

The Forge: fact sheet for studio, working spaces and events facilities

General information

The design provides self contained studios, workspaces and co-working desks with a full height events space at the front of the building and bleacher seats as a striking and usable feature which clear the overhead cranes.

As a charity that supports craftsmanship and crafts people, we have been running working spaces and events and exhibition spaces for nearly 40 years.

- We have on site professional, qualified management.
- Our first concern is the health and safety of people who work in and visit our buildings.
- The Forge is within a secure gated community.
- The Forge benefits from great natural light, particularly from the main roof skylights and the large windows at the front and side of the building.
- Common services include a kitchen, cafe type informal seating and meeting areas.
- Wi-Fi throughout the building on a leased line guaranteeing 50 MB upload and download speeds throughout the building.
- 3 phase electricity, Walls and floors in the construction are sound absorbing.
- 24 hour security, 365 x 24/7 access, pre booked secure car parking and a loading bay for deliveries.

There is also daily access for larger vehicles (up to 16 tons) in the enclosed courtyard for loading and unloading. The Forge is outside the congestion charge zone.

The ground floor has full disabled access and we hope to extend this to the mezzanine when finances permit.

The building will be maintained and cleaned to a high standard.

Studios

Studio layout is planned to make maximum use of natural light, particularly on the mezzanine floor where studios have skylights. Each studio has individual electric lighting, heating and extraction and plenty of power points. Many studio walls are chipboard and can take shelving, tool racks, etc. Other walls are breezeblock.

There are two wet rooms on each floor and some of the mezzanine floor studios can be fitted with a water supply and drainage.

Studio sizes as currently planned are:

- Ground floor: 334, 210, 167, 107 sqft
- Mezzanine floor: 270, 248, 238, 225, 207, 180, 166, 141, 135, 124, 118, 90, 83 sqft
- Studios are 2.7 metres high but there is scope for raising the height on the mezzanine for individual studios by removing the studio skylight.

Studios can be shared.

There will be a licensee agreement that is appropriate for The Forge. However, in summary terms we envisage it will be a rolling license including a break clause of three months' notice on either side and a deposit of one month.

The studio licensee fee for the first year will be £53 plus a service charge of £1 per sqft (£1.80 per sqft for electric kilns), plus VAT.

The service charge includes electricity, Wi-Fi, building maintenance, business rates, common services, 24 hour security, 365 x 24/7 access, access to pre booked secure car parking, kitchen and associated seating areas.

Workspace

We will continue the present arrangements of offering a shared workspace with a number of benches for craft as currently in the basement of St John's. These will now be charged at a flat rate of £100 plus VAT per month for the first year including services with a key deposit and some storage. This is an offering for part time designer makers and not intended for full time use. Notice will be one month on either side.

Co-working desks

A number of desks are being positioned along both long walls. These are designed to be dual purpose and will also be available for displays at open studio events. Each desk will have a desk light and power points and there will be access to free Wi-Fi and the common facilities in the building. Desks will be charged at a flat rate of £100 plus VAT per month for the first year with a key deposit. Notice will be one month on either side. These desks will be attractive to anyone who wants somewhere to work in a creative environment with no need to buy endless cups of coffee!

Events space/gallery

The large events and exhibition space/gallery at the front of the building is 1,000 sqft, excluding the bleacher seats. It is an exciting space with high west facing windows, bare brick walls and overhead girders and suitable for many uses. We have not yet fixed a price structure but we are open to discussions.

There will also be rooms of between 83 to 286 sqft that can be hired for meetings, talks, workshops, etc.

All these will be available at special hire rates to Craft Central members.

VAT

We charge VAT on our prices. We are planning to run workshops on VAT for small businesses.

Craft Central events

We are planning to run regular events at The Forge, including a Christmas market. We chose The Forge as a building which is a destination in its own right and also well located at the centre of a very large residential community with more new building underway. Passing trade on a weekday may not be significant but we have already made local contacts. These have confirmed that there is a great deal of potential interest in weekend events and activities for the local residents, such as making workshops. We will publish opportunities in member newsletters as usual and in the member section of our website.

We will be experimenting with what works in the area and building a local reputation.

Craft Central promotion

We have a new website in the final stages of development, a mailing list of nearly 30,000 and extensive coverage on social media. We actively promote Craft Central and our members' events.

Further enquiries

Studio, working spaces meeting room and events space hire

All spaces should be available from early September. Enquiries about studio, and other **working spaces** hire should be addressed to info@craftcentral.org.uk. Or email or phone Paul Donovan Hart.
Email: Paul.Donovan-Hart@craftcentral.org.uk
Phone: 0207 2510276

The event space and meeting rooms are suitable for a variety of uses. To discuss ideas further please leave your contact details on info@craftcentral.org.uk and we will get back to you.

