

Call Out to Innovative and Community Minded Organizations Looking For Space in Westminster



LOCATION

Ebury Edge, Westminster, 43 Ebury Bridge Road, SW1W 8DX
(Central Zone 1 location. A 10-minute walk from Victoria or Sloane Square stations)

OPPORTUNITY

Meanwhile Space are looking for a public facing organisation (would suit a charity or social enterprise) wishing to expand into the Westminster / Central London area. We are looking for an organisation who is innovative in their ideas and is keen to be part of a mixed-use temporary workspace and community project.

The unit was previously run as a café, we are interested now to hear from the local business community wishing to deliver unique and forward thinking uses, to include leisure, arts and culture, food, education, F+B or hybrid ideas. Priority will be given to proposals which include a F+B offer, however we are open to other ideas for activating the space. This pack includes detail of the space, site, lease terms and information on how to apply.

TIMELINE

Applications open now. Site available from early summer 2023.

THE SITE

Ebury Edge is a creative hub a short walk from Victoria and Pimlico stations. Meanwhile Space, working in partnership with Westminster City Council, have transformed the site into a multi-purpose place for local creatives, entrepreneurs and residents. The project forms part of the wider regeneration of Ebury Bridge Estate which will see the outdated current estate replaced by a new quarter in a phased approach.

The development provides a mix of private studios, retail units and affordable workspace aligned around a central community courtyard. A public facing unit (the former café) and a community hall in the adjacent building assure that local residents benefit from the spaces and a new focal point for the area is created. All spaces are let on a fair rent policy, on flexible terms and with no upfront deposits. Combined with a people-focused approach, this policy creates varying positive impacts from business growth, job creation and increased footfall to business venues, for both shopping and leisure.

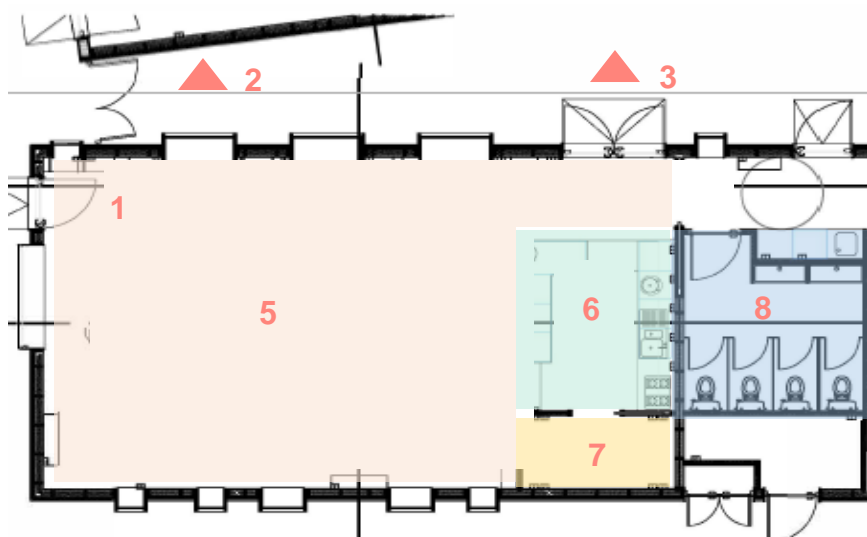
Ebury Edge is a friendly, inclusive, and multi-disciplinary workspace, shopping destination and communal space for local people. A variety of business, from start-ups to social entrepreneurs to creatives now make it their place of work and leisure. The “Meanwhile use” nature of the scheme takes advantage of the pauses in the normal commercial property cycle to bring maximum benefit to the community.

The available unit, fronting the project site, plays a vital role in creating a sense of public welcome to the site, whilst providing a local independently run meeting point for residents and businesses. Rental of this space is an excellent opportunity for a local business to grow and flourish in this welcoming, diverse community.

