

# Southwark Council

## Workspace Provider List

Winter 2019-20

### Background

Southwark Council continues to grow its business base, and our Economic Wellbeing Strategy, New Southwark Plan, Area Action Plan for Old Kent Road, Skills Strategy and other ongoing work in our town centres and growth areas reflect our desire to make Southwark the place in London to start and grow a business.

The last decade has seen significant residential development, and the council welcome this investment in housing in the borough. However, much of this development has taken place on employment land. Limited space and high accommodation costs are putting pressure on businesses, while rising prices are having an impact on crucial development areas. Our growth areas represent an opportunity to increase our employment and business land provision, as well as anchor skills in the local area. Workspace providers will be a crucial part of this approach, developing both business and skills through providing inexpensive and well-managed workspace for the borough's entrepreneurial and small business base.

The council aspires to use strong partnership working and the provision of workspace as a mechanism to support both a flourishing local economy and the skills agenda. We want to strengthen our growth sectors and encourage emerging businesses of all sizes to inform our efforts to deliver sector-specific skills. Our vision is of business communities able to thrive through access to appropriate and affordable workspace, pulling investment into the borough and enhancing resident employment prospects through skills development matched to our growth sectors' needs.

## Roles of workspace providers

We believe the offer of workspace providers is wider than just providing office space for entrepreneurs, small businesses, artists, and sole traders. Equally important is a provider's approach to supporting the needs of resident businesses and the council's skills agenda and future skills strategy. This includes the design of facilities, partnership prospects and co-working; the terms of occupancy; business support/mentoring; and how businesses can help inform local skills development and employment pathways.

Approaches vary depending on whether a provider is catering for businesses that are in 'incubation' stage or looking to expand. Some providers aim to attract businesses at all stages of the cycle. A huge variety exists in models and approaches and the council is keen to attract a range of providers to match the needs of Southwark's diverse business community.

## The list

Southwark Council has created a list for workspace providers to operate in the borough following a detailed application and screening process. The council is committed to supporting economic growth and investment and recognises the role workspace providers can play in the local economy, facilitating business growth, employment opportunities, and skills development as part of new and existing developments.

We intend for this list to be made available as early as possible in the planning application process, so developers and potential workspace providers can consider the options and business possibilities for new sites. The list is also publically available on the council website.

The list will be updated with further application rounds. For further details, please contact Richard Pearce at [richard.pearce@southwark.gov.uk](mailto:richard.pearce@southwark.gov.uk).

*Being on the workspace provider list could increase exposure to new business opportunities. However, inclusion on the list does not constitute a contract with Southwark Council or guarantee organisations new commissions. It has no direct monetary value in itself. The council also does not take any responsibility for discussions between developers and providers.*

## Offer to developers

Please click on the company name to go to the detailed entry in this list. You can also click on 'Workspace Provider' to return to this table.

	Target audience	Type of workspace	Space and Lease sought
<b>3Space</b>	Experimental projects, non-profits, local start-ups, small businesses. Free of charge space provided for innovative projects and local non-profit orgs, supported by space paid for by businesses as part of 'BuyGiveWork' initiative.	Shared workspace, private offices, project and experimental space, event space.	Any space, short and longer term duration. Specialist in hard-to-let space, or Meanwhile Use opportunities with wider regeneration ambitions.
<b>Acme</b>	Artists (sole traders) working in a wide range of forms including painting, sculpture, print-making, fine art photography, installation, performance, multi-media, video and time-based work.	Studios - can be self-contained, sub-divided or shared.	Any space. Long leasehold studios – 25 years plus or purchase, and directly manage all properties as a landlord to artist tenants.
<b>Arbeit</b>	Artists, designers, makers and small creative organisations - providing them with affordable work space, flexibility, and business guidance.	Self contained studios.	Any space. Preference for leases with five years minimum, but can also work premises on a short lease or on temporary basis.
<b>ASC</b>	Micro and SME's working within the creative sector. Core tenants are made up of visual artists, applied artists and not-for-profit charitable arts organisations.	Individual studio unit sizes vary between 100sqft – 2,500sqft.	Space from 5,000sqft to 100,000sqft. Leasehold and freehold property, minimum GIA 5,000sqft. Minimum length of term five years. Can consider JV agreements with developers and planning gain opportunities.
<b>ACAVA</b>	Artists working in any media, contemporary craft workers, designer/makers and other compatible businesses and practices.	Studios and workspaces, mostly self-contained, some shared, often with associated exhibition and event spaces.	Any space. Longer leases or freehold preferred, though shorter leases are considered.

<b>Business Space Made Easy</b>	Ranging from start ups to more established SME's to large multi-national corporates.	Office space with services.	Leases, sub-leases, or assignments at sub-market rents due to the limited term lengths available.
<b>Cell Projects</b>	Individual artists and artisans most of whom are sole traders.	Individuals/sole traders requiring purpose built 150 to 2,000sqft studios.	Space from 10,000sqft to 50,000sqft. Any lease.
<b>Central Working</b>	Environment and connections that help businesses of all sectors grow and succeed. Focuses on introducing members to vital contacts to help their business thrive.	Various, sole operators to SMEs with five to ten employees as well as bigger businesses.	Any space. Any lease.
<b>Craft Central</b>	Managing studios for craftspeople in Clerkenwell. Designer makers developing practices and sustainable businesses, development and promotion support to new designer makers, and opportunities for the public to experience craft skills.	Studios, single and shared, ideally with exhibition space. Good natural light.	4,000sqft plus, ideally 10,000sqft plus. Freehold or leasehold. Ideally 20 years plus.
<b>Eat Work Art</b>	Space for start-up artisan traders to more established companies such as website design agencies and architecture firms.	Shared workspace, studios, and desks.	Space from 10,000sqft through to 200,000sqft. Leasehold or freehold.

<b>Ethical Property Company</b>	Affordable workspace to charities, community groups, not for profit organisations, small businesses and social enterprises. In addition, affordable workspace to the creative, arts and media sectors with social and environmental alongside financial returns.	Mainly offices but also have demand for training, studio and retail space	Space from 10,000sqft – no upper limit. Any lease.
<b>Foundry Asset Management</b>	Affordable workspaces for all types of small and start-up businesses within B1, B2 & B8 use classes.	Individual units, studios, offices, shared workspaces, co-working spaces.	All considered (mixed use, warehousing, industrial, office space). Assistance with design, planning, onsite management, facilities management, integrated site management.
<b>Hatch</b>	Work with entrepreneurs who are either at idea stage (0-3months), start-up stage (3-6 months) and with those who are growing their business (12months+). Support for young entrepreneurs (18-30), social entrepreneurs and female founders.	Co-working space for 20 people, event space for up to 50, and workshops space for up to 20 people.	Warehouse space for larger co-working space (above 5000sqft). Southwark.
<b>Hotel Elephant</b>	Broadly focusing on creative industries however all sectors will be considered - have provided space for people working in sectors including arts, media, tech, fin-tech advertising, construction, social enterprise, design, and theatre.	Both studio spaces for artist & maker and Co-working space for entrepreneurs with grade A fit out - combination of hot desk, dedicated desk and office units.	Open to a range of opportunities which includes operating the affordable workspace alongside the commercial. Opportunities could include longer leasehold (15-25 years or within act) or opportunities to purchase space outright. Also interested in JV/SPV.
<b>Impact Hub</b>	Freelancers, start-ups, micro businesses and SME's. Also charities and community groups. Our members come from across industries but share a commitment to delivering positive social impact through their work.	Mix of shared and fixed desk co-working, private team desks and own door micro offices. Communal meeting rooms and event space.	Any space 4,500sqft or larger. Long leasehold – 15 year minimum or freehold purchase.

<b>Ministry of Sound</b>	SME's, start-ups and freelancers working in creative industries and tech sector.	Large co-working space with break out spaces and meeting rooms.	Looking for both long leasehold and freehold properties. Space required 20,000sqft to 50,000sqft. Will consider JV agreements with developers.
<b>Mission Kitchen</b>	Chefs, caterers, street food traders, bakers, brewers, butchers, chocolatiers, cheese makers, foragers, farmers, inventors, writers, photographers, film makers and other individuals & businesses working in the food sector.	Independent open workspaces for food businesses, specifically to reduce the barriers to entry for early-stage businesses and support existing businesses in their growth.	10-50 year leases, Light industrial / warehouse space, 5,000 to 25,000 sqft, onsite parking and loading space, good transport links on main artery roads.
<b>Southwark Studios</b>	Work across all creative industries encompassing desk based small businesses to recent graduates in Fine Arts.	Studios. Self contained. Shared communal facilities. Associated public events space/gallery.	10+ year leasehold on space 5,000sqft to 40,000sqft. Freehold purchase considered. Specialises in Section 106 agreements for new build mixed use developments.
<b>SPACE</b>	Tenants work in the full range of creative led media, design, and visual arts sectors. Tenants are typically sole traders with ten per cent employing up to ten people.	Workspace for micro-businesses of one to five-people and occasional larger tenants.	Space from 5,000sqft to 40,000sqft. Interested in leases of a minimum of ten years, typically 25 years, as well as options to purchase freehold.
<b>Sustainable Workspaces</b>	Sustainability focused enterprises- SMEs and start ups focused on Food, Transport, Buildings, Energy, Clean Air, and Circular Economy. Our members are part of a collaborative network of private, public, and third sector partners.	Shared workspace, private offices, experimental space, event space, meeting rooms, and workshops.	Short, medium, and long term use.

