



Workspace matters

Twelve affordable workspace units at
New Mansion Square, Battersea

Creative space for local residents – how to apply



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Looking for a home for your new creative business venture? Need space near where you live to make and create? Then check out Peabody's new affordable workspaces in New Mansion Square, Battersea.

With **great transport links, business support** and **a growing business community**, it's the perfect home for your creative business.

Due to open in October 2023, we're now looking for creative tenants with a local connection to Wandsworth. At Peabody, we're committed to celebrating and learning from the rich diversity in our communities and would like to encourage business owners and entrepreneurs from minority ethnic communities to apply. This is the first opportunity to apply for spaces ahead of wider marketing activities and opening in October.

Overview

The workspace

- Twelve self-contained workspace units with kitchens and a street frontage ranging in size from 344 sq ft (32 sq metres) to 1,345 sq ft (125 sq metres).
- A great location – just a four-minute walk from the new Battersea Power Station Underground station and nine minutes from Battersea Park train station.
- On-site business support and networking opportunities provided by Peabody's Economic Inclusion team.
- A dedicated Enterprise and Tech Hub, which is a co-working space offering desks, meeting space and a podcast studio for new businesses that aren't ready to commit to a permanent workspace unit.
- Affordable rent - £27 per sq ft for the units and £150 per month for a desk in the Enterprise and Tech Hub co-working space. This represents a discount of approximately 50% to market rents.
- Due to open in October 2023.

So if you're from Wandsworth with a small business and need more space to grow or are a budding creative or tech entrepreneur looking for a place to start your journey, then look no further.

How to apply?

We're looking for new or growing businesses working in a creative industry, such as design, fashion, manufacturing or technology. They also need to demonstrate a connection to Wandsworth.

We want the workspace to enhance the surrounding area, so are giving priority to businesses that plan to make the most of the adaptable space. This could include anything from allowing people to watch them work, displaying products they've made or hosting an event which is open to the public.

Peabody's new affordable workspace is supported by Wandsworth Council and the Stride partnership. They're working together with Lambeth, Lewisham and Southwark councils to deliver creative and digital business growth across their boroughs.

Contact us

If you're interested in renting a workspace or simply want to find out more, please [fill out this form](#) by 17 July 2023.

Our Economic Inclusion Team will be in touch to arrange a short interview and discuss your requirements. (You'll find more details about the process at the end of this document.)

If you have any questions, you can contact us at workspacebattersea@peabody.org.uk

12

self-contained workspace units with kitchens

344-1,345

the size of the units in square feet

About the units

- Each self-contained workspace unit will have its own kitchen and face onto a new landscaped square.
- The units will have access to accessible toilets, showers and bike storage.
- They'll be managed by an on-site community manager who'll be available to assist tenants.
- All tenants will be able to connect with Peabody's Economic Inclusion Team.
- All tenants will have access to the Enterprise and Tech Hub - a co-working space with rentable fixed desks, meeting spaces, a podcast studio and an event space.
- There'll be regular opportunities to attend events and networking sessions organised by the community manager and Peabody's Economic Inclusion Team.

About the surrounding area

New Mansion Square is a key part of the Battersea Power Station masterplan. As part of it, we're building 386 affordable homes, of which many are for couples and families.

The wider development includes a new NHS Health Centre and an exciting cultural offer currently being selected by Wandsworth Council and Peabody.

The neighbouring BMW Booker site redevelopment includes plans for cafes and restaurants, as well as more cultural spaces. On the other side of Battersea Park Road is the Battersea Power Station development, which has over 250 shops and a public park on the Thames.

The area is fast becoming known as an emerging creative and tech location. Apple's London campus has moved into Battersea Power Station, alongside world-renowned institutions, including the Royal College of Art, Foster & Partners and Vivienne Westwood. Publishers Penguin Random House UK and Dorling Kindersley are also based nearby in Embassy Gardens.