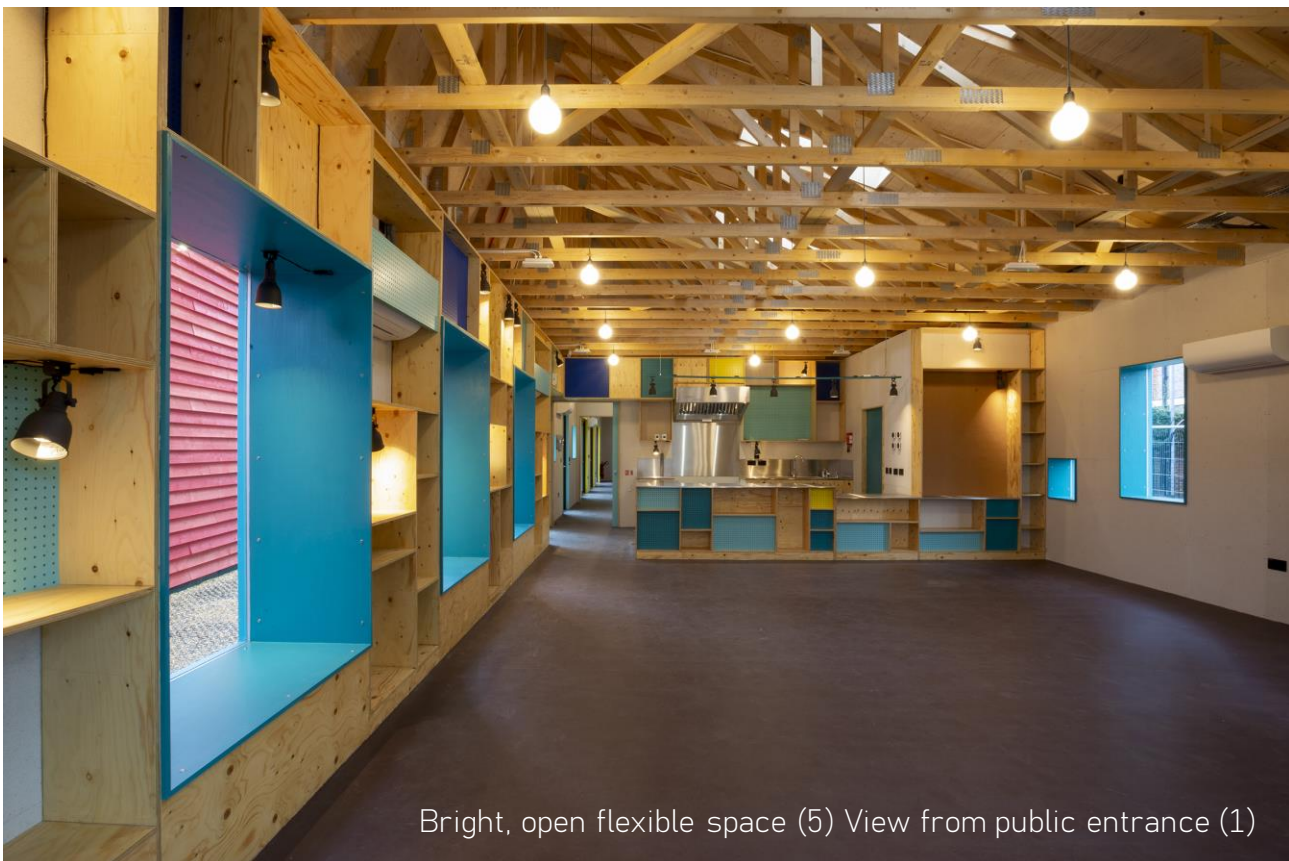


THE SPACE

- A modern 76sqm unit with generous, flexible multi-purpose space (formerly used for café seating), kitchen and storage area
- Prominent street-facing location with public entrance door and with large window
- Access to community courtyard / garden, with potential to use rear courtyard for outdoor seating
- Kitchen is unfurnished and ready for a tenant to fit it out where required (Extractor, grease trap and two sinks included)
- Fully accessible / level access space



