



Artist Workshop Units

Situated at the front of the building under a glazed walkway, the workshops provide the perfect place for artists to both work, and showcase their creative skills.

Supporting local talent is important to us and we created the mall to promote the talents of local artists and to bring new visitors and art lovers to the area.

The Artisans Mall is open to the public and the Beacon also features a large open reception area, perfect for showcasing your work alongside other local artists.

Workshops can be hired on a flexible basis, by the day, week, month or for a full year

Use the space to create & exhibit your work or even run a workshop!

Monthly rent from only £250+vat

Rent includes:

- 24/7 access
- Free parking
- Reception service & mail handling facility
- Service charge
- Business rates
- Discounted rates on gallery/ meeting / conference space

Additional charges:

- Electricity - units are individually metered for electricity

Optional extras

- Telephone line and handset (£10/month plus call charges)
- Broadband connection (£25 connection fee plus £15/month/user)
- WiFi (£15/month/user)

Process

To apply for a workshop we will require you to meet with a member of The Beacon management team to discuss your application followed by the submission of an Expression Of Interest (EOI)* form which should include a description of your business activity, detailing what materials/ equipment you use and your intended usage of the unit including opening hours. Once your application is approved a deposit of one months' rent is required to secure the tenancy of the Unit. Once the deposit is paid the process of issuing a lease can begin (please note that it usually takes up to 3 weeks for this process to be completed depending on how quickly documents are signed and returned by the tenant). The lease must be signed before access to the Unit is permitted.

Suitability

Tenants will be selected on their suitability in line with the following criteria:

- Work within the creative industries and be currently involved in their own practice or business for a significant proportion of their time, or have a new business concept
- Be willing to enter into the spirit of The Beacon by being willing to support other tenants and get involved in Beacon activities (where appropriate) e.g. Open days, craft fairs etc.
- Have adequate resources to pay rent, salaries (if needed) and overheads
- Be able to provide bank references (business or personal)
- Be committed to having the Unit open to the public **at least** 3 days per week during Beacon core opening hours (8am-6pm Mon-Fri)

Application Guide

- The Beacon does not allow any tenants to advertise on the external fabric or windows of the building
- Tenants are not allowed to cover the glass frontage of the units or obstruct the view into the unit in anyway. The units are designed to offer a 'shop window' for your business and tenants must be happy for people to see in and watch them work
- The units are not suitable for housing noisy machinery / equipment or anything that may be deemed to cause nuisance or disturbance to others in the building

The Beacon, Westgate Road, Newcastle upon Tyne, NE4 9PN

T: 0191 2424894 W: www.thebeaconnewcastle.co.uk

E: info@thebeaconnewcastle.co.uk