Sports rehabilitation

Physiotherapy, sports therapy, injury rehabilitation, sports science and performance wellbeing.

Creative industries

Film and TV production, performance, choreography, movement direction and content creation.

HOW TO EXPRESS INTEREST

Send up to 500 words covering who you are and how long you have been operating, whether you want tenancy or regular hire, the space and frequency you need, and how your work complements The Foundry.

Email by Monday 2 November 2026

dom@thefoundryuk.com

www.thefoundryuk.com