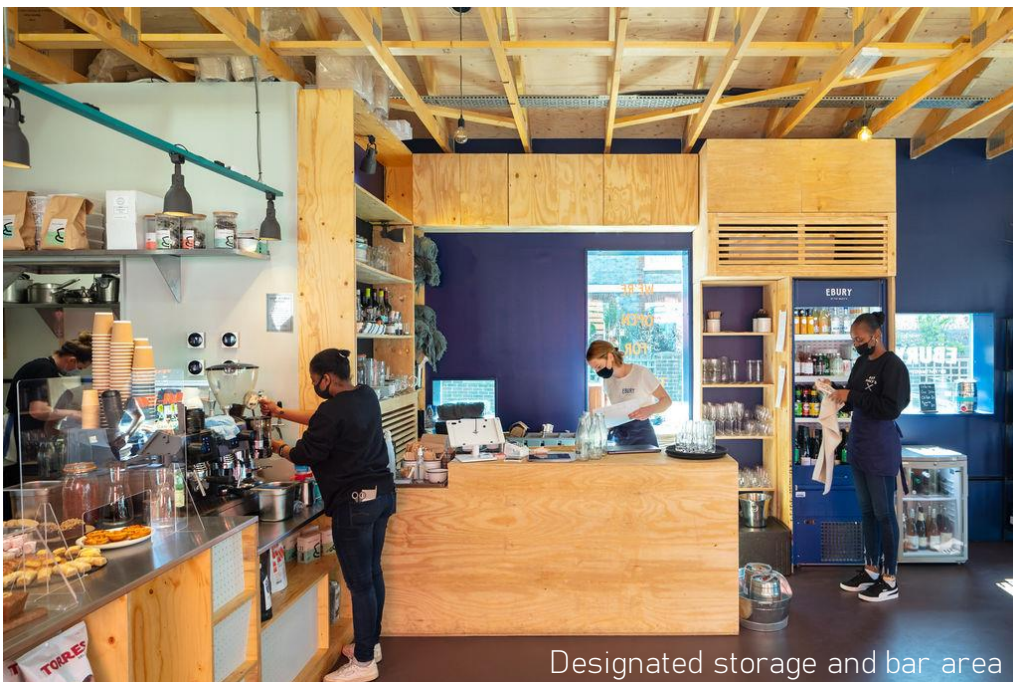
1. Public / street facing entrance
2. To the offices and retail units
3. To the shared courtyard
4. To the community hall
5. Open, flexible space
6. Kitchen space
7. Open storage
8. WCs shared with other building users (+ accessible WC not shown on plan)



Bright, open flexible space (5) View from public entrance (1)

THE SPACE

- The kitchen is unfurnished and ready for a tenant to fit it out as required. It includes an extraction system for cooking; a chemical grease trap (which will have regularly refilled by the operator), and two sinks.
- Images below show former use of space as a cafe. Some fixtures and fitting will be included in the tenancy (these can be seen during the viewing) but tenants are required to provide their own furniture.



BENEFITS OF RENTING AT EBURY EDGE

Ebury Edge is operated and managed by Meanwhile Space, a socially focused community interest company who operate mixed-use neighbourhood workspaces, community spaces and retail projects across London and the South East. By renting with us, you will benefit from:

- Below market rate rental cost
- Flexible lease terms and exit policy including no deposit

For more information, visit our website <https://www.meanwhitespace.com/>

TENANT VISION

As part of the application process, new tenants will be reviewed against the project's selection criteria. The ideal organisation will:

- Have a vision and a commitment to the unique project setting and its quickly changing context. Selection scoring will have emphasis a businesses USP and its ability to attract footfall. Your organisation will be responsible for marketing of your offer and driving customers to your establishment.
- Be able to demonstrate previous experience of operating a business and demonstrate understanding of the opportunities and challenges faced by public facing business delivery
- Demonstrate that their business model includes social value outputs, delivered as part of operations (e.g, training opportunities, capacity-building, upskilling or similar) These are encouraged to be provided on a regular basis to local people, and are flexible in approach.
- Provide an independent offer, not directly competing with local businesses in the area
- Provide a presentable, attractive and professional destination for public use
- Provide your own equipment, furniture and fit-out to reflect your operational requirements
- Ensure compliance with relevant legislation incl. fire safety, environmental health etc.
- Engage with the wider business community, including other permanent site tenants, as well as drop in users of the community hall

LOCAL GIVE BACK

Extensive public consultation with Ebury Bridge Estate residents and the local community since 2018 has highlighted that this public facing space should prioritise the local community in its offer.

Organisations renting this space on are encouraged to provide an offer that :

- Appeals to those from different social or economic classes e.g. by providing affordable elements in their business model such as local resident discount, buy one give one schemes
- Encourages Ebury Bridge Estate residents to feel a sense of ownership and pride in the proposed business and its offer, by welcoming them via targeted offers and activities
- Encouraging healthy living and wellbeing through the business offer

SERVICE LEVEL AGREEMENT OUTLINE

As part of your tenancy, you will be asked to sign up to a service level agreement. It will be written with a view to support upskilling, education, interaction and health and wellbeing of local residents in line with your organisations themes and proposed offer. The terms are in line with our tenant vision and will include criteria based on:

- Minimum opening hours of 5 days per week / 8 hours per day. These should include Saturdays and will be included in the lease (planning granted for opening 8am – 10pm)
- Social value outputs to be proposed and monitored regularly, and to be delivered as a core part of the business model to be accessible for Westminster residents. Applicants are requested to outline their proposals for community give back as part of their applications, these could include items such as training, skill sharing.
- Host two free community events per year that align with the ethos of your organisation and give back proposals e.g. gardening workshops, cooking classes or activities for specific groups such as families or the elderly.