<b>Tannery Arts</b>	Fine artist and creative sole traders working in a wide variety of mediums.	Art Studios: self-contained or shared.	Any type of space - prefers long leases but open to conversations about shorter leases and flexible occupancy.  Manage our studios as landlord to licensed artist tenants.
<b>The Brew</b>	Non-sector specific space for all types of micro businesses, SME's and industries. The majority of members are in the creative, digital, media, marketing and tech sectors.	Co-working, desk space, Virtual offices, private offices, Coffice, event space – all size of businesses. Also interested in workspace for third sector and workspace Section 106 properties.	Space between 10,000sqft to 150,000sqft. Leasehold opportunities five to 25 years. Amenable to all forms of property relationships including: purchase, lease; joint ventures and the management of space.
<b>The Neighbourhood Office</b>	Supported over 40 companies grow and scale by providing the facilities, service and support an SME needs.	Mix of private offices and open workspaces open to all industries.	We would consider all opportunities.
<b>The Trampery</b>	Purpose built facilities for early stage businesses, creative entrepreneurs and SMEs.	Open plan desks, drop-in hot desk space, studios for small businesses, member lounges, work cafes, fabrication facilities and event space.	10,000sqft floor areas and upwards - preference is for long leaseholds. Will consider shorter leases where a developer is looking to retain a relationship as part of a larger development. Consulting services to design, fit out and operate space.
<b>Toaster Factory</b>	Very small, small to medium sized businesses in any field that want to take advantage of great space with lots of natural light. Can accommodate tiny one person space to much, much bigger. We have good ceiling heights, shutter access, hot works and noise are no problem.	Studios, workshops with excellent access. Desk spaces in light airy rooms.	Flexibility to give you the right space that will help you to achieve your goals. From desks to up to 10,000sqft stand-alone spaces, with two year leases available.

