

Southwark Council

Workspace Provider List

Spring 2025-26

Background

Southwark Council continues to grow its business base, and our strategies, policies, 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. In the face of the challenge of COVID-19, and rebuilding after the last two years, 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.

Summary offer to developers

	Target audience	Type of workspace	Space and Lease sought
3Space	Spaces for Public Good. Affordable workspace with space for 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. Preference for larger and longer term duration – 5 years plus. Specialist in hard-to-let space, or Meanwhile Use opportunities with wider regeneration ambitions.
Acme	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.
Arbeit Studios	Artists, designers, makers and small creative organisations - providing them with affordable work space, flexibility, and business support. We also cater and provide spaces for wellness and beauty businesses.	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.
ARTISTS STUDIO COMPANY (A.S.C.)	<p>Artists Studio Company (A.S.C.) is a registered Charity that exists to support the arts. We are an affordable workspace provider and our tenants include artists, makers and not-for-profit arts organisations. A.S.C. artists and makers activities include painting, sculpture, photography, installation, performance, film, ceramics, textiles, print-making, fashion, multi-media, sound.</p> <p>A large percentage of artists and makers A.S.C. supports are self-employed. The not-for-profit arts organisations A.S.C. supports include those offering art education, art facilities theatre, exhibition space. These organisations employ 2 to 10 staff.</p>	<p>Individual workspace sizes vary between 100sqft to 3,000sqft.</p> <p>A.S.C. prefers to offer self- contained workspaces.</p> <p>We offer a small percentage of open plan workspace.</p>	<p>A.S.C. is actively seeking to purchase or rent buildings at below market value or rent via s106 Planning Gain Agreement, 5,000sqft to 100,000sqft GIA and with a minimum term of 10 years.</p> <p>The Charity will consider meanwhile buildings that can conform to building Control/ fire safety legislation and minimum EPC rating with low Cap—Ex, 5,000sqft to 100,000sqft.</p>

ACAVA	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.
Affordable Workspace Partnership (AWP)	AWP supports a wide range of business sectors including those working in creative industries, tech and trade. We will prioritise businesses that aim to make a positive environmental, social and cultural impact.	AWP is focused on providing self-contained studios and office spaces sized between 100sqft – 1,000sqft. We are particularly keen to acquire buildings that are BREEAM excellent or outstanding low energy buildings.	AWP seeks any buildings offered for lease or purchase at a rent or price discounted from market value such as through s106 planning gain agreement or mean-while buildings. We can consider buildings between 4,000sqft – 100,000sqft and located in all London boroughs.
BREEZBLOK	Ranging from start ups to more established SME's to large multi-national corporates.	Flexible Office space with services.	Spaces from 5000sqft to 100,000sqft Leases, sub-leases, or assignments. Will also partner with Landlords and occupiers with excess space and manage and operate spaces.
Build Studios	Small and start-up businesses in the built environment sector; including property, architecture, creative and low carbon.	Office space – open plan and self-contained small offices. Shared meeting and events space and model-making space.	3,000 -15,000sqft. Ideally longer-term (15 year plus) opportunities but will consider meanwhile opportunities.
Cell Studios	Visual artists and designer-makers, from recent graduate to mid- late career practitioners seeking purpose built affordable workspace.	Individuals/sole traders requiring managed, purpose built 150 to 2,000sqft studios suitable for painters, sculptors, photographers, film makers, curators and a	Space from 10,000sqft to 50,000sqft. Leasehold and freehold. Cell can work with all ages of industrial and commercial buildings to convert into suitable workspace.

		range of designer / maker practices. High speed internet included	
Central Working	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.
Craft Central	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.
Eat Work Art	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.
Ethical Property Company	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.

Foundry Asset Management	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.
Hotel Elephant	Broadly focusing on creative industries, including fine artists, makers, small creative companies, and start-ups. Our co-working offer provides space for a range of people & sectors, including freelancers, remote workers, and SME's. Previously these have included arts, not-for-profit/charities, media, tech, fin-tech, advertising, construction, social enterprise, design, and theatre.	Both self-contained studio and workspaces for artists, makers and creative SME's and co-working space with grade A fit out - combination of hot desk, dedicated desk and private office units.	Open to a range of opportunities including 5,000 sqft + of space on long leasehold (10+ years) freehold purchase considered. We can provide a blended offer, operating both the affordable and commercial space. Previous experience in helping negotiate and operating space as part of s106 agreement in new development. Also interested in JV/SPV Short and medium term meanwhile use opportunities considered.
Impact Hub	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.

