Southwark Council

Workspace Provider List

Summer 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.

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.

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<tr>
<th>Company</th>
<th>Target audience</th>
<th>Type of workspace</th>
<th>Space and Lease sought</th>
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</thead>
<tbody>
<tr>
<td>3Space</td>
<td>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.</td>
<td>Shared workspace, private offices, project and experimental space, event space.</td>
<td>Any space, short and longer term duration. Specialist in hard-to-let space, or Meanwhile Use opportunities with wider regeneration ambitions.</td>
</tr>
<tr>
<td>Acme</td>
<td>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.</td>
<td>Studios - can be self-contained, sub-divided or shared.</td>
<td>Any space. Long leasehold studios – 25 years plus or purchase, and directly manage all properties as a landlord to artist tenants.</td>
</tr>
<tr>
<td>Arbeit</td>
<td>Artists, designers, makers and small creative organisations - providing them with affordable work space, flexibility, and business guidance.</td>
<td>Self contained studios.</td>
<td>Any space. Preference for leases with five years minimum, but can also work premises on a short lease or on temporary basis.</td>
</tr>
<tr>
<td>ASC</td>
<td>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.</td>
<td>Individual studio unit sizes vary between 100sqft – 2,500sqft.</td>
<td>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.</td>
</tr>
<tr>
<td>ACAVA</td>
<td>Artists working in any media, contemporary craft workers, designer/makers and other compatible businesses and practices.</td>
<td>Studios and workspaces, mostly self-contained, some shared, often with associated exhibition and event spaces.</td>
<td>Any space. Longer leases or freehold preferred, though shorter leases are considered.</td>
</tr>
<tr>
<td><strong>Cell Projects</strong></td>
<td>Individual artists and artisans most of whom are sole traders.</td>
<td>Individuals/sole traders requiring purpose built 150 to 2,000sqft studios.</td>
<td>Space from 10,000sqft to 50,000sqft. Any lease.</td>
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<tr>
<td><strong>Central Working</strong></td>
<td>Environment and connections that help businesses of all sectors grow and succeed. Focuses on introducing members to vital contacts to help their business thrive.</td>
<td>Various, sole operators to SMEs with five to ten employees as well as bigger businesses.</td>
<td>Any space. Any lease.</td>
</tr>
<tr>
<td><strong>Craft Central</strong></td>
<td>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.</td>
<td>Studios, single and shared, ideally with exhibition space. Good natural light.</td>
<td>4,000sqft plus, ideally 10,000sqft plus. Freehold or leasehold. Ideally 20 years plus.</td>
</tr>
<tr>
<td><strong>Eat Work Art</strong></td>
<td>Space for start-up artisan traders to more established companies such as website design agencies and architecture firms.</td>
<td>Shared workspace, studios, and desks.</td>
<td>Space from 10,000sqft through to 200,000sqft. Leasehold or freehold.</td>
</tr>
<tr>
<td><strong>Ethical Property Company</strong></td>
<td>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.</td>
<td>Mainly offices but also have demand for training, studio and retail space</td>
<td>Space from 10,000sqft – no upper limit. Any lease.</td>
</tr>
<tr>
<td>Hatch</td>
<td>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.</td>
<td>Co-working space for 20 people, event space for up to 50, and workshops space for up to 20 people.</td>
<td>Warehouse space for larger co-working space (above 5000sqft). Southwark.</td>
</tr>
<tr>
<td>Hotel Elephant</td>
<td>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.</td>
<td>Both studio spaces for artist &amp; maker and Co-working space for entrepreneurs with grade A fit out - combination of hot desk, dedicated desk and office units.</td>
<td>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.</td>
</tr>
<tr>
<td>Ministry of Sound</td>
<td>SME’s, start-ups and freelancers working in creative industries and tech sector.</td>
<td>Large co-working space with break out spaces and meeting rooms.</td>
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</tr>
<tr>
<td>Mission Kitchen</td>
<td>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.</td>
<td>Independent open workspaces for food businesses, specifically to reduce the barriers to entry for early-stage businesses and support existing businesses in their growth.</td>
<td>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.</td>
</tr>
<tr>
<td>Southwark Studios</td>
<td>Work across all creative industries encompassing desk based small businesses to recent graduates in Fine Arts.</td>