<p><b>V22 London</b></p>	<p>Artists, designers, makers, small creative organisations, start-up businesses and social enterprises - providing them with affordable work space, flexibility, and business guidance.</p>	<p>Self-contained studios.</p>	<p>Any space over 3000sqft; or spaces in close proximity. Interested in leases with terms of over 15 years or purchase. V22 London directly manages all properties as a landlord to creative and small business tenants.</p>
<p><b>Vanguard</b></p>	<p>Creative industries including artisan manufacturers and other craftspeople, artists in all categories, tech and design, including recording studios.</p>	<p>Units, Studios, workshops.</p>	<p>Any. Prepared to consider all opportunities but have a preference for freehold or long leasehold opportunities (100 yrs+).</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p><b>3Space</b></p> <p>We believe in getting more out of buildings, giving them new purpose and making them work for local communities.</p> <p>We've been around since 2010 - working with corporates, government and developers to unlock and maximise their otherwise under-utilised or surplus commercial property. Creating short-term affordable workspaces for local innovation.</p> <p>We believe diversity and inclusiveness are what makes cities great. That affordable space via Interim Use provides opportunities for local-led innovation and growth, whilst integrating great businesses and non-profits into the regeneration and change process.</p>	<p>Andrew Cribb CEO &amp; Co-founder</p> <p>3Space 1<sup>st</sup> Floor 136 – 144 Golders Green Road LONDON NW11 8HB</p> <p>020 7060 3168 <a href="mailto:Andrew@3space.org">Andrew@3space.org</a></p> <p><a href="http://www.3space.org/">http://www.3space.org/</a></p> <p>Current project examples:</p> <p>Bermondsey <a href="http://www.keetonsandcollett.co.uk/">http://www.keetonsandcollett.co.uk/</a> Manchester <a href="http://platformfour.co.uk/">http://platformfour.co.uk/</a></p>	<p>3Space has provided solutions for over 45 buildings across the UK up to 50,000sqft.</p> <p>Example of current projects in Southwark:</p> <p>Keeton's &amp; Collett - a former college in Bermondsey London awaiting redevelopment is now a 20,000 sq ft co-working workspace with 'Green Lab'.</p> <p>Our BuyGiveWork initiative means for every desk purchased, one will be provided free of charge to a non-profit, local start-up, or experimental project.</p> <p>Green Lab is a social enterprise and permaculture lab focused on developing sustainable food systems and urban agriculture initiatives by bringing together food related startups. There will be monthly community lunches and supper clubs in the Green Lab.</p>	<p>Working with a network of start-ups, non-profits, accelerators, artists and innovators 3Space specialises in being able to find the right business model &amp; partners, matched with the desired strategic outcomes for a particular place.</p> <p>3Space have capabilities to set-up, build and operate a variety of uses and for all types of commercial buildings - we are experts in shared workspace, including co-working spaces.</p> <p>3Space almost always works with a partner to provide an 'anchor tenant' for the building which benefits the surrounding community as well as the main building users, along with retail, community and events spaces.</p>	<p><b>Sectors</b></p> <p>Experience working across UK, variety of buildings and partners.</p> <p><b>Development</b></p> <p>All types of commercial buildings, leases for minimum of one year.</p> <p>3Space provides community based solutions to hard-to-let properties or to fill interim gaps in large scale development projects.</p> <p>We are also able to provide affordable 'Shared Workspace in a Box' for just about any building. Generating value for landlords or companies with under-utilised space while building community, and providing the flexibility they need for their asset.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p><b>Acme</b></p> <p>Acme has been managing affordable artist studios since 1972 and is the largest provider of long-term artist workspace in England. We manage 16 studio sites in Greater London in eight London boroughs. Our total occupancy rates last year were 99.6 per cent with rent arrears of less than one per cent.</p> <p>Acme has successfully advised many small and large artist studio providers national and internationally on obtaining, developing, managing and securing studio space.</p>	<p>Jack Fortescue, Senior Communications Officer</p> <p>Acme Artists Studios Ltd, 44 Copperfield Road, London, E3 4RR</p> <p>020 8981 6811 <a href="mailto:jack@acme.org.uk">jack@acme.org.uk</a></p> <p><a href="http://www.acme.org.uk/">http://www.acme.org.uk/</a></p>	<p>Studio buildings total 275,000sqft with 573 studio units providing workspace for 724 people. This includes 18,462sq t in Southwark providing space for over 70 artists in the borough. Owing to a policy of ensuring rents are affordable for artists, 60 per cent of tenants spend more than 20 hours a week in their studio bringing benefits to the local area and contributing to the wider creative economy.</p> <p>Acme tenants are sole traders. Acme has been operating in Southwark for over 40, with over 70 sole traders working in our existing properties in Southwark.</p> <p>Studios can be self-contained, sub-divided or shared. Sizes vary from 223sqft to 559sqft.</p>	<p>Acme has developed model studio development specifications which aim to integrate artists' needs, demand and financial constraints and deliver studio space at the highest possible value for money, including low on-going maintenance costs.</p> <p>Acme manages all of its buildings from its office in Tower Hamlets. Acme has a dedicated Property Maintenance Team of five employees who manage physical issues with buildings using London-wide contractors to deal with emergencies.</p> <p>In addition to maintenance issues, Acme has a team of four Artist Liaison Officers who manage applications for studios and liaise with potential leaseholders and provide financial and practical support to artists.</p>	<p><b>Sectors</b></p> <p>Acme lets studios to artists (sole traders) working in a wide range of forms including painting, sculpture, print-making, fine art photography, installation, performance, multi-media, video and time-based work.</p> <p>Acme do exclude some practices, specifically those with a purely commercial focus (e.g. fashion design).</p> <p><b>Development</b></p> <p>Acme focuses on providing long leasehold studios – 25 years plus or purchase, and directly manage all properties as a landlord to artist tenants.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p><b>Arbeit</b></p> <p>Arbeit Studios is a creative work space agency that has been working in London since 2010 with over 30 units across two locations in East and North London.</p> <p>Since its establishment, Arbeit have hosted over 100 artists, designers, makers and small creative organisations providing them with affordable work space, flexibility, and business guidance depending on their needs, stage in career and field of expertise.</p>	<p>Hajni Semsei, Director</p> <p>07857809775</p> <p><a href="mailto:hajni@arbeit.org.uk">hajni@arbeit.org.uk</a></p> <p>Arbeit Project Ltd, 49 White Post Lane, 4 Queens Yard, E9 5EN, London.</p> <p>Arbeit has been working together with arebyte, a registered charity (reg charity number: 1167185) and gallery, which is based at 49 White Post Lane, 4 Queens Yard, E9 5EN, London.</p> <p><a href="http://www.arbeit.org.uk/">http://www.arbeit.org.uk/</a></p>	<p>Currently Arbeit has two locations with 33 self-contained studios:</p> <p>Hackney Wick: Unit 4, White Post Lane, Queens Yard, E9 5EN, first floor, 15 creative studios, close to the Queen Elizabeth Olympic Park.</p> <p>Archway: 681-689 Holloway Road, N19 5SE, second floor. 18 creative studios, one minute from the station. Before Arbeit's move in 2014 the premises were empty for four years.</p> <p>All the units fall under the 100 per cent business rate relief category.</p>	<p>Most of the workspaces are creative studios within which Arbeit strive to create new workspaces, giving small businesses the opportunity to grow and freelance creative practitioners to hold an affordable studio space in central locations. Flexibility available for small and start-up businesses, including short minimum contract period and two month deposit.</p> <p>Users get grant application information, information on insurance providers; suppliers (materials, transport); introduction to businesses to each other, artist opportunities; and local networking events. There is also loan and business support.</p> <p>Services included: cleaning of common areas, wifi, lighting, and gallery/event space.</p>	<p><b>Sectors</b></p> <p>Arbeit have been working with councils, private landlords, big developers and corporations to re-utilise their vacant spaces and provide high standards of service.</p> <p>Arbeit is also working closely with other art organisations and individuals to promote and showcase young and emerging artists, designers and makers.</p> <p><b>Development</b></p> <p>Ideally looking for a lease with five years minimum, but can also work premises on a short lease or on temporary basis.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p><b>Artists Studio Company</b></p> <p>Also known as ASC Studios and ASC - is a registered Charity that exists to support artists, promote the arts and educate the public in the arts.</p> <p>The Charity is one of the largest workspace providers to artists and arts organisations in the U.K. ASC has developed and managed a total of 18 sites, for use by the creative sector. Currently it manages nine sites providing workspace to over 585 businesses.</p> <p>ASC is experienced at negotiating successful JV and planning gain agreements with developers and local authorities. The Charity operates via income generated from workspace rent and hire fees. The Charity considers Tenants in special needs on a case by case basis.</p>	<p>Peter Flack Chief Executive Office</p> <p>02072747474</p> <p><a href="mailto:peter.flack@ascstudios.co.uk">peter.flack@ascstudios.co.uk</a></p> <p>ASC Main Office The Chaplin Centre Tallow House Throw Street London SE17 2DG</p> <p><a href="http://www.ascstudios.co.uk/">http://www.ascstudios.co.uk/</a></p>	<p>Brixton Village Market, Brixton 5,000sqft</p> <p>Stockwell Road, Brixton 20,000sqft</p> <p>Streatham Hill, Streatham 14,000sqft</p> <p>Worsley Bridge Road, Lower Sydenham 8,000sqft</p> <p>Building One, Goodwood Road, New Cross Gate 20,000sqft</p> <p>Building two, Goodwood Road, New Cross Gate 19,500sqft</p> <p>Empson Street, Bow 13,352sqft</p> <p>Hawks Road, Kingston Upon Thames 17,000sqft</p> <p>Thurlow Street, Walworth 24,650sqft</p> <p>Individual studio unit sizes - 100sqft to 2,500sqft.</p>	<p>All workspace leases are five year terms, opted outside the Landlord and Tenancy Act with Tenant/Landlord rolling break options upon one and two months' notice. ASC allows Tenants to up-size and down-size workspace at any time.</p> <p>Workspace rents are between £12.50/sqft pa to £23/sqft pa. Most are inclusive of electric, heating, service charges, business rates, building insurance. All workspace rents are at least 30 per cent below market value. The Charity considers Tenants in special need and provides free workspace on a case by case basis.</p> <p>The Charity is committed to providing artists led gallery spaces &amp; project spaces.</p>	<p><b>Sectors</b></p> <p>Micro and SME's working within the creative sector. Core tenants are made up of visual artists, applied artists and not-for-profit charitable arts organisations.</p> <p><b>Development</b></p> <p>Interested in planning gain agreements, asset transfer agreements, Partnerships with Develops and local authorities.</p> <p>Consider leasehold and freehold opportunities on all properties over 5,000sqft.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p><b>ACAVA</b></p> <p>ACAVA (Association for Cultural Advancement through Visual Art) emerged from efforts by artists in the mid 1970's to establish workspace in West London. We now manage buildings across the city and elsewhere in the UK providing space for creative work, exhibitions and events.</p> <p>We have extensive experience of collaborations with partners, including local and regional authorities, regeneration agencies and developers.</p> <p>ACAVA is an educational charity. Our extensive educational and community engagement programmes employ artists to provide a continuously developing range of professional and public benefits.</p> <p>Consultancy services are also available,</p>	<p>Tom Holley, CEO <a href="mailto:tom.holley@acava.org">tom.holley@acava.org</a> 0208 962 6081</p> <p>Michael Cubey, Property Director <a href="mailto:michael.cubey@acava.org">michael.cubey@acava.org</a> 020 8960 5015</p> <p>Ben Eastop Senior Property Manager <a href="mailto:ben.eastop@acava.org">ben.eastop@acava.org</a> 0208 962 6082</p> <p>ACAVA main number: 020 8960 5015 54 Blechynden Street, London W10 6RJ</p> <p><a href="http://www.acava.org">http://www.acava.org</a></p>	<p>ACAVA currently manages 20 buildings occupied by 450 sole traders, mostly visual artists.</p> <p>Our premises are extremely varied: some are purpose built; others converted from industrial and educational buildings, offices, retail units, stately homes, potting sheds and a laundry. Some are owned by ACAVA and most are on leases of varying length.</p> <p>The buildings each provide between seven and 60 studios, ranging in size from 80 -760sqft. Most are self-contained, some shared or open plan.</p> <p>Most buildings also provide exhibition, event and public workshop space.</p>	<p>ACAVA provides workspace at costs affordable by as many artists and other creatives as possible, and consistent with a sustainable business model. Studios are let for varying lengths of time to applicants who have satisfied the requirements of ACAVA Associate Membership.</p> <p>Programme Managers raise separate funds to set up and manage educational, health and community initiatives, employing local artists. Studio awards and residencies in collaboration with universities, arts bodies and other studio groups, allow graduates and artists from other countries to benefit from free studios and professional support.</p>	<p><b>Sectors</b></p> <p>ACAVA's core provision is for visual artists working in any media. Some buildings also provide studios and workspaces for contemporary crafts, designer/makers and other arts organisations.</p> <p>ACAVA programmes are developed to support local arts, educational and community needs.</p> <p><b>Development</b></p> <p>Further opportunities are sought to work with architects, regeneration agencies, local authorities and developers, particularly on planning gain collaborations.