

THE ARTWORKS LONDON

Many thanks for your interest in becoming part of The Artworks creative community.

The Artworks is an up and coming community space. Currently onsite are The Long Wave Bar, a social space and café in the day and a live music venue in the evening, and Six Yard Box, a twenty-seat football bar with its own foosball table that hosts retro events throughout the year. We also have five street food restaurants serving fresh juices, porridges and soups, chapattis with a twist, traditional Mauritian comfort food, jerk chicken and souvlaki.

Our first and second floors are populated with creative businesses such as creative media, film-makers, photographers, interior designers, printers, app designers and marketing companies. Our model works for any business which is already established in its own market and is looking for a workshop space or office to continue to create their work.

If you are looking for a place to expand your food and drink business, then The Artworks can offer you flexible and affordable units to help you achieve this goal.

Here's how our application process works:

1. You review our lease terms & charges to help you decide if applying for a place at The Artworks is right for you.
2. You ensure you fill in the relevant application sections.
3. The Artworks team will then review your application; then, if we think we might have a place for you, we'll invite you to come for an informal one to one and for a look round and if you are a food and drink business we will ask you for a tasting.
4. After that meeting you will hear from us to tell you whether your application was successful.

Please email the required information to laura@theartworks.london with 'Business Application' in the subject line, followed by your name.

We look forward to receiving your application.

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LEASE TERMS & CHARGES

- The Artworks issues each business with either a yearly lease. The rate is £220 per week +VAT for offices and studios, and £220 per week + VAT + 3% gross turnover for food and beverage businesses.
- Rent is calculated on a weekly basis but paid on a monthly basis in advance. The first month is pro-rated but after this, usual invoicing is on the 1st of every month.
- A deposit of one month's net rental calculated as follows: amount of rent per week, multiplied by 52 weeks, divided by 12 for calendar month.
- Leases and other charges are subject to review when approaching expiry.

LEASES

- Included in the annual fee:
- Rates and property service charge
- Site Management
- Water
- 24-hour access
- Wireless broadband (public WIFI)
- Your own key
- Cleaning and maintenance (common areas)
- Security (Guard until 11pm and remote CCTV monitoring)
- 2 toilet blocks with disabled toilets (key coded)
- Waste disposal
- External pest control

Excludes:

- Electricity monthly charge
- Insurance – all leases must have Public Liability of £2m
- Telephone installation and charges or other specialist equipment
- Service charge for ad-hoc miscellaneous items and repairs
- Signage of unit

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APPLICATION FORM

Section 1 - personal information

Name.....
Address.....
.....
Postcode
Telephone.....
Email.....
What is your website address if you have one?

At which educational establishment did you undergo formal craft training (if any)
Please state most recent.....

Are you currently practising and in business?

Yes No

If yes, please state where you are currently working from.....
.....

What is your company name?

What is your company status? Please tick as appropriate:

Sole Trader Joint Venture Partnership Limited Other

Reg co number.....

Reg Address
.....

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Section 2

We don't expect to see a detailed business plan but we would like an outline of your vision and how you hope your business and practice will develop over time. If yours is an early stage business you should provide evidence of testing the market for your work and have a customer base, however small. More established businesses should give an outline of success to date and a specific idea of your future goals, in business and creative terms. No more than 500 words

How many days a week do you expect to use your workspace, if your application is successful?

If your application is successful, what should we know about your processes when placing you? For example, do you need a wet area; is your work noisy; does it create smells and dust; do you need three-phase electricity supply? What kind of equipment do you use.

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Do you have any access requirements for the interview or in the event of you being offered a place with The Artworks?

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Please note, if you are a Food & Beverage business, you will be asked to demonstrate your product in the form of a Tasting.

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Section 3 – Specifics for your business / practice

Financial security

Please explain how you intend to finance your business, including your place at The Artworks. This could be through a part-time job, parental support, savings or sales.

Environmental Policy

Please tell us about your environmental policy/approach.

Why the Artworks?

Please tell us why you have decided to apply to have a space at The Artworks at this time and whether you are also applying elsewhere.

How did you hear about us?

Submissions

If you have any questions please contact operations manager Laura Kressly at Laura@theartworks.london