<td>Studios. Self contained. Shared communal facilities. Associated public events space/gallery.</td>
<td>10+ year leasehold on space 5,000sqft to 40,000sqft. Freehold purchase considered. Specialises in Section 106 agreements for new build mixed use developments.</td>
</tr>
<tr>
<td><strong>SPACE</strong></td>
<td>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.</td>
<td>Workspace for micro-businesses of one to five-people and occasional larger tenants.</td>
<td>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.</td>
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<tr>
<td><strong>Sustainable Workspaces</strong></td>
<td>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.</td>
<td>Shared workspace, private offices, experimental space, event space, meeting rooms, and workshops.</td>
<td>Short, medium, and long term use.</td>
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<tr>
<td><strong>Tannery Arts</strong></td>
<td>Fine artist and creative sole traders working in a wide variety of mediums.</td>
<td>Art Studios: self-contained or shared.</td>
<td>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.</td>
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<tr>
<td><strong>The Brew</strong></td>
<td>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.</td>
<td>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.</td>
<td>Space between 10,000sqft to 150,000sqft. Leasehold opportunities five to25 years. Amenable to all forms of property relationships including: purchase, lease; joint ventures and the management of space.</td>
</tr>
<tr>
<td><strong>The Trampery</strong></td>
<td>Purpose built facilities for early stage businesses, creative entrepreneurs and SMEs.</td>
<td>Open plan desks, drop-in hot desk space, studios for small businesses, member lounges, work cafes, fabrication facilities and event space.</td>
<td>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.</td>
</tr>
<tr>
<td>V22 London</td>
<td>Artists, designers, makers, small creative organisations, start-up businesses and social enterprises - providing them with affordable work space, flexibility, and business guidance.</td>
<td>Self-contained studios.</td>
<td>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.</td>
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<tr>
<td>Vanguard</td>
<td>Creative industries including artisan manufacturers and other craftspeople, artists in all categories, tech and design, including recording studios.</td>
<td>Units, Studios, workshops.</td>
<td>Any. Prepared to consider all opportunities but have a preference for freehold or long leasehold opportunities (100 yrs+).</td>
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<tr>
<td>Workspace Provider</td>
<td>Contact</td>
<td>Existing workspace</td>
<td>Business, employment, and engagement approach</td>
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| **3Space**         | Andrew Cribb  
CEO & Co-founder  
3Space  
1st Floor  
136 – 144 Golders Green Road  
LONDON  
NW11 8HB  
020 7060 3168  
Andrew@3space.org  
http://www.3space.org/ | **3Space** has provided solutions for over 45 buildings across the UK up to 50,000sqft.  
Example of current projects in Southwark:  
Keeton’s & Collett - a former college in Bermondsey  
London awaiting redevelopment is now a 20,000 sq ft co-working workspace with ‘Green Lab’.  
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.  
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. | Working with a network of start-ups, non-profits, accelerators, artists and innovators 3Space specialises in being able to find the right business model & partners, matched with the desired strategic outcomes for a particular place.  
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.  
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 - also has experience designing, building and operating maker spaces, along with retail, community and events spaces. | **Sectors**  
Experience working across UK, variety of buildings and partners.  
**Development**  
All types of commercial buildings, leases for minimum of one year.  
3Space provides community based solutions to hard-to-let properties or to fill interim gaps in large scale development projects.  
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. |
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<tr>
<td>Acme</td>
<td>Jack Fortescue, Senior Communications Officer</td>
<td>Studio buildings total 275,000sqft with 573 studio units providing workspace for 724 people. This includes 18,462sq ft 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.</td>
<td>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.</td>
<td>Sectors</td>
</tr>
<tr>
<td></td>