</p> <p>Leasehold, preferably long, or freehold.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p><b>Business Space Made Easy</b></p> <p>Business Space Made Easy (BSME) is a value for money flexible/serviced office provider that leases/sub-leases secondary, short-term space from London property owners and corporate occupiers</p> <p>We take short-term leases (one to five) on floors in secondary buildings in prominent London locations, in circumstances including:</p> <ul style="list-style-type: none"> <li>- the building has a future planning/ redevelopment strategy</li> <li>- floors that have been void for 12+ months</li> <li>- corporate occupiers looking to sub-let unused space and mitigate property costs</li> </ul> <p>We then fill these floors rapidly using our serviced-office model at value for money rates.</p>	<p>Tadhg Flanagan Director</p> <p>St Magnus House 3 Lower Thames St London EC3R6HD</p> <p>020 31465555 <a href="mailto:tadhg@bsme.london">tadhg@bsme.london</a></p> <p><a href="http://www.bsme.london/">http://www.bsme.london/</a></p>	<p>Elizabeth House: 39 York Rd Waterloo, London</p> <p>St Magnus House: 3 Lower Thames St London Bridge/ Monument ,London</p> <p>Liverpool House: 15 Eldon St Liverpool St ,London</p>	<p>We have successfully managed and operated over 70,000 sqft in four central London locations over the past three and a half years, in Waterloo, London Bridge, Kings Cross, and Liverpool Street.</p> <p>Our model is based on securing floors in secondary buildings that are located in prime London locations, preferably where we can utilise the existing fit-out</p> <p>We have accommodated over 100 Businesses of all sizes ranging from start ups to more established SME's to large multi-national corporates.</p>	<p><b>Sectors</b></p> <p>Any type considered</p> <p><b>Development</b></p> <p>We typically are interested in opportunities where we can acquire leases, sub-leases, or assignments at sub-market rents due to the limited term lengths available. Utilising the existing fit-out enables us to open quickly, spending minimum time and expense, fill the space as rapidly as possible at market attractive rates, offering a no-frills, friendly working environment with excellent IT provision.</p> <p>We look for buildings that are red-ringed for future redevelopment where the landlord wishes to change the tenant mix from longer-term to short or medium term, thereby giving them the flexibility to move their development timescales, whilst maintaining decent levels of income.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p data-bbox="94 228 421 288"><b>Cell Projects Space and Studios</b></p> <p data-bbox="94 325 427 517">Cell Projects Space is a charity and company limited by guarantee operating across Hackney, Tower Hamlets, and Southwark.</p> <p data-bbox="94 553 423 775">Its founders are artists with international experience of exhibiting and curation, applying this to their studio model for artists, visual artists and artisans.</p> <p data-bbox="94 812 425 1003">The workspace hosts over 600 individual artists and artisans most of whom are sole traders, as well as employing 11 people directly.</p>	<p data-bbox="454 228 672 256">Richard Priestley</p> <p data-bbox="454 293 674 322">Founder/Director</p> <p data-bbox="454 359 911 421">258 Cambridge Heath Road E2 9DA 020 7241 3600</p> <p data-bbox="454 458 768 486"><a href="mailto:studios@cellprojects.org">studios@cellprojects.org</a></p> <p data-bbox="454 523 712 552"><a href="http://www.cellprojects.org">www.cellprojects.org</a></p>	<p data-bbox="983 228 1384 421">Eight locations, with the newest in Rollins Street in Southwark, seven in Hackney (in Dalston, Hackney Wick and Clapton), providing a total of 100,000sq ft. in leasehold space.</p> <p data-bbox="983 458 1404 584">The spaces vary in size from 5,500sq ft. at Cambridge Heath E2 to 19,000sq ft. at Wallis Road, Hackney Wick E9.</p> <p data-bbox="983 620 1384 876">Rollins Street is only offered to visual artists but the large number of daily applications for that site from locally based designers and makers indicates high demand in the area for mid to long terms affordable managed open workspace.</p>	<p data-bbox="1429 260 1758 552">Each year workspace is offered to a large number of graduates (ten to 15 per cent of tenants) with a further 25 per cent securing their first studio with Cell within three years of graduating and launching their business.</p> <p data-bbox="1429 588 1753 906">Cell includes all utility costs within its rents and offers flexible contracts. Tenants are also included in networking events, exhibition programmes and discounts at Cell's partner restaurant Jones and Sons, at its Arcola Street site.</p> <p data-bbox="1429 943 1753 1260">Revenue from the studios is used to fund non-commercial exhibitions, an internship and lectures programme, open to the public free of charge. Cell has a dedicated studios management, maintenance and infrastructure team.</p>	<p data-bbox="1780 228 1890 256"><b>Sectors</b></p> <p data-bbox="1780 293 2096 355">Artists, visual artists, and artisans.</p> <p data-bbox="1780 392 1966 421"><b>Development</b></p> <p data-bbox="1780 458 2136 649">Interested in working with developers, private landlords, Councils wishing to lease commercial properties as well as looking to purchase premises.</p> <p data-bbox="1780 686 2145 971">Stand-alone buildings in need of refurbishment or workspace provision within new mixed-use developments. Cell has previously developed studios within all ages of commercial/industrial premises.</p> <p data-bbox="1780 1008 2136 1166">10,000sqft to 50,000 sqft to accommodate individuals/sole traders requiring purpose built 150sqft to 2,000 sqft studios</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p><b>Central Working</b></p> <p>Central Working is a leading UK workspace provider, with a focus on providing valuable business connections that help growing businesses thrive.</p> <p>Over the years Central Working has partnered with the likes of Barclays, Microsoft, British Land and Trinity College Cambridge to deliver clubs across London and Manchester.</p> <p>Central Working's ethos is about fostering collaboration between individuals, providing non-sector specific space to ensure businesses have access to a wide in-house support network. Central Working acts as an incubator, seeing its hosted businesses develop, grow and move-on, allowing new businesses to take their space.</p>	<p>Grant Powell Director of Operations</p> <p>c/o 11-13 Bayley Street WC1B 3HD <a href="mailto:grant@centralworking.com">grant@centralworking.com</a></p> <p>07722 374 511</p> <p><a href="http://www.centralworking.com">www.centralworking.com</a></p>	<p>Central Working has seven workspaces, including in Google's Campus London across London and the UK:</p> <p>Central Working Shoreditch, 6-8 Bonhill Street EC2A;</p> <p>Central Working Paddington, 2 Kingdom St, W2;</p> <p>Central Working @ Campus 4-5 Bonhill Street EC2A;</p> <p>Central Working Bloomsbury 11-13 Bayley Street WC1B;</p> <p>Central Working Farringdon, 86-88 Clerkenwell Rd EC1M;</p> <p>Central Working Whitechapel, 69-89 Mile End Rd E1;</p> <p>Central Working Deansgate, 231-233 Deansgate, Manchester M3.</p>	<p>Approximately 250 businesses operate from Central Working provides the environment and connections for more than 2,000 business around the UK. Members clubs from a come from a range of sectors including manufacturing, technology, business and professional services, media and marketing.</p> <p>Membership packages are flexible - the majority of members are recent start-ups and businesses that have been established for less than three years. Central Working staff actively introduces members to business connections both within and outside the network.</p> <p>Central Working runs education, career, mentoring, and apprenticeship initiatives, including working with Hackney College.</p>	<p><b>Sectors</b></p> <p>Any type considered.</p> <p><b>Development</b></p> <p>Leasehold or freehold.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p><b>Craft Central</b></p> <p>Craft Central is a charity and company limited by guarantee that has been managing studios for craftspeople in Clerkenwell since 1980. They help designer makers develop high quality practices and sustainable businesses, offer development and promotion support to new designer makers and provide opportunities for the public to experience craft skills at open studios and other public events.</p> <p>In addition to studios, Craft have a wider Member Network of designer makers who range from the highly skilled and experienced to new into business and include those who combine designing and making long term with other forms of income generation.</p>	<p>Sue Webb Chair of Trustees</p> <p>Clerkenwell Green Association, trading as Craft Central 33/35, St John's Square London EC1M 4DS</p> <p>07778158180</p> <p><a href="mailto:sueannwebb@aol.com">sueannwebb@aol.com</a></p> <p>Louisa Pacifico Chief Executive</p> <p><a href="mailto:louisa.pacifico@craftcentral.org.uk">louisa.pacifico@craftcentral.org.uk</a></p> <p>07813 568 543 0207 251 0276</p> <p><a href="http://www.craftcentral.org.uk">www.craftcentral.org.uk</a></p>	<p><b>Existing workspace</b></p> <p>74 studios, some shared, in a range of sizes and eight benches in a shared workspace. There are meeting rooms, galleries for showcasing and selling, shops/showrooms and administrative offices.</p> <p>The shared workspace offers eight workbenches with supporting storage for craftspeople that need occasional use of workspace, sometimes as they are just establishing their businesses. Some are also in other employment.</p> <p>Two buildings provide around 14,000 sqft of studios, shared workspace, galleries, selling space and administration offices.</p>	<p><b>Business, employment, and engagement approach</b></p> <p>Craft Central directly employs six staff. Many of the studio holders and sharers are sole traders or private companies and some have direct employees.</p> <p>Studio holders hold their studios under a licensee agreement. This provides for three months notice of termination on either side, unless the agreement is breached.</p> <p>Studios can be accessed 24 hours a day, seven days a week, with secure entry systems into both buildings. Craft Central employs the services of a key holding company.</p> <p>The license fee includes Network membership, rates, water and common services. Licensees take part in open studios and can hire the pop up shop, exhibition and meeting rooms at discounted rates.</p>	<p><b>Opportunities sought</b></p> <p><b>Sectors</b></p> <p>Any type considered. Some designer makers work with expensive materials and some work late at night. Thus security of the building and the surroundings are considerations.</p> <p>The wider network includes crafts that cannot be undertaken in a B1 zoning or for which the workshops are too small such as furniture making, large loom weaving and forging. Many designer makers combine modern ways of working with traditional practices, for example, most weavers design on computers. Ceramicists use electric, thermostatically controlled kilns.</p> <p><b>Development</b></p> <p>Open to a variety of leasehold or freehold in line with charitable objectives and the organisation's skills.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p data-bbox="94 229 318 255"><b>Eat Work Art Ltd</b></p> <p data-bbox="94 296 421 743">Eat Work Art was established in 2009 and is a limited company. In that time it has established three thriving studio spaces - two in Hackney and one in Waterloo. It was established with the aim of unlocking abandoned buildings in London to transform them into spaces for independent creative businesses to grow.</p> <p data-bbox="94 785 416 903">Eat Work Art provides platforms that nurture community, creativity and growth.</p> <p data-bbox="94 944 421 1324">The company works to ensure there is a support system for SMEs, working with Get Set for Growth, the Federation of Small Businesses, and to improve employability and skills pathways in undertaking mentoring schemes that promote access to the Creative Industries.</p>	<p data-bbox="456 229 631 255">02030959758</p> <p data-bbox="456 296 739 322"><a href="mailto:rosie@eatworkart.com">rosie@eatworkart.com</a></p> <p data-bbox="456 363 712 389"><a href="http://www.eatworkart.com">www.eatworkart.com</a></p>	<p data-bbox="985 229 1384 386">Eat Work Art has three studio spaces on long leasehold. Netil House and Hackney Downs Studios are in Hackney and Old Paradise Yard is in Lambeth.</p> <p data-bbox="985 427 1406 520">Netil House is is 65,000sqft with 95 studios, predominantly B1-use with ancillary A-use.</p> <p data-bbox="985 561 1402 871">Hackney Downs Studios has 140 studios and over 83000sqft of similarly mixed B1 and A-use space. This includes a theatre, shop fronts, cafes and wellbeing centre. Studios range from 60sqft to 5,000sqft with a shared open plan space and affordable mini-studios range from 30sqft to110sqft.</p> <p data-bbox="985 912 1397 1031">Old Paradise Yard has 25 studios, including an Art-Lab, prop-makers and sculptor, based around a garden.</p> <p data-bbox="985 1072 1393 1165">Eat Work Art build using a series of sustainable construction techniques.</p>	<p data-bbox="1431 264 1760 1062">Eat Work Art operates as a space provider and incubator for 300 businesses and over 1000 people. It provides space for start-ups, makers and artisans, right through to more established businesses such as web design agencies and architecture firms. Companies range from self-employed through to occasionally ten or more staff. Around 1/3 of residents have been active for less than a year, with 3/4 operational for less than three years. Market rents vary between £15 to40 sqft per annum on 12-month contracts with six-month break and three-month notice periods.</p> <p data-bbox="1431 1104 1751 1356">The company works with residents on staggered rents, payment plans and business support. Eat Work Art has in-house professional operational, communications and events teams.</p>	<p data-bbox="1783 229 1890 255"><b>Sectors</b></p> <p data-bbox="1783 296 2110 424">Businesses in arts, tech, design, wellness, fitness, fashion, street food, social enterprise and theatre.</p> <p data-bbox="1783 491 1966 517"><b>Development</b></p> <p data-bbox="1783 558 2065 647">Leasehold or freehold. 10,000sqft through to 200,000sqft.</p> <p data-bbox="1783 689 2136 999">The company is able to look at buildings in all sorts of condition, based on experience over the last five years renovating its existing studios and using its in-house professional team of architects, builders, electricians, surveyors and plumbers.</p>

