

SUMMERSËT HOLISE



**THE HOME
OF CULTURAL
INNOVATORS**

**WORK FROM
SOMERSET HOUSE**

SOMERSET HOUSE

Somerset House is the home of cultural innovators with a resident community of creative enterprises, arts organisations, artists and makers, that makes us a centre of ideas and the unofficial HQ for the creative industries.

From our historic site in the heart of London, we work globally across art, creativity, business, and non-profit, nurturing new talent, methods and technologies. This creative community combines with a cultural programme that offers alternative perspectives on the biggest issues of our time. We are a place of joy and discovery, where everyone is invited to Step Inside and Think Outside.

If you work in the arts and creative industries, you could make Somerset House a home for your business or creative practice.



SOMERSET
HOUSE

A WORKPLACE LIKE NO OTHER

Our unique site and central location is a great place to base your creative business, offering the energy of an extraordinary creative community, with a multiplicity of possible workspace options.

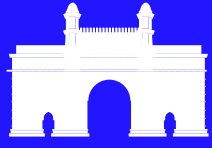
We offer artist studios through to shared workspaces, fixed desks or dedicated offices, all with an emphasis on flexibility. Our expert residents team can guide you on which is best for your needs.

Your team benefits from access to our beautiful open-air spaces, must see exhibitions and events, on-site cafés and first-class food and drink.

If you are a collaborative creative enterprise pushing the boundaries of creativity and social change, we want to hear from you.

Visit our [website](#) to find out more or get in touch [here](#).

FACILITIES & BENEFITS



Central landmark location



High speed Wi-Fi



Postal address



24/7 access



Secure bike storage



Showers



Business reception



Shared kitchen & toilet facilities



Company profile on our website



Wellbeing support for your team



Dedicated relationship manager



Community socials & support events



Break-out spaces & meeting rooms



Project & events spaces



Onsite cafes, bars & restaurants



World-class cultural programme

From socials to more tailored support, we programme an exclusive community support programme, in collaboration with our residents and guided on what you need.

All residents also have free access to Somerset House's Employee Assistance Programme with confidential counselling and advice services.

Base yourself within our architecturally unique spaces which come unfurnished and ready to make your own. As your needs change our flexible terms will allow you room to grow.



SOMERSET HOUSE



Distinct from other workspaces, Somerset House is a charitable trust with a core mission to back progress and nurture creativity, providing genuine opportunities to contribute directly to positive action on diversity, inclusion and sustainability in our sector.

Join us and you'll become part of a dynamic, wide ranging and mutually supportive creative network that thrives on making new connections. Combine this with our inspiring location and the inspiration of an acclaimed cultural programme and you have the perfect place for your business and employees to grow.

LEASE TERMS

Lease Length

- 3 or 5 years with no rental increase other than annual RPI uplift

Notices

- You can serve notice at any point if your payments are up-to-date
- Notice periods for spaces under 1000 sq ft are 6 months
- Notice periods for spaces over 1000 sq ft are 12 months

Costs

- We charge rent and service charge quarterly in advance
- Business Rates are payable directly to Westminster Council. You can find more information [here](#)
- Building Insurance is approximately £5 per sq ft, paid annually. The final costs depend on our premium
- IT. Our basic package is free of charge, and we offer dedicated bandwidth packages to suit your organisation.
- VAT. The costs shared are exclusive of VAT.
- Cleaning via our onsite contractors OCS.

If you wish to proceed:

- We will request a 2-week rent and service charge **reservation fee**, which will be deducted from your first month's rent.
- We require a **deposit** value the equivalent of 3-months rent and service charge plus VAT as part of the leasing process. Deposits are stored in a non-interest bearing bank account and refunded at the end of tenancy, less of make good costs, lost keys and passes and any defaulted payment if necessary. The deposit value for a 5 year term is the equivalent of 4 months rent and service charge plus VAT.

SOMERSET HOUSE

“It is surprising and somehow reassuring, the extent to which tech businesses that could work from anywhere still prize the physical community on offer at Somerset House.”

Financial Times

“It’s hugely rewarding being part of the resident community at Somerset House. The Somerset House team build synergies and open up possibilities for creativity and innovation. It’s a special place to be.”

Hilary Carty, Clore Leadership
Somerset House Resident

“There is no one else in the world I can think of who is really doing this. Simply put, the support I’ve received at Somerset House has VASTLY improved my work”

GAIKA
Somerset House Studios Resident



**SOMERSET
HOUSE**

RESIDENTS TEAM

Somerset House Trust

Telephone: (0)20 7420 9400

Email: residents.team@somersethouse.org.uk