King's College London / Guy's and St Thomas' NHS Foundation Trust	Healthcare and life science research businesses including entrepreneurs in the fields of biomedicine and medical technology.	Laboratories and office spaces.	Any. Prepared to consider all opportunities but have a preference for freehold or long leasehold opportunities.
Ministry of Sound	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.
Mission Kitchen	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.
Runway East	Our typical members are startups, agencies, SME's and charities, though we also attract corporates.	We typically offer sites with a mixture of options for teams from 1 - up to 100 people, including dedicated desks, private offices and self-contained offices with kitchens, breakout etc. The largest office size in our buildings ranges between 28 people and 100 people. All our spaces are fitted out with communal areas, break out space and meeting rooms for members to use.	We look for sites starting at 15,000sqft that we can adapt for our purposes. We take on revenue share agreements (similar to a JV) with landlords to achieve premium ERVs and share the risk and reward on their buildings. We tend to take 20-year leases on these buildings, but consider anything 10-year or above.

Southwark Studios	We target Southwark-based small businesses and individuals in the creative industries. Southwark Studios asks for data from our tenants to ensure they remain in need of subsidised workspace, with time-bound rents used to encourage a move to market-rate commercial space once earning capacity has increased. Our community engagement spaces are available to local charitable organisations, and open and free for the visiting public.	Our substantial waiting list allows us to choose site-appropriate tenants, from light-industrial to clean desk-based creative practitioners. We specialise in activating affordable workspace within mixed-use residential developments.	We can operate sites from as low as 100sqm, but have a preference for space that averages 1000sqm. A 30 year lease, and capped service charge at an affordable level, are policy-obligated. We negotiate directly with each developer to balance other variables, such as fit-out contribution, to ultimately allow Southwark Studios to operate workspace at a rate that is affordable to the intended end-users. Southwark Studios is happy to discuss any affordable workspace opportunity in the borough if Southwark.
SPACE	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.
Sustainable Workspaces	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.

Tannery Arts	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.
The Brew	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.
The Neighbourhood Office	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.
The Trampery	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. Consulting services to design, fit out and operate space.
Toaster Factory	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 one year leases available.

V22 London	Artists, designers, makers, small creative organisations, start-up businesses and social enterprises - providing them with affordable work space, flexibility, and business guidance.	Self-contained studios.	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.
Vanguard	Creative industries including artisan manufacturers and other craftspeople, artists in all categories, tech and design, including recording studios.	Units, Studios, workshops.	Any. Prepared to consider all opportunities but have a preference for freehold or long leasehold opportunities (100 yrs+).

Workspace Provider	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p>3Space</p> <p>3Space are an established charity which has been designing, building and managing high quality affordable space since 2010.</p> <p>We are experts at repurposing buildings and reactivating places.</p> <p>We've operated over 45 buildings owned by local government, central government and other well-known landlords such as Grosvenor Estates, Derwent London and Barclays.</p> <p>3Space have pioneered an innovative workspace model whereby commercial uses cross-subsidise the types of activities and organisations who can make a unique and fundamental contribution to local social and economic wellbeing.</p>	<p>Andrew Cribb CEO & Co-founder</p> <p>3Space</p> <p>C/O DAS Accounting 105 Eade Road OCC Building A 2nd Floor Unit 11A LONDON N4 1TJ</p> <p>020 7060 3168 Andrew@3space.org</p> <p>http://www.3space.org/</p> <p>Current project examples:</p> <p>International House, Brixton</p> <p>https://www.3spaceinternational.co.uk/</p>	<p>3Space has provided solutions for over 45 buildings across the UK including office buildings over 70,000 sq ft.</p> <p>Example of previous projects in Southwark:</p> <p>Keeton's & 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 start-ups. There will be monthly community lunches and supper clubs in the Green Lab.</p>	<p>We're an interface between private businesses, civil society, start-ups, charities, culture and creation.</p> <p>A 3Space building is a place where a 4-person business scales to 130 employees in 2 years. Charities have started with us and gone on to tackle the world's biggest social and environmental problems such as climate change, supporting refugees into jobs, and youth support.</p> <p>Crazy ideas are welcomed and innovation flourishes. We never forget to provide a home for the local civil society functions, which are often overlooked, but fundamental to great places</p>	<p>Sectors</p> <p>Experience working across UK, variety of buildings and partners.</p> <p>Development</p> <p>All types of commercial buildings, leases for minimum of five years and ideally over 20k sq ft (or a portfolio partnership).</p> <p>3Space provides community-based solutions and cost-effective re-use of existing buildings aligned to low environmental impact.</p> <p>3Space have established processes, governance and skills to ensure that the buildings we operate are commercially sustainable, maximise public value and are safe and compliant. Our in-house team have the three key skills required to successfully operate buildings – community building, asset management and landlord partnership.</p>