<p><b><u>Workspace Provider</u></b></p> <p><b>Ethical Property</b></p> <p>Ethical Property is one of the UK's leading social businesses. We aim to ensure that commercial property supports the creation of a better world, through the provision of office, retail, meeting, and conference and workshop space.</p> <p>Our centres are designed and managed to provide affordable, flexible and supportive workspace, which promotes the sharing of resources and the creation of a communal working environment, while removing the complexity and bureaucracy that often exists when renting property.</p>	<p><b>Contact</b></p> <p>Mike Butler</p> <p>Ethical Property Company The Old Music Hall, Oxford OX4 1JE 07866 289 940</p> <p><a href="mailto:mike@ethicalproperty.co.uk">mike@ethicalproperty.co.uk</a></p>	<p><b>Existing workspace</b></p> <p>Our centres are in England, Wales and Scotland and include 17 directly owned and a further seven managed on behalf of like-minded landlords. There are six centres in London, three in Brighton, two in Cardiff, two in Bath, six in Bristol and one each in Manchester, Sheffield, Edinburgh and Oxford.</p> <p>The centres currently support approximately 1,000 organisations (342 as tenants) working in a wide variety of sectors.</p>	<p><b>Business, employment, and engagement approach</b></p> <p>We have skills in raising social finance, ensuring the long term vitality of community assets, overseeing the acquisition and redevelopment of commercial property, ongoing property, facility and financial management, providing packages of support services for tenants in order to support the development of their business and or charity.</p> <p>We actively encourage business networking and partnerships both within our centres and across those located throughout the UK and beyond. This includes securing regeneration and other funding for specific initiatives that can stimulate the growth and development of each organisation that we work with.</p>	<p><b>Opportunities sought</b></p> <p><b>Sectors</b></p> <p>We are a main provider of affordable workspace to the third sector including charities, community groups and other not for profit organisations. We also provide workspace to the creative, arts and media sectors and small retailers.</p> <p><b>Development</b></p> <p>Ethical Property works with developers, social landlords and others who wish to lease or offer for sale freehold opportunities 10,000sqft and up.</p> <p>We would take on leases with covenants as well as new build schemes where we could participate in the design and development process. Ethical Property would be open to providing investment from its own resources that could be combined with developer contributions etc.</p>
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<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p data-bbox="94 229 295 288"><b>Foundry Asset Management</b></p> <p data-bbox="94 328 416 580">Foundry Asset Management takes a hands-on approach with on-site management enabling a responsive approach to all aspects of intensive workspace provision.</p> <p data-bbox="94 620 430 839">Our sites provide affordable workspaces to all types of small and start-up businesses utilising every square foot of space for the benefit of businesses.</p> <p data-bbox="94 879 423 1098">Our vision is to incubate businesses and help them grow to the point where they outgrow the site and become the next generation of industry leaders in their fields.</p>	<p data-bbox="456 229 645 288">Edwin Fletcher CEO</p> <p data-bbox="456 328 694 419">Print Village 58 Chadwick Road SE15 4PU</p> <p data-bbox="456 459 710 518"><a href="mailto:edwin@fammt.co.uk">edwin@fammt.co.uk</a> 07552 500 989</p>	<p data-bbox="987 229 1395 288">Print Village studios in Peckham, 16,800 sqft.</p> <p data-bbox="987 328 1400 387">Meriton Foundry in Bristol, 14,700 sqft, (30,000 sqft in 2020)</p>	<p data-bbox="1433 261 1740 384">Providing affordable workspace to all kinds of start-up businesses from artists to blacksmiths.</p> <p data-bbox="1433 424 1727 743">Our sites utilise on-site management enabling regular interaction and helping them find synergies with other businesses so that they can work and flourish together. This creates a cohesive and friendly atmosphere.</p> <p data-bbox="1433 783 1749 1034">The majority of businesses that join Foundry have been established for less than three years. We typically offer rolling licenses with short terminations. Prices include all bills.</p> <p data-bbox="1433 1074 1749 1358">Our on-site management approach enables assisting with forklifting, deliveries, day to day problems, actively setting up events and networking opportunities and handling all aspects of site management.</p>	<p data-bbox="1785 229 1890 256"><b>Sectors</b></p> <p data-bbox="1785 296 2092 355">All sectors, all formats of workspaces.</p> <p data-bbox="1785 424 1966 451"><b>Development</b></p> <p data-bbox="1785 491 2136 903">All considered (mixed use, warehousing, industrial, office space). From concept design, assistance with planning applications, JVs, lead or junior partner on site development, or as leasehold or freehold occupant or as site property and/or facilities manager (we have residential property management experience as well).</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p><b>Hatch</b></p> <p>Since 2014, Hatch has pioneered a unique approach to community enterprise incubation and entrepreneurship support activities across South London, tackling social inequality, economic exclusion, environmental and sustainability challenges.</p> <p>We have worked with over 500 entrepreneurs in the last three years. We supported 125 growing stage businesses through our Hatch Incubator, 85 early-stage entrepreneurs through our Hatch Launchpad and we have also launched our Female Founders Accelerator in 2017, supporting the most ambitious women to grow and scale their ventures. We also run large-scale events every year, engaging hundreds of entrepreneurs locally.</p>	<p>Hatch Enterprise 245a Coldharbour Lane SW9 8RR London</p> <p>02079930074</p> <p><a href="mailto:lisa.w@hatchenterprise.org">lisa.w@hatchenterprise.org</a></p> <p><a href="http://www.hatchenterprise.org">www.hatchenterprise.org</a></p>	<p>East Street Enterprise Hub:</p> <p>The first of the three shops will be a satellite enterprise hub, including co-working space for around 20 people as well as a training space for up to 30 people when not used as co-working space.</p> <p>Community Café:</p> <p>A community Café either run by one of the entrepreneurs we are already working with or by locals with the right experience. The café is open for events in the evening.</p> <p>Retail &amp; Workshop Space:</p> <p>A retail and workshop space enabling local designers and makers to sell their products on a return or sale basis. The space can also double up as a workshop space for community-led making and designing workshops (evenings).</p>	<p>Hatch Launchpad:</p> <p>An early stage six-week programme delivering personal coaching, business workshops and a testing ground for new business ideas.</p> <p>Hatch Incubator:</p> <p>An immersive 12-week programme providing workshops, 1-2-1 business coaching, mentoring and access to workspace.</p> <p>Hatch Accelerator:</p> <p>An innovative four-month business and leadership programme for female founders to scale a growing-stage business/ social enterprise.</p> <p>Hatch Community:</p> <p>We run monthly meet-ups and special events to continue to foster a growing community of entrepreneurs and supporters.</p>	<p><b>Sectors</b></p> <p>Any type considered. Generally focused on social enterprise, creative enterprise.</p> <p>The wider network includes crafts that cannot be undertaken in a B1 zoning or for which the workshops are too small such as furniture making, large loom weaving and forging. Many designer makers combine modern ways of working with traditional practices, for example, most weavers design on computers. Ceramicists use electric, thermostatically controlled kilns.</p> <p><b>Development</b></p> <p>Launching Hatch Space in 2017, with more space in coming years to cater for growing space needs from our community.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p><b>Hotel Elephant</b></p> <p>Since 2009, Hotel Elephant has provided 80,000sqft of studio, exhibition and education space across six meanwhile use buildings. In 2016 Hotel Elephant launched Spare Street a dedicated and permanent Creative Enterprise hub in the Elephant and Castle. Currently, Hotel Elephant has over 100 members across three sites in Southwark.</p> <p><i>“Our mission is to create a truly dynamic Creative Business community. Where artists, makers, graduate talent and start-ups collide to create innovative ideas, products and businesses”</i></p> <p>Spare Street is a new street dedicated to Creative Enterprise in the Elephant &amp; Castle, London providing studio spaces and co-working space.</p>	<p>Office: 02038 574826 Mobile: 07710629317</p> <p>Reuben Powell Director <a href="mailto:reuben@hotelelephant.co.uk">reuben@hotelelephant.co.uk</a></p> <p>Emily Woodhouse Director <a href="mailto:emily@hotelelephant.co.uk">emily@hotelelephant.co.uk</a></p> <p><a href="http://www.hotelelephant.co.uk">www.hotelelephant.co.uk</a></p>	<p>SE1</p> <p>Harper Road 20,000sqft &amp; Newington Causeway 5,000sqft</p> <p>Meanwhile use site, with two buildings with a total of 41 studios and 75 users.</p> <p>SE17</p> <p>Spare Street - 9,000sqft</p> <p>Five newly refurbished railway arches with glazed fronts. Permanent creative enterprise hub providing:</p> <p><u>Arch's 1 &amp; 2:</u> Coworking space, with grade A fit out. Providing 50 desks, as a combination of hot desk, dedicated desk and office units with up to 6 desks in each. Approx. 40 – 50 users</p> <p><u>Arch's 3 &amp; 4:</u> 24 studio units for recent graduates, local artists and creatives.</p>	<p>Hotel Elephant provides a range of flexible services from co-working, graduate incubator and studio space for artists and makers. The key to encouraging people start and grow their creative businesses is being able to access space at affordable rates on flexible terms, followed by professional development support.</p> <p>We run an enterprise program to provide exhibition space, help launch a new product, test new ideas, facilitate teaching, and give exposure through our internal and external marketing.</p> <p>We have a wide and well-established network in Southwark within creative industries, universities and the business community - which allows us to spotlight our offer to students.</p>	<p><b>Sectors</b></p> <p>Broadly focusing on creative industries however all sectors will be considered - we have provided space for people working in sectors including arts, media, tech, fin-tech advertising, construction, social enterprise, design, and theatre</p> <p><b>Development</b></p> <p>Open to a range of opportunities and can provide a 'blended' offer which includes operating the affordable workspace alongside the commercial.</p> <p>Opportunities could include: Longer leasehold (15-25 years or within act) or opportunities to purchase space outright. HE is also interested in JV/SPV arrangements. HE has considerable experience and will bring this to a planning proposal leading to lease.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p><b>Impact Hub</b></p> <p>Impact Hub is the world’s largest network focused on building entrepreneurial communities for impact at scale — home to the innovators, the dreamers and the entrepreneurs who are creating tangible solutions to the world’s most pressing issues.</p> <p>We describe our purpose as: “We catalyse entrepreneurial action for a better world”. Our values that support this are: collaborative, open, courageous, resourceful and caring.</p> <p>We are an innovation lab, a business Incubator and a social enterprise community centre. We offer our members a unique ecosystem of resources, inspiration, and collaboration opportunities to grow their business and their impact.</p>	<p>Dermot Egan Director &amp; Co-founder</p> <p>Impact Hub Kings Cross 34b York Way London N1 9AB Tel: 0207 841 3450 Email: <a href="mailto:dermot.egan@impacthub.net">dermot.egan@impacthub.net</a></p> <p><a href="https://kingscross.impacthub.net">https://kingscross.impacthub.net</a></p>	<p>We currently operate one workspace in Kings Cross of 3,300sqft where we have been in operation for over ten years.</p> <p>It has 36 fixed desks and 84 co-working desks, total 120 desks, plus meeting room space for approximately 50 people</p> <p>We have a total of 350 individual members, including five larger teams operating from the fixed desks.</p>	<p>At the heart of our Impact Hub community is our fully hosted space. Members have access to several benefits, such as a registered mailbox, discounts on meeting rooms, flexible memberships, access to regular business clinics and events, peer to peer support, facilitated connections and access to a global network. A flexible, tailored mix of these solutions, combined with our locally rooted, global community, is how we enable growth in our members.</p> <p>In addition we run various programmes intended to either broaden inclusivity (e.g. with homeless, refugees, migrants); or to support the scaling of social enterprises and social entrepreneurship with local, national and international impact.</p>	<p><b>Development</b></p> <p>All types of commercial buildings, leases for minimum of 15 years or freehold purchase opportunities.</p> <p>Impact Hub was part of the story of the re-development of Kings Cross and we believe that we can have a similar catalytic effect other neighbourhoods, bringing new life, ideas and investment to areas and helping to deliver sustainable development that involves and benefits the local community.</p> <p>We are open to collaborating with other like-minded, impact focused organisation to co-share within a space.</p> <p>We could also collaborate with a developer to help them operate shared services within their wider development including meeting rooms and events, as well as having our own dedicated space.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p data-bbox="94 228 338 256"><b>Ministry of Sound</b></p> <p data-bbox="94 293 427 743">Ministry of Sound is a world-famous music company that has been based in Southwark since inception in 1991. The redevelopment of our head office in Gaunt St has included the creation of a fitness studio and a co-working space. There are additional plans to open a larger collaborative workspace in Southwark later in 2017.</p> <p data-bbox="94 780 400 968">Our objective is to assist freelancers and start-up companies looking for flexible workspace and connections within the creative industries</p>	<p data-bbox="454 228 940 288">Mark Lewarne, Business Development Director</p> <p data-bbox="454 325 920 419">Ministry of Sound Head Office 103 Gaunt St, Elephant &amp; Castle, London SE1 6DP</p> <p data-bbox="454 456 864 517">0207 740 8696 <a href="mailto:mlewarne@ministryofsound.com">mlewarne@ministryofsound.com</a></p>	<p data-bbox="985 228 1400 486">Large co-working space of 10,000sqft in Elephant &amp; Castle with a choice of fixed and hot desks. 5 meeting rooms including 20-person boardroom with large digital screens. Large kitchen/café area, break out spaces, free tea and coffee.</p> <p data-bbox="985 523 1368 617">Fitness Studio, club nights and event space also available at discounted commercial rates.</p>	<p data-bbox="1431 260 1747 679">Space provided on a fully flexible basis to tenants i.e. freelancers and consultants can take hot desks on daily, weekly, monthly packages. Companies taking Fixed Desk users can flex up and down with one month notice and take combination packages with hot desks and meeting rooms.</p> <p data-bbox="1431 716 1756 971">Sectors include music, media, social media, tech, and marketing. All tenants have the ability to meet MOS department heads to showcase services and provide services in exchange for desk space</p> <p data-bbox="1431 1008 1753 1295">MOS staff will actively seek collaborative opportunities with tenants and seek to support their progress with advice and connections within the sector and with key support functions such as legal, finance and IT.</p>	<p data-bbox="1785 228 1890 256"><b>Sectors</b></p> <p data-bbox="1785 293 2105 354">Creative and tech sectors preferred</p> <p data-bbox="1785 391 1966 419"><b>Development</b></p> <p data-bbox="1785 456 2067 485">Leasehold or Freehold</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p><b>Mission Kitchen</b></p> <p>Mission Kitchen creates and manages shared commercial kitchen spaces that bring communities of small food businesses together to cook, work, learn and grow. Our sites offer the benefits of co-working to food, where there is huge demand for affordable and inspiring working spaces. Mission Kitchen is more than just a place to cook. Our sites become public cultural destinations, offering classes and workshops, dining, events and food experiences.