<td>Acme Artists Studios Ltd, 44 Copperfield Road, London, E3 4RR 020 8981 6811 <a href="mailto:jack@acme.org.uk">jack@acme.org.uk</a> <a href="http://www.acme.org.uk/">http://www.acme.org.uk/</a></td>
<td>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. Studios can be self-contained, sub-divided or shared. Sizes vary from 223sqft to 559sqft.</td>
<td>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. In addition to maintenance issues, Acme has a team of four Artist Liaison Officers who manage applications for studios, liaise with potential leaseholders and provide financial and practical support to artists wishing to lead initiatives at the studios or in the local communities.</td>
<td>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. Acme do exclude some practices, specifically those with a purely commercial focus (e.g. fashion design).</td>
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<td>Acme focuses on providing long leasehold studios – 25 years plus or purchase, and directly manage all properties as a landlord to artist tenants.</td>
<td>Development</td>
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</table>
| **Arbeit**        | Hajni Semsei, Director 07857809775 hajni@arbeit.org.uk  
Arbeit Project Ltd, 49 White Post Lane, 4 Queens Yard, E9 5EN, London.  
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.  
http://www.arbeit.org.uk/ | Currently Arbeit has two locations with 33 self-contained studios:  
Hackney Wick: Unit 4, White Post Lane, Queens Yard, E9 5EN, first floor, 15 creative studios, close to the Queen Elizabeth Olympic Park.  
Archway: 681-689 Holloway Road, N19 5SE, second floor. 18 creative studios, one minute from the station. Before Arbéit’s move in 2014 the premises were empty for four years.  
All the units fall under the 100 per cent business rate relief category. | 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. Shorter periods or lower deposit may also be possible.  
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.  
Services included: cleaning of common areas, wifi, lighting, and gallery/event space. | Arbéit have been working with councils, private landlords, big developers and corporations to re-utilise their vacant spaces and provide high standards of service.  
Arbéit is also working closely with other art organisations and individuals to promote and showcase young and emerging artists, designers and makers.  
Ideally looking for a lease with five years minimum, but can also work premises on a short lease or on temporary basis. |
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</tr>
</thead>
</table>
| Artists Studio Company | Peter Flack  
Chief Executive Office  
02072747474  
peter.flack@ascstudios.co.uk  
ASC Main Office  
The Chaplin Centre  
Tallow House  
Throw Street  
London SE17 2DG  
http://www.ascstudios.co.uk/ | Brixton Village Market, Brixton  
5,000sqft  
Stockwell Road, Brixton  
20,000sqft  
Streatham Hill, Streatham  
14,000sqft  
Worsley Bridge Road, Lower Sydenham  
8,000sqft  
Building One, Goodwood Road, New Cross Gate  
20,000sqft  
Building two, Goodwood Road, New Cross Gate  
19,500sqft  
Empson Street, Bow  
13,352sqft  
Hawks Road, Kingston Upon Thames  
17,000sqft  
Thurlow Street, Walworth  
24,650sqft  
Individual studio unit sizes - 100sqft to 2,500sqft. | 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.  
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.  
The Charity is committed to providing artists led gallery spaces & project spaces. | Sectors  
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.  
Development  
Interested in planning gain agreements, asset transfer agreements, Partnerships with Develops and local authorities.  
Consider leasehold and freehold opportunities on all properties over 5,000sqft. |
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</table>
| ACAVA             | Duncan Smith  
CEO and Artistic Director  
ACAVA, 54 Blechynden Street, London W10 6RJ  
0208 960 5015  
dsmith@acava.org  
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.  
The buildings each provide between seven and 60 studios, ranging in size from 80 -760sqft. Most are self-contained, some shared or open plan.  
Most buildings also provide exhibition, event and public workshop space. | 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.  
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.  
The core ACAVA team operate from its headquarters building in North Kensington, coordinating with Site Managers at each building. | 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.  
ACAVA programmes are developed to support local arts, educational and community needs.  
Further opportunities are sought to work with architects, regeneration agencies, local authorities and developers, particularly on planning gain collaborations.  
Leasehold, preferably long, or freehold. |