Workspace Provider	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p>Acme</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 jack@acme.org.uk</p> <p>http://www.acme.org.uk/</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.</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>Sectors</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>Development</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>

Workspace Provider	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p>Arbeit</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>hajni@arbeit.org.uk</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>http://www.arbeit.org.uk/</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; introduction to businesses to each other, artist opportunities; and local networking events. There is also loan and business support.</p>	<p>Sectors</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>Development</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>

Workspace Provider	Contact	Existing workspace	Business, employment, and engagement approach	Opportunities sought
<p>Artists Studio Company</p> <p>Also known as A.S.C. and A.S.C. Studios is a registered Charity that exists to support artists, promote the arts and educate the public in the arts.</p> <p>Founded in 1995, A.S.C. has developed and managed a total of 24 buildings to date. We currently manage 8 buildings supporting over 800 creatives.</p> <p>We understand the developer's world and the A-Z of Affordable workspace provision, including relations with London Boroughs and work seamlessly between stakeholders to help achieve the very best outcomes for all parties.</p> <p>We have scale, fiscal strength and three decades of property development and management experience.</p>	<p>Peter Flack Chief Executive Office</p> <p>02072747474</p> <p>peter.flack@ascstudios.co.uk</p> <p>ASC Main Office The Chaplin Centre Tallow House Throw Street London SE17 2DG</p> <p>http://www.ascstudios.co.uk/</p>	<p>Existing workspace</p> <p>A.S.C. manages workspace across 8 buildings, (185,000sqft). Several of our buildings also include artists led gallery spaces.</p> <p>Current buildings:</p> <p>Art House, Grafton Road, 33,000sqft, <u>125 year lease purchased</u> via s106 Planning Gain Agreement.</p> <p>246 Ealing Road, 10,000sqft, <u>99 year lease purchased</u> via s106 Planning Gain Agreement</p> <p>47 Streatham Hill, Streatham, 12,500sqft, <u>free-hold purchased</u>.</p> <p>Brixton Road, Brixton, 60,000sqft, <u>leased since 1999</u>.</p> <p>Empson Street, Bow, 13,352sqft, <u>leased since 2009</u>.</p> <p>Hawks Road, Kingston Upon Thames, 17,500sqft, <u>leased since 2012</u>.</p> <p>Thurlow Street, Walworth 24,650sqft, <u>leased since 2013</u>.</p> <p>Cleaver Street, 10,000sqft, leased since 2019.</p>	<p>A.S.C. offers our workspaces on flexible leases allowing easy vacation, upsizing and downsizing, opted outside the 1954 Landlord and Tenant Act.</p> <p>All our workspace rents are at least 30% below market with some up to 90% below market rent. All are inclusive of business rates. We offer some free workspace.</p> <p>We are committed to providing exhibition and showcasing opportunities for our tenants. We partner and collaborate with universities, colleges, schools and community groups with the aim of educating the public in the arts and promoting the arts.</p>	<p>Sectors</p> <p>A.S.C. supports artists makers and not-for-profit arts organisations</p> <p>Development</p> <p>As an affordable workspace provider we are focused on acquiring buildings offered at below market price or rent. We can purchase, rent or consider alternatives such as JV's and management contracts.</p> <p>We seek to work directly with developers, consultants, architects and local authorities, ideally from an early stage in the planning process, where there is a requirement for inclusion of affordable workspace within a development scheme. We have a particular focus on s106 Planning Gain.</p> <p>We are also interested in meanwhile building opportunities. We can consider buildings sized between 5,000sqft to 100,000sqft.</p>

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<p>ACAVA</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>Emma Thesiger Studio Operations Manager</p> <p>availablestudios@acava.org</p> <p>http://www.acava.org</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 ACAA 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 ACAA 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 to benefit from free studios and professional support.</p>	<p>Sectors</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>Development</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>