</p>	<p><a href="mailto:chris@missionkitchen.org">chris@missionkitchen.org</a>  <a href="mailto:charlie@missionkitchen.org">charlie@missionkitchen.org</a></p> <p><a href="http://www.missionkitchen.org">www.missionkitchen.org</a></p>	<p>Mission Kitchen @ The Food Exchange</p> <p>18,600 sqft shared workspace for food businesses inside New Covent Garden Market.</p> <p>Mission Kitchen @ LJ Works</p> <p>5,500 sqft shared workspace for food businesses at LJ Works in Loughborough Junction.</p>	<p>Mission Kitchen creates commercially viable &amp; financially independent open workspaces for food businesses, specifically to reduce the barriers to entry for early-stage businesses and support existing businesses in their growth.</p> <p>Mission Kitchen generates employment growth through encouraging and supporting small businesses to start up and grow.</p> <p>Mission kitchen creates new training and education opportunities to increase both employability and food knowledge.</p> <p>Mission Kitchen is guided by the following principles: affordability, capacity building, diversity &amp; inclusion, public &amp; community engagement.</p>	<p><b>Sectors</b></p> <p>Chefs, caterers, street food traders, bakers, brewers, butchers, chocolatiers, cheese makers, foragers, farmers, inventors, writers, photographers, film makers and other individuals &amp; businesses working in the food sector.</p> <p><b>Development</b></p> <p>Light industrial / warehouse space, 5,000 to 25,000 sqft, onsite parking and loading space, good transport links on main artery roads.</p> <p>We are particularly interested in sites that could offer opportunities for retail space: restaurant, café, storefronts and permanent/pop up indoor/outdoor market.</p> <p>10-50 year leases sought.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p data-bbox="94 228 353 256"><b>Southwark Studios</b></p> <p data-bbox="94 293 405 517">Southwark Studios has strong links with Southwark and provide a model of best practice when integrating creative workspace within mixed-use developments.</p> <p data-bbox="94 553 423 839">In 2017 Southwark Studios secured a landmark Section 106 agreement. This agreement provides a new long-term creative workspace complex with attached public Gallery in SE1.</p> <p data-bbox="94 876 383 1066">Southwark Studios are actively looking for properties to meet their growing demand for quality creative workspace.</p>	<p data-bbox="456 228 757 256">William Austin, Founder</p> <p data-bbox="456 293 853 322"><a href="mailto:contact@southwarkstudios.com">contact@southwarkstudios.com</a></p> <p data-bbox="456 359 875 387"><a href="http://www.SouthwarkStudios.com">http://www.SouthwarkStudios.com</a></p> <p data-bbox="456 424 645 453">07793 272 115</p>	<p data-bbox="987 228 1393 322">Southwark Studios specialises in providing Southwark's creative residents with places to work.</p> <p data-bbox="987 359 1357 485">We have built and managed space for over 250 individuals and small businesses in the creative sectors.</p> <p data-bbox="987 521 1393 711">We provide secure private workspaces with power, heating and internet access. Members have access to a range of free to use communal areas (kitchens, cinema, and library).</p> <p data-bbox="987 748 1388 874">We also maintain publically accessible events and exhibition spaces, providing cultural anchors to new developments.</p>	<p data-bbox="1433 260 1756 386">75% of our members are self-employed. Over 80% use Southwark Studios as a place of business.</p> <p data-bbox="1433 422 1756 804">We have been home to two of the UK's most successful Kickstarter's, the UK's most popular Etsy store and helped launch the careers of many creative professionals. Products designed and made in our studios are sold across the borough of Southwark.</p> <p data-bbox="1433 841 1733 1195">Southwark Studios host art exhibitions and educational events, welcoming many visitors and locals through our open studios, drawing classes and talks. We maintain strong ties with local charities, festivals and other creative businesses.</p>	<p data-bbox="1787 196 1890 225"><b>Sectors</b></p> <p data-bbox="1787 261 2125 419">We work across all creative industries encompassing desk based small businesses to recent graduates in Fine Arts.</p> <p data-bbox="1787 456 2145 678">Members are chosen based on location suitability (noise, health &amp; safety), involvement in our communal activities (open studios) and their need for affordable workspace.</p> <p data-bbox="1787 715 1966 743"><b>Development</b></p> <p data-bbox="1787 780 2141 1161">Southwark Studios are interested in all aspects of the provision, creation and management of creative workspace in the borough of Southwark. We specialise in Section 106 agreements for new mixed-use developments and have particular interest and experience in the Old Kent Road opportunity area.</p> <p data-bbox="1787 1198 2145 1324">10+ year leasehold on space 5,000sqft to 40,000sqft. Freehold purchase considered.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p><b>SPACE</b></p> <p>SPACE is a leading visual arts charity and company limited by guarantee. SPACE was established by artists in 1968. SPACE provides affordable creative workspace, plus support programmes, artists' residencies and training opportunities to enable artists to be sustainable.</p> <p>SPACE runs 17 artist studio buildings supporting 700 artists with studios and a further 700 artists a year with professional development.</p> <p>SPACE offers an extensive programme of business development advice for SMEs through the New Creative Markets programme and digital training at its MediaLab. SPACE offers a start-up loans signposting service.</p>	<p>Anna Harding, Chief Executive</p> <p>129-131 Mare Street London E8 3RH</p> <p>020 8525 4330</p> <p><a href="mailto:anna@spacestudios.org.uk">anna@spacestudios.org.uk</a></p> <p><a href="http://www.spacestudios.org.uk">www.spacestudios.org.uk</a></p> <p>@spacestudios Facebook: SPACE</p>	<p>SPACE manages 468 workspace units across 17 workspace buildings, totalling 240,000sqft of affordable creative workspace in seven London boroughs; ten of these sites are in Hackney.</p> <p>Sites vary in size from 41,000sqft at Triangle on Mare Street, E8 to 1,980sqft in Stoke Newington Library.</p> <p>Individual units are typically 200sqft-1,000sqft. Some larger units e.g. Timber Wharf Arches E2.</p> <p>15 sites are leasehold and two are freehold.</p> <p>SPACE operates at 97 per cent occupancy across its portfolio.</p> <p>SPACE's units host 672 tenants. Tenants work in the full range of media, design, and arts sectors. Tenants are typically sole traders with ten per cent employing up to ten people.</p>	<p>SPACE employs 21 people directly. 43 per cent live in Hackney. SPACE offers apprenticeships via Hackney College and runs youth training programmes for NEETs.</p> <p>SPACE provides around 24 residencies a year to excellent emerging practitioners who receive mentoring and showcasing in addition to workspace. Three bursary studios are provided for recent graduates.</p> <p>SPACE rents its units with an all-inclusive fee and on a standard tenancy agreement with flexibility for up/down sizing enabling movement of tenants within their portfolio. Prices are typically 50 per cent below market rent.</p> <p>SPACE engages 15,000 people a year through its public programmes.</p>	<p><b>Sectors</b></p> <p>Tech, Arts and Media.</p> <p><b>Development</b></p> <p>Open to all viable possibilities including new build partnerships.</p> <p>5,000sqft to 40,000sqft. Primarily for micro-businesses of one to five people and occasional larger tenants.</p> <p>Prefer to be involved from the early stage of development to work on the concept and specification.</p> <p>Interested in leases of a minimum of ten years, typically 25 years, as well as options to purchase freehold.</p> <p>Prefer stepped rent and service charge costs, but open to discussion.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p data-bbox="94 229 432 256"><b>Sustainable Workspaces</b></p> <p data-bbox="94 296 432 453">We are the largest collocated community of sustainable start-up businesses in London and Europe.</p> <p data-bbox="94 493 432 708">Founded by Sustainable Ventures, our first site Sustainable Bridges was established in 2015. In 2018, our second site Sustainable Bankside was opened.</p> <p data-bbox="94 748 432 1099">With more than 50 members and alumni, we have successfully developed a powerful ecosystem that brings together start ups, corporates, governments, and NGOs to support sustainable enterprise-seeking to support real sustainable development.</p>	<p data-bbox="454 229 958 288">Email: contact@sustainableworkspaces.co.uk</p> <p data-bbox="454 328 636 387">Phone: 02035820855</p> <p data-bbox="454 427 965 486">Website: http://www.sustainableworkspaces.co.uk</p>	<p data-bbox="985 229 1240 320">Sustainable Bridges 29 Shand Street SE1 2ES</p> <p data-bbox="985 360 1391 517">These converted railway arches ideally located close to City Hall offer co-working space and workshops. This location is ideal for small manufacturing lines.</p> <p data-bbox="985 557 1256 647">Sustainable Bankside 105 Sumner Street SE1 9HZ</p> <p data-bbox="985 687 1406 1099">Our newest site, the refurbished warehouse is situated between Borough Market and the Tate Modern. At 23,000sqft, the site features private offices and co-working space, experimental space, communal electronics and craft workshops, and more. Special features include a coffee bar and barista training centre, large event space for up to 250 people, outside communal space, and storage.</p>	<p data-bbox="1431 261 1756 549">With our businesses employing over 300 persons and rapid, high growth, our collaborative network of private, public, and third sector partners is a wealth of knowledge and expertise for fledgling start-ups.</p> <p data-bbox="1431 588 1742 804">We host numerous internal and external led events, workshops, parties, and social activities to better extend these resources to all members.</p> <p data-bbox="1431 844 1760 1227">Members also have priority access to the professional services of Sustainable Ventures that runs programmes such as Sustainable Accelerator and Better Futures in conjunction with investors, public bodies such as the Mayor of London's Office and the European Union.</p>	<p data-bbox="1785 229 1890 256"><b>Sectors</b></p> <p data-bbox="1785 296 2114 387">Building, Transport, Food, Agriculture, Energy, Clean Air, and Circular Economy</p> <p data-bbox="1785 427 1966 454"><b>Development</b></p> <p data-bbox="1785 494 2002 553">Open to all viable possibilities.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p data-bbox="94 229 271 256"><b>Tannery Arts</b></p> <p data-bbox="94 295 427 580">Tannery Arts was founded in 1993 and supports the professional development of emerging and established artists, through the provision of high quality affordable studios in accessible central London locations.</p> <p data-bbox="94 628 427 978">Tannery Arts has run artist studios at several locations across Bermondsey and Hackney. We have full occupancy and a long waiting list as well as a high reputation in the art community for our artist friendly attitude to studio provision</p> <p data-bbox="94 1018 427 1268">Tannery incorporates Drawing Room, the only non-profit public gallery in Europe dedicated to presenting and researching recent and contemporary international drawing.</p>	<p data-bbox="456 229 846 256">Fiona Long, Studio Coordinator</p> <p data-bbox="456 295 714 421">Tannery Arts Limited Unit 8 Rich Estate, 46 Willow Walk London SE1 5SF</p> <p data-bbox="456 459 701 486">Tel: 020 7237 3198</p> <p data-bbox="456 525 792 552"><a href="mailto:admin@tanneryarts.org.uk">admin@tanneryarts.org.uk</a></p> <p data-bbox="456 590 768 617"><a href="http://tanneryarts.org.uk/">http://tanneryarts.org.uk/</a></p>	<p data-bbox="985 229 1391 387">Our current premises in Southwark are around 20,000sqft, housing 40 artists in 27 studios. We are also home to Drawing Room gallery.</p> <p data-bbox="985 426 1352 517">We will be moving to our new purpose-built studios also in Bermondsey in 2019</p> <p data-bbox="985 555 1395 713">Our tenants are mostly sole traders, most of whom spend more than 25 hours per week in their studios, thus supporting the local economy.</p> <p data-bbox="985 751 1402 842">Our studios are a mixture of self-contained and shared, and range in size from 220sqft to 1039sqft</p>	<p data-bbox="1431 261 1738 419">Tannery has a team of dedicated studio management, finance, maintenance and gallery staff.</p> <p data-bbox="1431 458 1756 775">Tannery Arts engages with local and artistic communities through the free public programme at Drawing Room and facilitating educational visits from Schools, Universities and independent study groups to the gallery and studios.</p> <p data-bbox="1431 813 1756 1099">Tannery provides high quality art studios at an affordable rent in Central London locations in order to support the professional development of our artist tenants in dynamic and accessible locations.</p> <p data-bbox="1431 1137 1738 1228">We are a member of the National Housing Federation.</p>	<p data-bbox="1785 229 1890 256"><b>Sectors</b></p> <p data-bbox="1785 295 2123 386">Tannery lets studios to fine artists practicing in a range of media</p> <p data-bbox="1785 424 2143 550">We work with developers, councils and landlords to reutilise spaces or to provide planning gain.</p> <p data-bbox="1785 620 1966 647"><b>Development</b></p> <p data-bbox="1785 686 2143 908">We are expert in turning otherwise difficult to use/rent buildings into excellent art studios - we have excellent experience in planning gain negotiations in new developments</p> <p data-bbox="1785 946 2143 1232">Through the expertise of our non-executive board members in professions such as law, architecture and planning we are well equipped to work with partners with a pragmatic, professional approach to the world of property.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p><b>The Brew</b></p> <p>The Brew started in Shoreditch in 2011, and is run by entrepreneurs for entrepreneurs.</p> <p>The Brew's ethos is to ensure functionality of the space is paramount along with providing a creatively designed workspaces inspired by the history and locality of the building.</p> <p>The Brew is expanding its operations so is looking for new properties across the borough.</p> <p>The Brew is open to businesses across all sectors.</p> <p>The Brew's longer-term ambition is to also develop accelerator, incubator space and a more structured business mentoring service.</p>	<p>Andrew Clough, Managing Director</p> <p>020 7770 6283 <a href="mailto:andrew@thebrew.co.uk">andrew@thebrew.co.uk</a></p> <p>Justina Cruickshank, Commercial Director</p> <p>020 7770 6284 <a href="mailto:Justina@thebrew.co.uk">Justina@thebrew.co.uk</a></p> <p><a href="http://www.thebrew.co.uk/">http://www.thebrew.co.uk/</a></p>	<p>The Brew Spaces operates business hubs containing co-working, private offices, cafe and event space in Hackney and Tower Hamlet offering co-working and private offices. As well as onsite cafes and complementary offerings such as event spaces.</p> <p>The Brew currently caters for over 1700 members.</p>	<p>The majority of its members are in the creative, media and tech industries, but it also hosts hospitality, retail, professional services and pharmaceutical businesses amongst others.</p> <p>Approximately 25 per cent of the businesses currently hosted are start-ups, 50 per cent have been established for less than three years. Typical size of business varies between one to 13 employees. However, there has been a recent trend for larger companies occupying space at The Brew, so it welcomes businesses of any size right through to 100+ people.</p> <p>The Brew offers all-inclusive rates for start-ups and established businesses.</p> <p>Business support is to be provided through a dedicated team of investors/directors holding workshops and surgeries.</p>	<p><b>Sectors</b></p> <p>Work across sectors and typically host businesses with less than 15 employees, from start-up to more established businesses. Also welcome to much larger company sizes of 15 to 40 people and above.</p> <p><b>Development</b></p> <p>Amenable to all forms of property ownership: purchase, lease to joint ventures and the management of space from 10,000sqft.</p> <p>Can work with private landlords, councils, housing associations and all types of businesses that have suitable property opportunities.</p> 

