

## Hotwalls Studios - our studio spaces

The Hotwalls Studios creative quarter provides affordable studio space in which artists and designer-makers can start and grow their business.

### What we offer

- Purpose designed, secure studio space
- Creative development advice and support
- Links and signposting to sources of business advice and support
- Networking with other creative enterprise support organisations locally, regionally and nationally
- The opportunity to sell your work directly from your studio space
- Links to local retail outlets
- Pairing and mentoring with other makers
- Open studios and other events on site
- Marketing and promotion through our website and a range of other media

### Who are the Hotwalls Studios for?

In order to qualify for a space at the Hotwalls, you must be an artist / designer-maker who will be working and creating 'pieces' in your studio, and starting or further developing a 'commercial' business from your practice.

We look for:

- New-start or early developing creative businesses in contemporary art and craft practice
- The potential of high quality products, made with skill
- The potential to develop a market for the product
- A drive to develop both creative practice and business skills
- A commitment to working for at least 30 hours a week in your studio (these hours can be shared if there is more than one business working in the studio space)
- A sense of community responsibility to fellow makers and to surrounding neighbours
- Participation at Hotwalls Studios events e.g. open studios, markets and monthly makers' meetings.

The area in which the Hotwalls Studios is located has great footfall and a potential customer base for your business. Our on-site eatery (The Canteen) will create an additional visitor draw. If you prefer your privacy and do not want to be on show when you are working, then these spaces won't be for you.

## What is the cost of renting a studio and what size are the spaces?

Studio rents are set at two different levels - one for new creative business start-ups and those that are already established and who wish to grow / develop their business' potential.

New start-up business rents are charged at £10 per square foot and for developing businesses, the rate is £15 per square foot.

Studio rates at June 2016 were:

Size (approximate)		Rent (£ per month)*		Number available
Square metres	Square feet	Developing business	New business	
18	194	£242.50	£161.67	4
19	205	£256.25	£170.83	2
22	237	£296.25	£197.50	4
24	258	£322.50	£215.00	3

\* Excluding VAT.

## What is provided in the studios / what does my rent include?

The studios are ready to occupy. They come with heating and lighting, broadband, telephone line, sinks with hot and cold running water, power points and a small fitted 'desk' / storage area against one wall. All utility bills and waste collection are included. There is no gas power on the site, only an electrical supply which will be subject to our 'fair use policy'. You will be expected to clean your own studios. There is no other storage available on site. All your equipment must be stored in your studio.

Business rates are not included in your rent but you will be able to claim small business rate relief. You will need to pay for your own telephone calls. You must have public liability insurance. You will also need employer liability insurance if you are employing anyone and will need to arrange your own personal contents insurance for any equipment / belongings that you are bringing into your studio.

## How are the Hotwalls Studios managed?

The city council manage the Hotwalls Studios, overseeing the day-to-day running and development of the new creative quarter. The creative development of our Hotwalls ventures will be supported by the University of Portsmouth.

### **Will there be exhibition space on site?**

The Round Tower forms part of the Hotwalls Studios creative quarter. We will be carrying out further work to make this space useable for exhibitions and events in 2017.

### **Is there parking at the Hotwalls Studios?**

The compromise in securing workspace in such a fantastic location is that there is no car parking available on the site. There are a number of public car parks in the surrounding area and within walking distance of the Hotwalls Studios. The train stations at the city centre and Portsmouth Harbour are a short walk away, and a number of bus routes terminate nearby. We have provided significant cycle parking on site, including a number of secure (inside) spaces for creatives working on site.

You will need to drop off any supplies at the kerbside on Broad Street. There is a 'designated route' for emergency vehicle access that runs across the public space at the site that you can use, by arrangement with us, to move any heavy equipment into your studio during set up.

### **Can I make alterations to my studio space / what will the environment be like?**

We want you to make best use of your studio but they are located in a very important historic structure that is protected as a scheduled monument / Grade I listed building. We have taken great care during the refurbishment works not to damage historic stonework or brickwork. You will not be able to fix anything to the walls of your studios without our permission and we, in turn, will need to seek agreement from the authorities that give us permission to carry out work on these structures. There are no guarantees.

The interior surfaces of the studios / casemates are as they were and we have not treated them. We may in the future decide to limewash them or to treat them with a breathable paint. We would like to wait to see how the surfaces fair from being enclosed. While the environments in the studios should not be 'damp' - we don't know how much water penetration there has been into the structure of the building over the years and we would like to let the surfaces 'settle' before considering painting them.

### **Will I be able to place signs outside my studio?**

The nature of the buildings and their setting prevents us from fixing external signs to the walls of the structure. The use of A-boards, external seating and tables outside of your studios won't be possible as this is a public area and these may get in the way of / cause trip hazards for the many people that visit the site. You will be able to attach transfers to parts of the glass inside your studios.

### **How can I rent a studio space?**

Register your interest in renting space at the Hotwalls Studios and we will let you know when a space becomes available. We will also let you know about other spaces in the city and surrounding area that may suit your needs.