<p>Workspace Provider</p> <p>Affordable Workspace Partnership (AWP) is a leading affordable workspace provider operating in Greater London.</p> <p>The organisation is focused on supporting micro and small start-up and early-stage businesses through affordable workspace and business support.</p> <p>Our workspace terms are flexible with simple and transparent fees.</p>	<p>Contact</p> <p>Mark Holden, Director</p> <p>Affordable Workspace Partnership Unit 7, 1 Mile Walk, London NW6 5HB</p> <p>Tel: 0203 744 1333</p> <p>Email: m.holden@affordableworkspace.org.uk</p> <p>http://www.affordableworkspace.org.uk</p>	<p>Existing workspace</p> <p>We currently operate 2 buildings providing small self-contained workspaces:</p> <p>AWP Creative Centre NW6 is a new build purchased at a discount through s106 planning gain agreement. Designed in consultation with AWP, all workspaces are self-contained and ideal for micro and small creative businesses.</p> <p>AWP Creative Centre SE14 is a new build designed in consultation with AWP, all workspaces are self-contained and ideal for micro and small creative businesses.</p> <p>The organisation is acquiring 5 additional buildings over 2025, 3 of which will be acquired at discounted rents through s106 planning gain agreements and one through local authority partnership.</p> <p>All our existing and planned new buildings are BREEAM excellent or outstanding.</p>	<p>Business, employment, and engagement approach</p> <p>We support start-up and early-stage micro and small businesses through flexible secure affordable workspace and free business support.</p> <p>AWP is able to support to a broad range of business sectors including creative industry, tech and trade.</p> <p>This allows us to work with local authorities and developers with a view to occupying our sites with the most suitable businesses.</p> <p>When a business no longer needs our support, we ask them to move on to follow on market rent workspaces, freeing up our affordable workspace to those in greater need.</p>	<p>Opportunities sought</p> <p>Sectors</p> <p>AWP supports a broad range of start-up and early-stage businesses including creative industries, tech and trade.</p> <p>Development</p> <p>We are seeking additional buildings offered at rent or price discounts from market value via s106 planning gain agreement or meanwhile buildings.</p> <p>We can consider buildings ranging in size between 4,000 – 100,000sqft GIA.</p> <p>We ideally like to consult with developers, planning consultants and local authorities from an early stage in the planning process, helping to deliver the best and most cost-effective outcomes.</p>
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<p>BREEZBLOK</p> <p>BREEZBLOK is a value for money flexible/serviced office provider that leases/sub-leases space from London property owners and corporate occupiers concentrating on secondary buildings in great Central London locations</p> <p>We take leases on floors in secondary buildings in prominent London locations, in circumstances including:</p> <ul style="list-style-type: none"> - Standard 10 year leases - the building has a future planning/ redevelopment strategy - floors that have been void for 12+ months - corporate occupiers looking to sub-let unused space and mitigate property costs 	<p>Tadhg Flanagan Director</p> <p>St Magnus House 3 Lower Thames St London EC3R6HD</p> <p>020 31465555 tadhg@breezblok.london</p> <p>http://www.breezblok.london/</p>	<p>203 Blackfriars Road London SE1</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 100,000 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 150 Businesses of all sizes ranging from start ups to more established SME's to large multi-national corporates.</p>	<p>Sectors</p> <p>Any type considered</p> <p>Development</p> <p>We typically are interested in ALL opportunities where we can acquire leases, sub-leases, or assignments and operate our flexible serviced office solution from those spaces.</p> <p>Where possible, utilising the existing fit-out enabling us to open quickly, spending minimum time and expense, fill the space as rapidly as possible at market attractive rates, offering a friendly working environment with excellent IT provision.</p> <p>We will also consider 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.</p>

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<p>Cell Studios</p> <p>Established in 1999, Cell Studios is a charity and company limited by guarantee operating across Hackney, Tower Hamlets, Waltham Forest, Lewisham and Southwark.</p> <p>Its founders are artists with international experience of exhibiting and curation, applying this to their studio model for artists, visual artists and designer makers</p> <p>The workspace houses over 900 individual artists and makers, most of whom are sole traders.</p>	<p>Richard Priestley Founder/Director</p> <p>Adam Greenhalgh Head of Studio Operations</p> <p>HQ 258 Cambridge Heath Road E2 9DA 0208 981 6336</p> <p>studios@cellprojects.org</p> <p>www.cellprojects.org www.cellstudios.org</p>	<p>Cell Studios has 8 current locations located in the boroughs of Hackney, Tower Hamlets, Waltham Forest Southwark and Lewisham.</p> <p>The spaces vary in size from 5,500sq ft. at Cambridge Heath E2 to 42000 sq ft at Forest Park, Leyton</p> <p>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 access workspace.</p>	<p>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>Cell includes all utility costs within its rents and offers flexible contracts. Tenants are also included in networking events and Cells exhibition programmes</p> <p>Revenue from the studios is used to fund non-commercial exhibitions, an internship and lectures programme, open to the public free of charge.</p> <p>Cell has a dedicated studios management, maintenance and infrastructure team.</p>	<p>Sectors</p> <p>Artists, visual artists, and designer-makers</p> <p>Development</p> <p>Interested in working with developers, private landlords, Councils wishing to lease commercial properties as well as looking to purchase premises.</p> <p>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>10,000sqft to 50,000 sqft to accommodate individuals/sole traders requiring purpose built 150sqft to 2,000 sqft studios</p>