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p><b>The Neighbourhood Office</b></p> <p>We specialise in delivering Affordable Workspace.</p> <p>Established in 2015, we have supported over 40 companies grow and scale by providing the facilities, service and support an SME needs.</p> <p>.</p>	<p>Kerry Carmichael Operations Manager</p> <p>The Neighbourhood Office 40 Bermondsey Street London SE1 3UD</p> <p>07772609007</p> <p><a href="mailto:kerry@theneighbourhoodoffice.com">kerry@theneighbourhoodoffice.com</a></p> <p><a href="http://www.theneighbourhoodoffice.com">www.theneighbourhoodoffice.com</a></p>	<p>Our original location in Bermondsey Street is home to over 20 start ups with a floor dedicated to organisations focusing on delivering climate-based solutions.</p> <p>The additional two floors are an equal mix of private offices and open workspaces open to all industries.</p>	<p>We manage the locations with our own team who provide the highest level of service whilst focusing on the operations and community management.</p> <p>Our approach to the delivery of workspace management is focused to be efficient, simplistic and inclusive with a heavy draw on hospitality.</p>	<p>We would consider all opportunities.</p>

<p><b><u>Workspace Provider</u></b></p> <p><b>The Trampery</b></p> <p>In 2009, The Trampery opened Shoreditch's very first startup workspace. Since then the company has continued to pioneer new kinds of working environment for entrepreneurship and innovation.</p> <p>The recent announcement of Fish Island Village marks the start of a new phase of expansion. This partnership with Peabody in Hackney Wick is creating London's first live-work complex for entrepreneurs including 580 homes and 4,500 square metres of workspaces. An exciting portfolio of new projects is in development.</p>	<p><b>Contact</b></p> <p>Elad Levy Head of Operations</p> <p><a href="mailto:Frontdoor@thetrampery.com">Frontdoor@thetrampery.com</a></p> <p>0203 111 2223</p>	<p><b>Existing workspace</b></p> <p>Since 2009 The Trampery has opened eight acclaimed spaces including Tech City's first startup workspace, the UK's first accelerator for growth stage fashion, the UK's first incubator for digital arts, the first independent corporate-startup matching facility and the first startup space for travel and tourism.</p> <p>Each of these sites have been delivered in partnership with globally leading organisations including Publicis Groupe, The Barbican Centre, London College of Fashion, Accenture, London and Partners, the City of Oslo and the Swiss government.</p> <p>The Trampery has operated over 80,000sqft of workspace comprising open plan desks, drop-in hot desk space, studios for small businesses, member's lounges, work cafes, fabrication facilities and event space.</p>	<p><b>Business, employment, and engagement approach</b></p> <p>The Trampery delivers a host of programmes across its sites to support its members. These include pitch sessions with investors, mentor meetings and workshops covering technical aspects of running a business. We have supported over 300 entrepreneurs across our network since inception</p> <p>In addition to business specific knowledge, The Trampery holds regular social events to promote member networking.</p> <p>In 2016 The Trampery hosted, organised or collaborated on over 200 events for its members across its sites. Taking the Traveltech Lab as one example, the member businesses have raised over £20m in the two years since it opened, with over 50 businesses passing through the space.</p>	<p><b>Opportunities sought</b></p> <p><b>Sectors</b></p> <p>The Trampery supports creative entrepreneurs. Existing facilities focus on tech/software, retail, fashion, travel, visual art, design, music, architecture and consumer goods.</p> <p><b>Development</b></p> <p>The Trampery is actively looking for workspace to fit out and operate under a lease or management agreement, opportunities to use entrepreneurship for urban regeneration and place making strategies. The Trampery is actively looking for joint ventures with development partners.</p>
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<p><b>Toaster Factory</b></p> <p>We are just off the Old Kent Road and housed in a 40,000 ft. building that used to be the old Dualit toaster factory. Within the building we have different possibilities in terms of studios and workshops.</p> <p>It's a great space that you will be sharing with us (we make amazing Christmas decorations)! There are a host of other exciting manufacturing and creative businesses working. Lots of variety!</p> <p>As we own all of our buildings and work out of this one, we offer security of tenure, brilliant value and the knowledge of what a building should provide in order to meet your objectives.</p>	<p>We set up as a space provider in this building 5 years ago and our very first tenants were Studiomakecreate.</p> <p>They do a great job of running our studios for us now and as they have been here since day one know everything!</p> <p>So please call Johnny on 0203 583 4110</p> <p>Or visit our website</p> <p><a href="http://www.toasterfactory.co.uk">www.toasterfactory.co.uk</a></p>	<p>If you would like to see who your neighbours will be please follow this link</p> <p><a href="http://www.toasterfactory.co.uk/current-residents">www.toasterfactory.co.uk/current-residents</a></p>	<p>Design, layout and set up of spaces provided by us to ensure that all of our tenant solutions are bespoke. We manage everything from the start and any maintenance going forward is provided in house and managed without hassle.</p> <p>Conference rooms, ad hoc storage, rental of equipment from small to large items including fork lifts all available. We are a fully functioning workshop and design studio with sets ups in South Bermondsey (50,000 ft.) and Erith (25000 ft.)</p>	<p>What we would really like is an opportunity to work with developers from the planning stage to use our experience to help design the best light industrial and studio space so that developments are future proofed to meet a flexible demand immediately they are completed.</p> <p>Beyond this initial moment we are extremely flexible as you might expect.</p> <p>We are cost effective and efficient in our solutions.</p> <p>Depending on where it is and what it is will appeal to different demographics and as we already work with such a broad range of end users we are confident we will find the best fit.</p> <p>Please come and see us and we will show you!</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p><b>V22 London Limited</b></p> <p>V22 London has been providing and managing affordable studios and affordable workspace since 2006.</p> <p>We currently manage studio/workspace in seven properties in five London boroughs.</p>	<p>V22 London Ltd, 10-16 Ashwin Street, London, E8 3DL</p> <p><a href="http://www.v22collection.com/studios/">http://www.v22collection.com/studios/</a></p> <p>Tara Cranswick, Managing Director 07799 874473 <a href="mailto:tara@v22london.com">tara@v22london.com</a></p> <p>Bruce McRobie, Property Director 07801 260644 <a href="mailto:bruce@v22london.com">bruce@v22london.com</a></p>	<p><b>Existing workspace</b></p> <p>Our existing studio/workspace buildings range from light industrial building, to former terraced houses, to a former Victorian children’s home. The total space let is approximately 87,000sqft with approximately 450 studio units providing workspace for an estimated 600 people.</p> <p>Our self-contained studios range in size from 75 to nearly 5,000sqft.</p>	<p><b>Business, employment, and engagement approach</b></p> <p>V22 London manages all of its buildings from its office in Dalston. V22 London has a dedicated Property Maintenance Team who manages physical issues with buildings using London-wide contractors to deal with emergencies.</p> <p>In addition to maintenance issues, V22 London has a team who manage applications for studios, liaise with potential occupiers and manage other tenancy issues.</p>	<p><b>Opportunities sought</b></p> <p><b>Sectors</b></p> <p>V22 London lets studios and workspace to artists, creatives, and small businesses.</p> <p><b>Development</b></p> <p>V22 London focuses on providing long leasehold studios – 15 years plus or purchase of leasehold/freehold interests, and directly managing all properties as a landlord to our tenants.</p>