Contact

Sectors

Development

Contact

Duncan Smith  
CEO and Artistic Director  
ACAVA, 54 Blechynden Street, London W10 6RJ  
0208 960 5015  
dsmith@acava.org  
http://www.acava.org

Existing workspace

Business, employment, and engagement approach

Opportunities sought
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</tr>
</thead>
</table>
| **Cell Projects Space and Studios** | Richard Priestley  
Founder/Director  
258 Cambridge Heath Road E2 9DA  
020 7241 3600  
studios@cellprojects.org  
www.cellprojects.org | 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.  
The spaces vary in size from 5,500sq ft. at Cambridge Heath E2 to 19,000sq ft. at Wallis Road, Hackney Wick E9.  
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. | Each year workspace is offered to a large number of graduates (ten to fifteen 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.  
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.  
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. | Sectors  
Artists, visual artists, and artisans.  
Development  
Interested in working with developers, private landlords, Councils wishing to lease commercial properties as well as looking to purchase premises.  
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.  
10,000sq ft to 50,000 sqft to accommodate individuals/sole traders requiring purpose built 150sqft to 2,000 sqft studios |
Workspace Provider

Central Working

Central Working is a leading UK workspace provider, with a focus on providing valuable business connections that help growing businesses thrive.

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.

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.

Contact

Grant Powell
Director of Operations
c/o 11-13 Bayley Street
WC1B 3HD
grant@centralworking.com
07722 374 511
www.centralworking.com

Existing workspace

Central Working has seven workspaces, including in Google’s Campus London across London and the UK:
- Central Working Shoreditch, 6-8 Bonhill Street EC2A;
- Central Working Paddington, 2 Kingdom St, W2;
- Central Working @ Campus 4-5 Bonhill Street EC2A;
- Central Working Bloomsbury 11-13 Bayley Street WC1B;
- Central Working Farringdon, 86-88 Clerkenwell Rd EC1M;
- Central Working Whitechapel, 69-89 Mile End Rd E1;
- Central Working Deansgate, 231-233 Deansgate, Manchester M3.

Business, employment, and engagement approach

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.

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.

Central Working runs education, career, mentoring, and apprenticeship initiatives, including working with Hackney College.

Opportunities sought

Sectors
Any type considered.

Development
Leasehold or freehold.
### Workspace Provider

**Craft Central**

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.

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.

### Contact

<table>
<thead>
<tr>
<th>Name</th>
<th>Position</th>
<th>Email</th>
<th>Contact Number</th>
<th>Website</th>
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</thead>
<tbody>
<tr>
<td>Sue Webb</td>
<td>Chair of Trustees</td>
<td><a href="mailto:sueannwebb@aol.com">sueannwebb@aol.com</a></td>
<td>07778158180</td>
<td><a href="http://www.craftcentral.org.uk">www.craftcentral.org.uk</a></td>
</tr>
<tr>
<td>Louisa Pácifico</td>
<td>Chief Executive</td>
<td><a href="mailto:louisa.pacifico@craftcentral.org.uk">louisa.pacifico@craftcentral.org.uk</a></td>
<td>07813 568 543</td>
<td></td>
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<td>0207 251 0276</td>
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</tbody>
</table>

### Existing workspace

- 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.

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.

Two buildings provide around 14,000 sqft of studios, shared workspace, galleries, selling space and administration offices.

### Business, employment, and engagement approach

Craft Central directly employs six staff. Many of the studio holders and sharers are sole traders or private companies and some have direct employees.

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.

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.

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.

### Opportunities sought

#### Sectors

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.

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.