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<p>Central Working</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 grant@centralworking.com</p> <p>07722 374 511</p> <p>www.centralworking.com</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.</p> <p>Central Working runs education, career, mentoring, and apprenticeship initiatives, including working with Hackney College.</p>	<p>Sectors</p> <p>Any type considered.</p> <p>Development</p> <p>Leasehold or freehold.</p>

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<p>Craft Central</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>sueannwebb@aol.com</p> <p>Louisa Pacifico Chief Executive</p> <p>louisa.pacifico@craftcentral.org.uk</p> <p>07813 568 543 0207 251 0276</p> <p>www.craftcentral.org.uk</p>	<p>Existing workspace</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>Business, employment, and engagement approach</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. Studio holders hold their studios under a licensee agreement.</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>Opportunities sought</p> <p>Sectors</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>Development</p> <p>Open to a variety of leasehold or freehold in line with charitable objectives and the organisation's skills.</p>

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<p>Eat Work Art Ltd</p> <p>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>Eat Work Art provides platforms that nurture community, creativity and growth.</p> <p>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>02030959758</p> <p>property@eatworkart.com</p> <p>www.eatworkart.com</p>	<p>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>Netil House is 65,000sqft with 95 studios, predominantly B1-use with ancillary A-use.</p> <p>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 to 110sqft.</p> <p>Old Paradise Yard has 25 studios, including an Art-Lab, prop-makers and sculptor, based around a garden.</p> <p>Eat Work Art build using a series of sustainable construction techniques.</p>	<p>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, and established businesses such as web design agencies and architecture firms.</p> <p>Companies range from self-employed through to 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.</p> <p>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>Sectors</p> <p>Businesses in arts, tech, design, wellness, fitness, fashion, street food, social enterprise and theatre.</p> <p>Development</p> <p>Leasehold or freehold. 10,000sqft through to 200,000sqft.</p> <p>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>

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<p>Ethical Property</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>Mike Butler</p> <p>Ethical Property Company The Old Music Hall, Oxford OX4 1JE 07866 289 940</p> <p>mike@ethicalproperty.co.uk</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>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.</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>Sectors</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>Development</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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<p data-bbox="109 225 300 280">Foundry Asset Management</p> <p data-bbox="109 316 416 560">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="109 595 416 804">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="109 839 416 1048">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="441 225 622 280">Edwin Fletcher CEO</p> <p data-bbox="441 316 672 403">Print Village 58 Chadwick Road SE15 4PU</p> <p data-bbox="441 438 689 494">edwin@fammt.co.uk 07552 500 989</p>	<p data-bbox="1095 225 1366 280">Print Village studios in Peckham, 16,800 sqft.</p> <p data-bbox="1095 316 1415 403">Meriton Foundry in Bristol, 14,700 sqft, (30,000 sqft in 2020)</p>	<p data-bbox="1500 284 1765 435">Providing affordable workspace to all kinds of start-up businesses from artists to blacksmiths.</p> <p data-bbox="1500 470 1742 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.</p> <p data-bbox="1500 778 1751 1051">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="1500 1086 1742 1295">Our on-site management approach enables assisting with forklifting, deliveries, and events and networking.</p>	<p data-bbox="1796 225 1897 248">Sectors</p> <p data-bbox="1796 284 2092 339">All sectors, all formats of workspaces.</p> <p data-bbox="1796 408 1966 432">Development</p> <p data-bbox="1796 467 2132 866">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>

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<p>Hotel Elephant</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. Forming part of a s106 agreement, Spare Street is a great example of how workspace can successfully be included in new developments</p> <p>Currently, Hotel Elephant has over 150 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>Office: 02038 574826 Mobile: 07710629317</p> <p>Reuben Powell Director reuben@hotelelephant.co.uk</p> <p>Emily Woodhouse Director emily@hotelelephant.co.uk</p> <p>www.hotelelephant.co.uk</p>	<p><u>SE1</u> Harper Road 25,000sqft & Newington Causeway 5,000sqft</p> <p>Meanwhile use site, with three buildings with a total of 70 studios and operates at nearly 100% capacity.</p> <p><u>SE17</u> Spare Street - 9,000sqft</p> <p>Five newly refurbished railway arches with glazed fronts:</p> <p><u>Arch's 1 & 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, 4 & 5:</u> Part of s106 agreement providing 24 studio units for recent graduates, local artists and creatives. Alongside a public space for exhibitions and events with ancillary use café.</p> <p><u>SE17 – Launching Spring 2022</u> Approx. 20 new spaces and a community space.</p>	<p>Hotel Elephant provides a range of flexible services from studio space, graduate incubator space & coworking space.</p> <p>We run an enterprise program which includes workshops & talks. We provide exhibition space & event space, helping to launch new products & 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, and universities, which allows us to spotlight our offer to students.</p>	<p>Sectors</p> <p>Broad range of creative industries including fine artists, makers, design, film and other digital creative sectors.</p> <p>Our coworking offer provides space for freelancers, remote workers and SME's across different sectors including creative, tech, media & social enterprise.</p> <p>Development</p> <p>Open to a range of opportunities including operating the affordable workspace or would consider a 'blended' offer operating the affordable workspace alongside the commercial.</p> <p>Opportunities could include: Longer leasehold (10 + years) or opportunities to purchase space outright. HE is also interested in JV/SPV arrangements, and s106 agreements and consulting.</p>