Wandsworth Council are also implementing proposals for the Battersea Design Quarter, which will include the development of more sites with affordable space nearby.



About Peabody

We're one of the UK's largest and oldest not-for-profit housing associations but our focus is always on our local residents, customers and future communities.

We're here to help people flourish. We aim to do this by providing great homes and housing services. We make a positive impact in communities and are creating an inspiring, inclusive place to work.

We have 104,000 homes, 220,000 residents and 20,000 care and support customers.

About Peabody's workspace

At Peabody we want people to flourish at work as well as at home and in their communities. That's why we're providing affordable space for local people to work, learn and share ideas.

New Mansion Square is a new workspace set up by Peabody to provide street-facing affordable space for residents and businesses. Located within the ground floor of the housing developments, the specially designed self-contained small units aim to provide opportunities for start-ups and growing creative businesses that don't have space at home. They also offer space for those who need a private place where they can work with the flexibility of being public facing if they want.



Business support and the community manager

Peabody's workspace will be managed by the on-site community manager who'll be available to assist tenants. For the first three years of the project, they'll be available during business hours and will be based in the centrally located Enterprise and Tech Hub co-working space. As well as assisting with rent payments and leasing and maintenance enquiries, they'll also be able to introduce tenants to the Peabody Economic Inclusion Team.

The community manager will direct tenants to opportunities and shared resources to develop their business and help them make connections with other tenants. They'll also manage the Enterprise and Tech Hub's bookable spaces, including the podcast studio and meeting spaces.



Workspace units

The units vary in size from 344 sq ft to 1,345 sq ft, with the majority being around 450 sq ft. (You can see the details on page 10.) Unit 1-2 is currently being used as a marketing suite and won't be available until 2024 at the earliest.

They are ideal for businesses who need more than just desks. Tenants will be able to make the most of the windows onto the square to showcase their activities or even interact with the passing public. This could be anything from using the space as a workshop for making and displaying products to providing regular events or training which is open to the public.

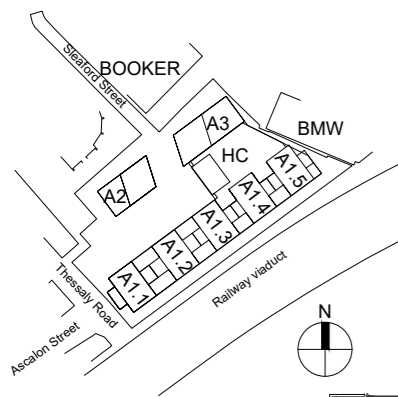


Table of available units

Unit	Size sq metre	Size sq ft	Rent per month £	Other costs
Block A1				
Unit 1 - 2 (not available until 2024 at earliest)	125	1,345	£3,026	Utilities, internet, business rates if applicable
Unit 3	45	484	£1,089	Utilities, internet, business rates if applicable
Unit 4	36	387	£870	Utilities, internet, business rates if applicable
Unit 5	40	430	£967	Utilities, internet, business rates if applicable
Unit 6	45	484	£1,089	Utilities, internet, business rates if applicable
Unit 7	49	527	£1,185	Utilities, internet, business rates if applicable
Unit 8	40	431	£969	Utilities, internet, business rates if applicable
Unit 9	32	344	£774	Utilities, internet, business rates if applicable
Unit 10	46	494	£1,111	Utilities, internet, business rates if applicable
Unit 12	59	634	£1,426	Utilities, internet, business rates if applicable
Unit 13 (Cultural Hub)	NOT PART	OF THIS	EOI	
Unit 14	57	614	£1,381	
Unit 15 (Enterprise and Tech Hub)	10 fixed desks	10 fixed desks	£150 per month per desk	NA
Block A3				
Unit 16	32	344	£774	Utilities, internet, business rates if applicable

Enterprise and Tech Hub

Supported by Stride and Wandsworth Council, the Enterprise and Tech Hub is an important part of Peabody's workspace. The 1,108 sq ft (103 sq metre) co-working hub includes rentable fixed desks, meeting spaces, a podcast studio and an event space. Like the workspace units there'll also be an opportunity for anyone working within the hub to display and sell their work. The community manager will be available during business hours.