#### Development

Open to a variety of leasehold or freehold in line with charitable objectives and the organisation’s skills.
<table>
<thead>
<tr>
<th><strong>Workspace Provider</strong></th>
<th><strong>Contact</strong></th>
<th><strong>Existing workspace</strong></th>
<th><strong>Business, employment, and engagement approach</strong></th>
<th><strong>Opportunities sought</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>Eat Work Art Ltd</td>
<td>02030959758 <a href="mailto:rosie@eatworkart.com">rosie@eatworkart.com</a> <a href="http://www.eatworkart.com">www.eatworkart.com</a></td>
<td>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. Netil House is is 65,000sq ft with 95 studios, predominantly B1-use with ancillary A-use. 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. Old Paradise Yard has 25 studios, including an Art-Lab, prop-makers and sculptor, based around a garden. Eat Work Art build using a series of sustainable construction techniques.</td>
<td>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.</td>
<td>Businesses in arts, tech, design, wellness, fitness, fashion, street food, social enterprise and theatre.</td>
</tr>
<tr>
<td><strong>Sectors</strong></td>
<td><strong>Development</strong></td>
<td><strong>Business, employment, and engagement approach</strong></td>
<td><strong>Opportunities sought</strong></td>
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<tr>
<td>Leasehold or freehold. 10,000sqft through to 200,000sqft.</td>
<td>Leasehold or freehold. 10,000sqft through to 200,000sqft.</td>
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<td>Leasehold or freehold. 10,000sqft through to 200,000sqft.</td>
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<tr>
<td>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.</td>
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<tr>
<td><strong>Ethical Property</strong></td>
<td><strong>Mike Butler</strong></td>
<td><strong>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. The centres currently support approximately 1,000 organisations (342 as tenants) working in a wide variety of sectors.</strong></td>
<td><strong>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. 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.</strong></td>
<td><strong>Sectors</strong></td>
</tr>
<tr>
<td>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. 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.</td>
<td>Mike Butler</td>
<td>Mike Butler</td>
<td>Mike Butler</td>
<td><strong>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.</strong></td>
</tr>
<tr>
<td><strong>Contact</strong></td>
<td><strong>Ethical Property Company</strong></td>
<td><strong>Business, employment, and engagement approach</strong></td>
<td><strong>Development</strong></td>
<td><strong>Opportunities sought</strong></td>
</tr>
<tr>
<td><strong>Mike Butler</strong></td>
<td>The Old Music Hall, Oxford OX4 1JE</td>
<td><strong>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. 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.</strong></td>
<td><strong>Ethical Property works with developers, social landlords and others who wish to lease or offer for sale freehold opportunities 10,000sqft and up. 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.</strong></td>
<td><strong>Opportunities sought</strong></td>
</tr>
</tbody>
</table>
## Workspace Provider

**Hatch**

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.

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.

### Contact

Hatch Enterprise  
245a Coldharbour Lane  
SW9 8RR London  
02079930074  
lisa.w@hatchenterprise.org  
www.hatchenterprise.org

### Existing workspace

**East Street Enterprise Hub:**
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.

**Community Café:**
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.

**Retail & Workshop Space:**
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).

### Business, employment, and engagement approach

**Hatch Launchpad:**
An early stage six-week programme delivering personal coaching, business workshops and a testing ground for new business ideas.

**Hatch Incubator:**
An immersive 12-week programme providing workshops, 1-2-1 business coaching, mentoring and access to workspace.

**Hatch Accelerator:**
An innovative four-month business and leadership programme for female founders to scale a growing-stage business/ social enterprise.

**Hatch Community:**
We run monthly meet-ups and special events to continue to foster a growing community of entrepreneurs and supporters.

### Opportunities sought

**Sectors**
Any type considered. Generally focused on social enterprise, creative enterprise.

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.

### Development

Launching Hatch Space in 2017, with more space in coming years to cater for growing space needs from our community.
## Workspace Provider

### Hotel Elephant

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.

“At Spare Street 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”

Spare Street is a new street dedicated to Creative Enterprise in the Elephant & Castle, London. At Spare Street we provide studio spaces and co-working space, alongside a public space and café

## Contact

| Office: 02038 574826 Mobile: 07710629317 |
| Reuben Powell Director reuben@hotelelephant.co.uk |
| Emily Woodhouse Director emily@hotelelephant.co.uk |
| www.hotelelephant.co.uk |

## Existing workspace

**SE1**
- Harper Road
- 20,000sqft
- & Newington Causeway
- 5,000sqft

Meanwhile use site, with two buildings with a total of 41 studios and 75 users.

**SE17**
- Spare Street - 9,000sqft

Five newly refurbished railway arches with glazed fronts. Permanent creative enterprise hub providing:

**Arch’s 1 & 2:**
- 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

**Arch’s 3 & 4:**
- 24 studio units for recent graduates, local artists and creatives.

## Business, employment, and engagement approach

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.

We run a creative 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.

We have a wide and well-established network in Southwark within local arts, creative industries and business community. We have also built-up long-standing relationships with local Universities which allow us to spotlight our offer to students and recent graduates.