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<p>Impact Hub</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>Richard Evans Director & Co-founder</p> <p>Impact Hub Kings Cross 34b York Way London N1 9AB Tel: 0207 841 3450 Email: richard.evans@impacthub.net</p> <p>https://kingscross.impacthub.net</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.</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>Development</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>

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<p>King's College London Guy's & St Thomas' NHS Foundation Trust</p> <p>King's College London is a Russell Group University, and based across five main campuses in central and South London.</p> <p>Guy's and St Thomas' is among the UK's biggest and busiest teaching hospitals, and a leading provider of hospital and community-based healthcare, research and education.</p> <p>Both institutions work with a wide range of companies. We are part of King's Health Partners Academic Health Science Centre, a pioneering collaboration between King's and three of London's most successful NHS Foundation Trusts. Our ambition is to deliver life sciences focussed workspace that works towards the objectives of the SC1 Innovation District.</p>	<p>Peter Ward Director of Real Estate Development King's College London / Guy's & St Thomas' NHSFT 3rd Floor 5-11 Lavington St London SE1 0NZ</p> <p>07917 839030 peter.ward@kcl.ac.uk</p> <p>http://www.kcl.ac.uk http://www.gstt.nhs.uk</p>	<p>We host partner organisations such as medical technology and biomedical businesses including start-up businesses, and we also allocate space to staff at King's for research and entrepreneurial activities which is invaluable for small- and medium-sized enterprises in offering mentoring and networking opportunities.</p> <p>We also host the King's Entrepreneurship Institute, which gives entrepreneurs access to advice on such subjects as intellectual property management and financing.</p> <p>We are a founder member of KHP ventures, which supports and invests in start-up businesses in the life science sector. Our Estates and Facilities team has solid expertise in capital building projects, involving all stages (including design, building, refurbishment and fit-out).</p>	<p>We actively develop and manage start-up businesses from our existing buildings, offering sustainable support for entrepreneurs in the healthcare and life science sectors and would welcome the opportunity to create more.</p> <p>These 'innovation hubs':</p> <ul style="list-style-type: none"> - Provide affordable lab and office space to start-up businesses, benefitting from business and academic support; - Offer clinical insight and experience to support new and emerging businesses in addressing health challenges; - Give start-up businesses access to our research and teaching infrastructure - Provide a wide range of apprenticeships. 	<p>Sectors</p> <p>Experience working across London in a variety of buildings and with multiple partners.</p> <p>Development</p> <p>All types of commercial buildings, leases for minimum of ten years and ideally over 20000sqft.</p> <p>Our estates team, who are already working collaboratively with developers and investors, design and deliver clinical and lab space fit out that meets the needs of the sector using established processes and governance and are safe and compliant.</p>

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<p>Ministry of Sound</p> <p>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>Our objective is to assist freelancers and start-up companies looking for flexible workspace and connections within the creative industries</p>	<p>Mark Lewarne, Business Development Director</p> <p>Ministry of Sound Head Office 103 Gaunt St, Elephant & Castle, London SE1 6DP</p> <p>0207 740 8696 mlewarne@ministryofsound.com</p>	<p>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.</p> <p>Fitness Studio, club nights and event space also available at discounted commercial rates.</p>	<p>Space provided on a fully flexible basis to tenants i.e. freelancers and consultants can take hot desks on daily, weekly, monthly packages.</p> <p>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>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>Sectors</p> <p>Creative and tech sectors preferred</p> <p>Development</p> <p>Leasehold or Freehold</p>

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<p>Mission Kitchen</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>chris@missionkitchen.org charlie@missionkitchen.org</p> <p>www.missionkitchen.org</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 & 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 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 & inclusion, public & community engagement.</p>	<p>Sectors</p> <p>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.</p> <p>Development</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>