RENT AND CHARGES

The unit are will be offered as a concession, with the selected organisation required to pay a base rent and service charge. Please note: No further reduction to rental or service charge payments will be made. The chosen organisation, referred to as the tenant, will be responsible for paying any applicable business rates on the space to the City of Westminster*.

Base rent: £1086.80 + VAT

Service charges: £638.40 + VAT

This covers cleaning and window cleaning of communal areas; electricity; water; wireless internet; alarms and health & safety in communal areas; statutory electrical & gas checks; facilities maintenance – mechanical and electrical; fire safety; insurance including buildings and public liability for common areas; sanitary bins.

Waste collection and grease trap arrangements are excluded from the service charge and will be the tenant's responsibility.

The service charge is re-charged following the industry standard method of attributing costs based on the proportion of lettable metres of each tenant's space, and is reviewed annually. Should the cost of services increase due to consumption or higher contractor's cost this will be recharged to the tenants, and the cost for the following operational year will increase.

**Business rates: These will be the operator's liability. The rateable value from 1st April 2023 will be £10,500. The operator is responsible for applying for small business rates relief and any other applicable relief.*



1. View from entrance on Ebury Bridge Road
2. View from shared courtyard to side of unit

APPLICATION PROCESS

1. Please complete our online [application form](#) to express your interest.

Please try to give as much information as possible against each of our 'Tenant vision' and 'Local Give Back' criteria. As well as your USP, we are particularly interested in your operational approach and business model (e.g. vision for the space, target audience, opening times, staffing). A reminder that we are open to unique and flexible uses of the space other than café use, so the more detail you can provide here the better to help us understand your vision.

2. Please email ebury@meanwhitespace.com with the subject '**Ebury Café Application – Organisation name**' to submit the following documents

- Business model outline summary
- Proposal for of community giveback / social value output.

On application, you will be contacted via email to confirm if you are successful in securing an interview.

TIMELINE

- Application deadline: Applications will be reviewed on a rolling basis until we find a suitable tenant. Please send your application in ASAP.
- Interviews: Ongoing
- Selection of operator: June 2023
- Proposed move-in: July / August 2023

QUESTIONS

If you have any questions regarding use of the space, application process or any other queries, please contact freya@meanwhitespace.com

FREQUENTLY ASKED QUESTIONS

Where can I find out more information about Ebury Edge?

- <https://www.eburyedge.com/> (Project website)
- <https://www.instagram.com/eburyedge/?hl=en> (Project Instagram)
- Email freya@meanwhitespace.com with any specific questions

Will there be a deposit?

We do not charge a deposit for your use of the space ie. your first month's rent is your first month's rent – there are no hidden costs. We do this to help you tackle any set up costs in the beginning.

What will the facilities look like?

There is no equipment included in the current space offer (apart from an extractor, grease trap and two sinks included in the kitchen) Fit out of the space will be the tenant's responsibility, based on their intended use. Tenants will be required to provide any furniture and decoration they require, with designs and fit out subject to Meanwhile Space sign off. The courtyard space includes some basic outdoor seating for use.

Terms of the lease?

Unlike normal high street / commercial leases, this opportunity is offered on flexible terms with exit clear and fair exit policies. A lease will be offered between Meanwhile Space and the respective tenant for a minimum of 12 months, with an 6-month break clause to allow flexibility for both parties. This is negotiable and could also be longer.

What amenities are available?

In addition to the designated rented space, a tenant will have access to the shared kitchenette (for staff tea / coffee / microwave etc), communal WCs (used by tenants and customers) and the shared external bin area . Note, there is no parking provided on site.

What else should I be aware of?

The building is a mixed-use community workspace. Alongside other tenants renting workspace, there is a communal hall that sits at the back of the café space, this is rented out to local residents and businesses for a variety of uses. The hall is connected to the unit via a corridor where the shared bathroom facilities are located Please note that these WCs are unisex. A good relationship between the users of the units and the community hall and wider site are therefore essential for positive working relations.

What is the relationship between the space operator/ tenant and Meanwhile Space?

Westminster City Council is the superior landlord and Meanwhile Space are the operator of Ebury Edge and intermediary landlord of the premises. All queries will need to be addressed to Meanwhile Space directly and not to other project stakeholders.