## Opportunities sought

### Sectors

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

### Development

Open to a range of opportunities and can provide a ‘blended’ offer 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. HE is also interested in JV/SPV arrangements. HE has considerable experience and will bring this to a planning proposal leading to lease.
<table>
<thead>
<tr>
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</tr>
</thead>
</table>
| Ministry of Sound  | Mark Lewarne, Business Development Director  
Ministry of Sound Head Office 103 Gaunt St, Elephant & Castle, London SE1 6DP  
0207 740 8696  
mlewaner@ministryofsound.com | Large co-working space of 10,000sqft in Elephant & 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. Fitness Studio, club nights and event space also available at discounted commercial rates. | 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. 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. 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. | Leasehold or Freehold |
|                    |                          |                                          |                                                                                                               | Creative and tech sectors preferred |

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. Our objective is to assist freelancers and start-up companies looking for flexible workspace and connections within the creative industries.
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</thead>
<tbody>
<tr>
<td>Mission Kitchen</td>
<td><a href="mailto:chris@missionkitchen.org">chris@missionkitchen.org</a> <a href="mailto:charlie@missionkitchen.org">charlie@missionkitchen.org</a> <a href="http://www.missionkitchen.org">www.missionkitchen.org</a></td>
<td>Mission Kitchen @ The Food Exchange 18,600 sqft shared workspace for food businesses inside New Covent Garden Market. Mission Kitchen @ LJ Works 5,500 sqft shared workspace for food businesses at LJ Works in Loughborough Junction.</td>
<td>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. Mission Kitchen generates employment growth through encouraging and supporting small businesses to start up and grow. Mission kitchen creates new training and education opportunities to increase both employability and food knowledge. Mission Kitchen is guided by the following principles: affordability, capacity building, diversity &amp; inclusion, public &amp; community engagement.</td>
<td>Sectors 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. Development Light industrial / warehouse space, 5,000 to 25,000 sqft, onsite parking and loading space, good transport links on main artery roads. We are particularly interested in sites that could offer opportunities for retail space: restaurant, café, storefronts and permanent/pop up indoor/outdoor market. 10-50 year leases sought.</td>
</tr>
</tbody>
</table>
### Workspace Provider

**Southwark Studios**

Southwark Studios has strong links with Southwark and provide a model of best practice when integrating creative workspace within mixed-use developments.

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.

Southwark Studios are actively looking for properties to meet their growing demand for quality creative workspace.

### Contact

William Austin, Founder  
contact@southwarkstudios.com  
http://www.SouthwarkStudios.com  
07793 272 115

### Existing workspace

Southwark Studios specialises in providing Southwark's creative residents with places to work.

We have built and managed space for over 250 individuals and small businesses in the creative sectors.

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).

We also maintain publically accessible events and exhibition spaces, providing cultural anchors to new developments.

### Business, employment, and engagement approach

75% of our members are self-employed. Over 80% use Southwark Studios as a place of business.

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.

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.

### Opportunities sought

**Sectors**

We work across all creative industries encompassing desk based small businesses to recent graduates in Fine Arts.

Members are chosen based on location suitability (noise, health & safety), involvement in our communal activities (open studios) and their need for affordable workspace.

**Development**

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.

10+ year leasehold on space 5,000sqft to 40,000sqft. Freehold purchase considered.
Workspace Provider

SPACE

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.

SPACE runs 17 artist studio buildings supporting 700 artists with studios and a further 700 artists a year with professional development.

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.

Contact

Anna Harding,
Chief Executive
129-131 Mare Street
London E8 3RH
020 8525 4330
anna@spacestudios.org.uk
www.spacestudios.org.uk
@spacestudios
Facebook: SPACE

Existing workspace

SPACE manages 468 workspace units across 17 workspace buildings, totalling 240,000sq ft of affordable creative workspace in seven London boroughs; ten of these sites are in Hackney.

Sites vary in size from 41,000sq ft at Triangle on Mare Street, E8 to 1,980sq ft in Stoke Newington Library. Individual units are typically 200sq ft-1,000sq ft. Some larger units e.g. Timber Wharf Arches E2.

15 sites are leasehold and two are freehold.

SPACE operates at 97 per cent occupancy across its portfolio.

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.

Business, employment, and engagement approach

SPACE employs 21 people directly. 43 per cent live in Hackney. SPACE offers apprenticeships via Hackney College and runs youth training programmes for NEETs.

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.

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.

SPACE engages 15,000 people a year through its public programmes.

Opportunities sought

Sectors

Tech, Arts and Media.

Development

Open to all viable possibilities including new build partnerships.

5,000sq ft to 40,000sq ft. Primarily for micro-businesses of one to five people and occasional larger tenants.