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<p>Runway East</p> <p>Runway East deliver high-quality office spaces with outstanding community events, perks, shared space, dogs & cake.</p> <p>Our reputation is built on providing everything high-growth companies need to thrive, offering and embracing the hybrid and flexible workspaces employees want, particularly in a post-COVID world.</p>	<p>Natasha Guerra, CEO</p> <p>Runway East Borough Market, 20 St Thomas Street, London SE1 9RS</p> <p>020 3137 9953 natasha@runwayea.st</p> <p>http://runwayea.st</p>	<p>Runway East currently manages 8 locations across London, Bristol and Brighton.</p> <p>Within London:</p> <ul style="list-style-type: none"> - Southwark (20 St Thomas Street and 18 Crucifix Lane) - Soho (66 Old Compton Street) - Shoreditch (52 Tabernacle Street) - Aldgate East (The Hickman) <p>We operate over 270,000sqft across all of our sites, with a membership of over 3,500. We average 92% occupancy across all of our sites.</p> <p>All of our buildings are split into private offices, meeting rooms, phone booths, event spaces and breakout spaces. The meeting rooms and event spaces are bookable by both members and external parties.</p>	<p>Members sign an initial 12-month contract and all costs for members are built into a single bill.</p> <p>We create forward-thinking communities that care about their impact — and being part of something bigger. Being a B Corp, we're big advocates for green energy and greener rewards (like the living wage).</p> <p>We create countless opportunities to make our members happy all day, every day. They can limber up at Run Club and go nuts on Cake Wednesday without organising any of it.</p>	<p>Sectors</p> <p>Our offices are ideal for SMEs across all sectors, and we have a dedicated desk offering at all sites as well for individuals.</p> <p>Development</p> <p>We look for sites starting at 15,000sqft that we can adapt for our purposes.</p> <p>We take on revenue share agreements (similar to a JV) with landlords to achieve premium ERVs and share the risk and reward on their buildings. We tend to take 20-year leases on these buildings, but consider anything 10-year or above.</p>

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<p>Southwark Studios</p> <p>Southwark Studios has strong links with Southwark and provide a model of best practice when integrating creative workspace within mixed-use developments.</p> <p>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>Southwark Studios are actively looking for properties to meet their growing demand for quality creative workspace.</p>	<p>William Austin, Founder</p> <p>contact@southwarkstudios.com</p> <p>http://www.SouthwarkStudios.com</p> <p>07793 272 115</p>	<p>Southwark Studios specialises in providing Southwark's creative residents with places to work.</p> <p>We have built and managed space for over 250 individuals and small businesses in the creative sectors.</p> <p>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>We also maintain publically accessible events and exhibition spaces, providing cultural anchors to new developments.</p>	<p>75% of our members are self-employed. Over 80% use Southwark Studios as a place of business.</p> <p>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>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>Sectors</p> <p>We work across all creative industries encompassing desk based small businesses to recent graduates in Fine Arts.</p> <p>Members are chosen based on location suitability (noise, health & safety), involvement in our communal activities (open studios) and their need for affordable workspace.</p> <p>Development</p> <p>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>10+ year leasehold on space 5,000sqft to 40,000sqft. Freehold purchase considered.</p>

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<p>SPACE</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 20 artist studio buildings supporting 850 artists with affordable studios and runs exhibitions & workshops at Ilford Town Hall.</p>	<p>1) Eline van der Vlist, Chief Executive</p> <p>129-131 Mare Street London E8 3RH</p> <p>020 8525 4330</p> <p>Eline@spacestudios.org.uk</p> <p>2) Robert McKay Forbes, Properties Director</p> <p>Robert@spacestudios.org.uk</p> <p>www.spacestudios.org.uk</p> <p>@spacestudios Facebook: SPACE</p>	<p>SPACE manages workspace units across 20 workspace buildings, totalling 310,868 sq ft 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>17 sites are leasehold and three are freehold.</p> <p>SPACE operates at 97 per cent occupancy across its portfolio.</p> <p>SPACE's units host 850 tenants. Tenants work in the full range of Visual art. Tenants are typically sole traders with a small % employing a few assistants.</p>	<p>SPACE employs 21 people directly. 43 per cent live in Hackney.</p> <p>SPACE provides three residencies a year to excellent emerging practitioners who receive mentoring and showcasing in addition to workspace. Eight bursary studios are provided for recent graduates/emerging artists.</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 40 per cent below market rent.</p> <p>SPACE engages 7,000 people a year through its public programmes.</p>	<p>Sectors</p> <p>Visual artists</p> <p>Development</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>Prefer that the developer fits out the workspace in accordance with an agreed basic 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 index linked rent reviews and service charge cap, but open to discussion.</p>