All workspace tenants will be able to use the hub. And Peabody's Economic Inclusion Team and the community manager will arrange events and networking opportunities.

Early-stage local businesses or sole traders will be able to book desks by the month or week.



Rents and costs to tenants

It's important that interested tenants understand all the costs involved in leasing a Peabody workspace before applying for space.

As part of the interview process, applicants will be able to ask questions to ensure they fully understand the costs and their responsibilities as a tenant.

- **Deposit:** Equal to one month rent and to be paid prior to entering the space.
- **Inclusive rent:** The rent is outlined in the table on page 10 and payable monthly via direct debit. Building insurance, service charge and an estate management charge are included in the rent.
- **Utilities:** All units will have access to the communal heating system and will be required to secure a contract with the relevant heating provider. More information on this will be available at the interview if required. Tenants will also need to sign up for electricity and each unit will be individually metered.
- **Internet:** Fibre internet will be available. Tenants will be able to secure a contract with a suitable internet provider.
- **Business rates:** The units haven't yet been rated by the valuation office but based on similar properties in the area, we expect the valuation to be in the range of £243 per sq metre to £350 per sq metre per year. (The payable rate is calculated by applying the business rates multiplier to this valuation figure and further information is available on [gov.uk/calculate-your-business-rates](https://www.gov.uk/calculate-your-business-rates)).

Due to the size of the units we expect most tenants will qualify for small business rate relief. Further information is available on Wandsworth Council website. Tenants are encouraged to contact [Wandsworth Council](#) if they need further information on business rates.

- **Fit out:** The Enterprise and Tech Hub is fully fitted out. The workspace units will include a set of keys and a fob to access the Enterprise and Tech Hub and common areas (one set with a fee for additional copies), a basic kitchen, lighting, flooring and power sockets. Other items, such as furniture, fixtures and fittings, will be the responsibility and cost of the tenants. No structural changes will be permitted.
- **Social value surveys:** Tenants will need to provide information about their business to the community manager every six months using a simple survey.
- **Health and safety audits:** Tenants will need to complete their own health and safety audits and risk assessments. They should also make sure all colleagues understand their responsibilities in the case of a fire.
- **Lease terms**
Tenants will be required to sign a standard lease of up to three years. Fixed desks in the Enterprise and Tech Hub will be on a rolling license with one month's notice. The lease will sit outside the Landlord and Tenancy Act, which means tenants will have no legal claim to tenancy beyond the lease. Those in the larger units, 1-2 and 14, will need to re-apply for space after two years to ensure they still meet the affordable space criteria.

All tenants will have access to:

- The Enterprise Hub, including podcast, meeting, and event facilities.
- A full-time Peabody community manager based in the Enterprise Hub to respond to maintenance and building issues.
- Business support from the Peabody Economic Inclusion Team. This will include events and networking activities.
- Bike storage, accessible toilets, showers and vehicle drop off.

How to apply for space and next steps

Site visits

Final construction and fit-out of Peabody's workspace is still underway so there is limited access to see the units at the moment. However, when the Peabody Economic Inclusion Team contact you, they'll offer a choice of two days where you will be able to visit the site.

How to apply

The workspace is expected to open in October 2023 at the earliest and this is the first opportunity for locally based businesses and organisations to express interest in becoming a tenant.