Prefer to be involved from the early stage of development to work on the concept and specification.

Interested in leases of a minimum of ten years, typically 25 years, as well as options to purchase freehold.

Prefer stepped rent and service charge costs, but open to discussion.
<table>
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<tr>
<td><strong>Sustainable Workspaces</strong></td>
<td>Email: <a href="mailto:contact@sustainableworkspaces.co.uk">contact@sustainableworkspaces.co.uk</a></td>
<td>Sustainable Bridges 29 Shand Street SE1 2ES</td>
<td>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.</td>
<td><strong>Sectors</strong>&lt;br&gt;Building, Transport, Food, Agriculture, Energy, Clean Air, and Circular Economy</td>
</tr>
<tr>
<td>We are the largest collocated community of sustainable start-up businesses in London and Europe.</td>
<td>Phone: 02035820855</td>
<td>These converted railway arches ideally located close to City Hall offer co-working space and workshops. This location is ideal for small manufacturing lines.</td>
<td><strong>Development</strong>&lt;br&gt;Open to all viable possibilities.</td>
<td></td>
</tr>
<tr>
<td>Founded by Sustainable Ventures, our first site Sustainable Bridges was established in 2015. In 2018, our second site Sustainable Bankside was opened.</td>
<td>Website: <a href="http://www.sustainableworkspaces.co.uk">http://www.sustainableworkspaces.co.uk</a></td>
<td>Sustainable Bankside 105 Sumner Street SE1 9HZ</td>
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</tbody>
</table>
| 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. | 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. | **Opportunities sought**

- We host numerous internal and external led events, workshops, parties, and social activities to better extend these resources to all members.
- 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.
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<tr>
<td><strong>Tannery Arts</strong></td>
<td>Fiona Long, Studio Coordinator</td>
<td>Our current premises in Southwark are around 20,000sqft, housing 40 artists in 27 studios. We are also home to Drawing Room gallery.</td>
<td>Tannery has a team of dedicated studio management, finance, maintenance and gallery staff.</td>
<td>Sectors</td>
</tr>
<tr>
<td></td>
<td>Tannery Arts Limited Unit 8 Rich Estate, 46 Willow Walk London SE1 5SF</td>
<td>We will be moving to our new purpose-built studios also in Bermondsey in 2019</td>
<td>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.</td>
<td>Tannery lets studios to fine artists practicing in a range of media</td>
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<td>Tel: 020 7237 3198</td>
<td>Our tenants are mostly sole traders, most of whom spend more than 25 hours per week in their studios, thus supporting the local economy.</td>
<td>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.</td>
<td>We work with developers, councils and landlords to reutilise spaces or to provide planning gain.</td>
</tr>
<tr>
<td></td>
<td><a href="mailto:admin@tanneryarts.org.uk">admin@tanneryarts.org.uk</a></td>
<td>Our studios are a mixture of self-contained and shared, and range in size from 220sqft to 1039sqft</td>
<td>We are a member of the National Housing Federation.</td>
<td>Development</td>
</tr>
<tr>
<td></td>
<td><a href="http://tanneryarts.org.uk/">http://tanneryarts.org.uk/</a></td>
<td></td>
<td>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.</td>
<td></td>
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</tbody>
</table>

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.

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.

Tannery incorporates Drawing Room, the only non-profit public gallery in Europe dedicated to presenting and researching recent and contemporary international drawing.

Existing workspace

- Our current premises in Southwark are around 20,000sqft, housing 40 artists in 27 studios. We are also home to Drawing Room gallery.
- We will be moving to our new purpose-built studios also in Bermondsey in 2019.
- Our tenants are mostly sole traders, most of whom spend more than 25 hours per week in their studios, thus supporting the local economy.
- Our studios are a mixture of self-contained and shared, and range in size from 220sqft to 1039sqft.
- 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.
- We are a member of the National Housing Federation.

Business, employment, and engagement approach

- Tannery has a team of dedicated studio management, finance, maintenance and gallery staff.
- 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.
- 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.
- We are a member of the National Housing Federation.

Opportunities sought

- Sectors
  - Tannery lets studios to fine artists practicing in a range of media
  - We work with developers, councils and landlords to reutilise spaces or to provide planning gain.