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<p>Sustainable Workspaces</p> <p>We are the largest collocated community of sustainable start-up businesses in London and Europe.</p> <p>Founded by Sustainable Ventures, our first site Sustainable Bridges was established in 2015. In 2018, our second site Sustainable Bankside was opened.</p> <p>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>Email: contact@sustainableworkspaces.co.uk</p> <p>Phone: 02035820855</p> <p>Website: http://www.sustainableworkspaces.co.uk</p>	<p>Sustainable Bridges 29 Shand Street SE1 2ES</p> <p>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>Sustainable Bankside 105 Sumner Street SE1 9HZ</p> <p>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>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>We host numerous internal and external led events, workshops, parties, and social activities to better extend these resources to all members.</p> <p>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.</p>	<p>Sectors</p> <p>Building, Transport, Food, Agriculture, Energy, Clean Air, and Circular Economy</p> <p>Development</p> <p>Open to all viable possibilities.</p>

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<p>Tannery Arts</p> <p>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>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>Tannery incorporates Drawing Room, the only non-profit public gallery in Europe dedicated to presenting and researching recent and contemporary international drawing.</p>	<p>Fiona Long, Studio Coordinator</p> <p>Tannery Arts Limited Unit 8 Rich Estate, 46 Willow Walk London SE1 5SF</p> <p>Tel: 020 7237 3198</p> <p>admin@tanneryarts.org.uk</p> <p>http://tanneryarts.org.uk/</p>	<p>Existing workspace</p> <p>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>We will be moving to our new purpose-built studios also in Bermondsey in 2019</p> <p>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>Our studios are a mixture of self-contained and shared, and range in size from 220sqft to 1039sqft</p>	<p>Business, employment, and engagement approach</p> <p>Tannery has a team of dedicated studio management, finance, maintenance and gallery staff.</p> <p>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>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.</p> <p>We are a member of the National Housing Federation.</p>	<p>Opportunities sought</p> <p>Sectors</p> <p>Tannery lets studios to fine artists practicing in a range of media</p> <p>We work with developers, councils and landlords to reutilise spaces or to provide planning gain.</p> <p>Development</p> <p>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>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>

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<p>The Brew</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 andrew@thebrew.co.uk</p> <p>Justina Cruickshank, Commercial Director</p> <p>020 7770 6284 Justina@thebrew.co.uk</p> <p>http://www.thebrew.co.uk/</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>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, The Brew welcomes businesses of any size right through to 100+ people.</p> <p>The Brew offers all-inclusive rates for start-ups and established businesses. Support is provided through a dedicated team of investors and directors.</p>	<p>Sectors</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>Development</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>

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<p>The Neighbourhood Office</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>kerry@theneighbourhoodoffice.com</p> <p>www.theneighbourhoodoffice.com</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>

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<p>The Trampery</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>Elad Levy Head of Operations</p> <p>Frontdoor@thetrampery.com</p> <p>0203 111 2223</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>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 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>Sectors</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>Development</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>Toaster Factory</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 8 years ago.</p> <p>Please call Lucy on +44 (0) 7890 265 480, or visit our website:</p> <p>www.studiomakecreate.wixsite.com/thetoasterfactory</p>	<p>A mixture of businesses occupy varying sized studios.</p> <p>Illustrators, Painters, Artists, A Mechatronics Lab, Fashion Designers, Digital Weavers, Film Post Production, Furniture Makers and Christmas Designs and Installations.</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>

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<p>V22 London Limited</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>http://www.v22collection.com/studios/</p> <p>Tara Cranswick, Managing Director 07799 874473 tara@v22london.com</p> <p>Bruce McRobie, Property Director 07801 260644 bruce@v22london.com</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>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>Sectors</p> <p>V22 London lets studios and workspace to artists, creatives, and small businesses.</p> <p>Development</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>

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<p>Vanguard</p> <p>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>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>Jonathan Shaw</p> <p>020 7751 0008</p> <p>website@vanguardcourt.org</p> <p>www.vanguardcourt.org</p>	<p>Vanguard manages approximately 50 workspaces spread across six separate buildings.</p> <p>All current workspaces are at Vanguard Court, at the rear of 36-38 Peckham Road.</p> <p>Workspaces range in size from 200sqft to 4,500sqft.</p>	<p>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>Vanguard actively support twice yearly open studios and from time to time provide financial support and sponsorship for external activities</p> <p>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>Sectors</p> <p>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>Development</p> <p>Prepared to consider all opportunities but have a preference for freehold or long leasehold opportunities (100 yrs+).</p> <p>Able to consider complicated or difficult opportunities that require substantial and active management.</p>