<u>Workspace Provider</u>	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p data-bbox="91 228 230 256"><b>Vanguard</b></p> <p data-bbox="91 293 427 612">Vanguard are a family owned, private limited company that has been operating in Southwark for nearly 100 years. They employ a firm of chartered surveyors (Malcolm Martin) to assist in day to day management of their business units.</p> <p data-bbox="91 649 432 903">Vanguard are moving towards a requirement that tenants on below market rent actively contribute to the Vanguard Community by employing apprentices and taking part in open studios.</p>	<p data-bbox="454 228 651 256">Jonathan Shaw</p> <p data-bbox="454 293 645 322">020 7751 0008</p> <p data-bbox="454 359 813 387"><a href="mailto:website@vanguardcourt.org">website@vanguardcourt.org</a></p> <p data-bbox="454 424 754 453"><a href="http://www.vanguardcourt.org">www.vanguardcourt.org</a></p>	<p data-bbox="983 228 1359 354">Vanguard manages approximately 50 workspaces spread across six separate buildings.</p> <p data-bbox="983 391 1364 485">All current workspaces are at Vanguard Court, at the rear of 36-38 Peckham Road.</p> <p data-bbox="983 521 1375 582">Workspaces range in size from 200sqft to 4,500sqft.</p>	<p data-bbox="1429 260 1740 386">Vanguard Court in which tenants work together to resolve and manage any issues that arise.</p> <p data-bbox="1429 422 1731 676">Vanguard offer basic cleaning, maintenance and housekeeping services but try to keep these to the minimum in order to keep service charges as low as possible for tenants.</p> <p data-bbox="1429 713 1758 903">Vanguard actively support twice yearly open studios and from time to time provide financial support and sponsorship for external activities</p> <p data-bbox="1429 940 1753 1257">Approximately 75 per cent of tenants are on below market rents. Vanguard's aim is to gradually reduce this to around 30 per cent of tenants, with an average discount of around 25 per cent to-35 per cent from the market rent.</p>	<p data-bbox="1780 196 1892 225"><b>Sectors</b></p> <p data-bbox="1780 261 2130 515">Vanguard has particular experience and interest in creative industries including artisan manufacturers and other craftspeople, artists in all categories, tech and design, including recording studios.</p> <p data-bbox="1780 584 1966 612"><b>Development</b></p> <p data-bbox="1780 649 2136 807">Prepared to consider all opportunities but have a preference for freehold or long leasehold opportunities (100 yrs+).</p> <p data-bbox="1780 844 2143 970">Able to consider complicated or difficult opportunities that require substantial and active management.</p>