- Development
  - 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
  - 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.
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<tr>
<td><strong>The Brew</strong></td>
<td></td>
<td><strong>The Brew Spaces</strong></td>
<td><strong>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.</strong></td>
<td><strong>Sectors</strong> 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.</td>
</tr>
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<td><strong>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.</strong></td>
<td><strong>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, the 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.</strong></td>
<td><strong>Development</strong> Amenable to all forms of property ownership: purchase, lease to joint ventures and the management of space from 10,000sqft. Can work with private landlords, councils, housing associations and all types of businesses that have suitable property opportunities.</td>
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<td><strong>The Brew currently caters for over 1700 members.</strong></td>
<td><strong>The Brew offers all-inclusive rates for start-ups and established businesses.</strong></td>
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<td></td>
<td>Andrew Clough, Managing Director</td>
<td><strong>020 7770 6283 <a href="mailto:andrew@thebrew.co.uk">andrew@thebrew.co.uk</a></strong></td>
<td><strong>Business support is to be provided through a dedicated team of investors/directors holding workshops and surgeries.</strong></td>
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<td>Justina Cruickshank, Commercial Director</td>
<td><strong>020 7770 6284 <a href="mailto:Justina@thebrew.co.uk">Justina@thebrew.co.uk</a></strong></td>
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<td><strong><a href="http://www.thebrew.co.uk/">http://www.thebrew.co.uk/</a></strong></td>
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| **The Trampery**   | Elad Levy  
Head of Operations  
Frontdoor@thetrampery.com  
0203 111 2223 | **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. 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. The Trampery has operated over 80,000sqft of workspace comprising open plan desks, drop-in hot desk space, studios for small businesses, members lounges, work cafes, fabrication facilities and event space.** | 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. In addition to business specific knowledge, The Trampery holds regular social events to promote member networking. 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. | **Sectors**  
The Trampery supports creative entrepreneurs. Existing facilities focus on tech/software, retail, fashion, travel, visual art, design, music, architecture and consumer goods.  
**Development**  
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. |

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.
Workspace Provider

V22 London Limited

V22 London has been providing and managing affordable studios and affordable workspace since 2006.

We currently manage studio/workspace in seven properties in five London boroughs.

Contact

V22 London Ltd, 10-16 Ashwin Street, London, E8 3DL

http://www.v22collection.com/studios/

Tara Cranswick, Managing Director
07799 874473
tara@v22london.com

Bruce McRobie, Property Director
07801 260644
bruce@v22london.com

Existing workspace

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 87,000 sqft with approximately 450 studio units providing workspace for an estimated 600 people.

Our self-contained studios range in size from 75 to nearly 5,000 sqft.

Business, employment, and engagement approach

V22 London manages all of its buildings from its office in Dalston. V22 London has a dedicated Property Maintenance Team who manage physical issues with buildings using London-wide contractors to deal with emergencies.

In addition to maintenance issues, V22 London has a team who manage applications for studios, liaise with potential occupiers and manage other tenancy issues.

Opportunities sought

Sectors

V22 London lets studios and workspace to artists, creatives, and small businesses.

Development

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.
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<tr>
<td>Vanguard</td>
<td>Jonathan Shaw</td>
<td>Vanguard manage approximately 50 workspaces spread across six separate buildings.</td>
<td>Vanguard Court in which tenants work together to resolve and manage any issues that arise.</td>
<td>Vanguard have particular experience and interest in creative industries including artisan manufacturers and other craftspeople, artists in all categories, tech and design, including recording studios.</td>
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<td>020 7751 0008</td>
<td>All current workspaces are at Vanguard Court, at the rear of 36-38 Peckham Road.</td>
<td>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.</td>
<td>Prepared to consider all opportunities but have a preference for freehold or long leasehold opportunities (100 yrs+).</td>
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<td><a href="mailto:website@vanguardcourt.org">website@vanguardcourt.org</a></td>
<td>Workspaces range in size from 200sqft to 4,500sqft.</td>
<td>Vanguard actively support twice yearly open studios and from time to time provide financial support and sponsorship for external activities.</td>
<td>Able to consider complicated or difficult opportunities that require substantial and active management.</td>
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<td><a href="http://www.vanguardcourt.org">www.vanguardcourt.org</a></td>
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<td>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.</td>
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