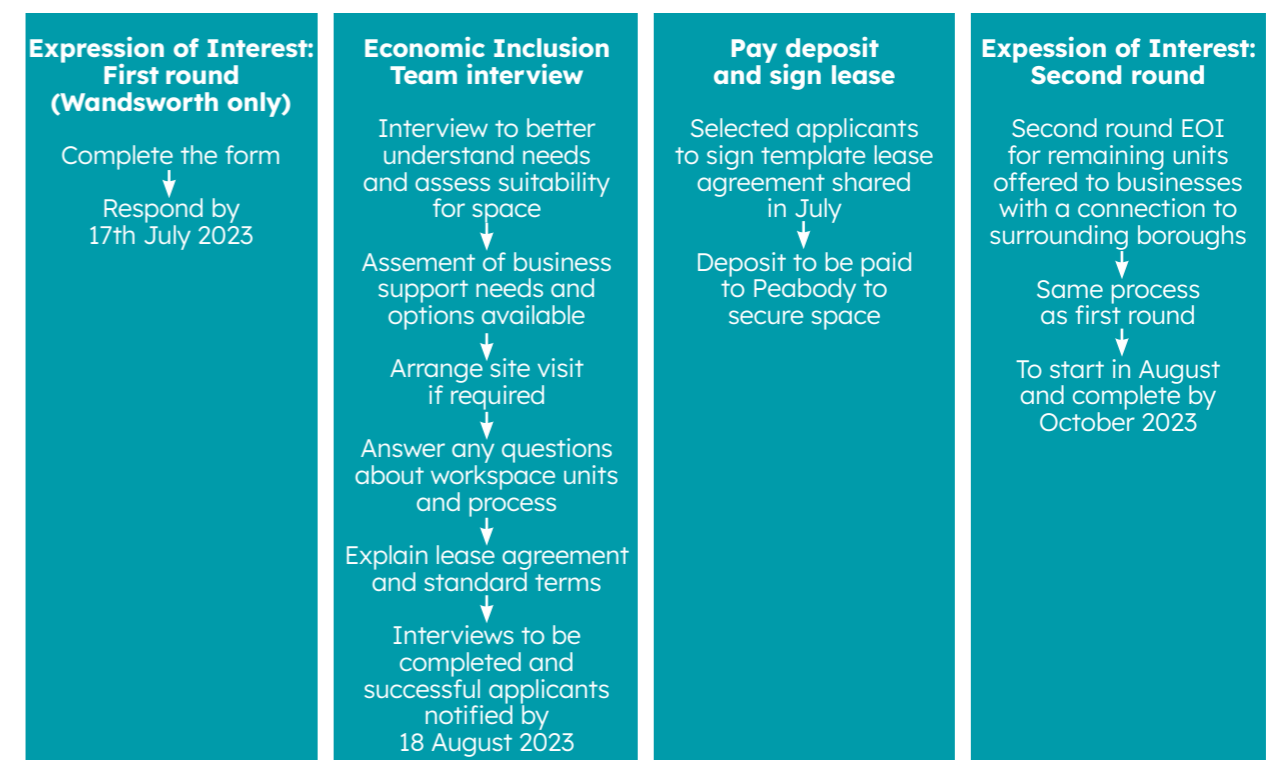
At this stage we're seeking responses from local people and businesses who have a connection to Wandsworth.

Priority will be given to businesses:

- That are already located in Wandsworth. Or their founders, or majority of employees, are Wandsworth residents.
- That are working in design, making, fashion manufacturing, tech or other creative industries.
- With founders and owners who are under-represented in the business community. We encourage interest from minority ethnic owners.
- That are at an early stage, are committed to creating employment for local people or have a purpose to deliver social value or public benefit.
- That are able to demonstrate how they will use the multi-use function of the workspace unit in a way that showcases their activities to passers-by on the square. This could include anything from allowing people to watch them work, displaying products they've made or hosting an event which is open to the public.

Due to expected demand, unsuccessful applicants may also choose to have their application referred to other affordable workspaces supported by Stride within the borough. [Apply here](#)

The application process





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The Peabody Community Foundation charity registration number is 271731 and its company registration number is 01267728 and is a member of the National Housing Federation.