

acmestudios

SUPPORTING ART & ARTISTS SINCE 1972

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Matchmakers Wharf - Affordable, new-build artists' studios in Hackney



Exterior of Matchmakers Wharf showing the six-storey studio block in the centre. Photo: Acme Studios (2012)

INTRODUCTION

Acme Studios is opening **49 studios** for artists in Homerton, E9 in **June 2012**. The purpose-built studios form part of a major development on the site of the former Lesney Matchbox Toys Factory which comprises residential units, a convenience store and other commercial space.

The new-build studios have been built to Acme's own design briefs and extend over six floors.

The studios have three-metre high ceilings and extra wide doors. There is level access throughout the building and a large passenger/goods lift which serves all floors. Wheelchair accessible washrooms and toilets are also provided. All the studios are self-contained with natural light and northlight lighting as well as broadband sockets, power sockets and an entry phone system.

The building has excellent thermal insulation and double glazing. Each studio comes with a portable oil-filled radiator providing efficient and cost-effective heating.

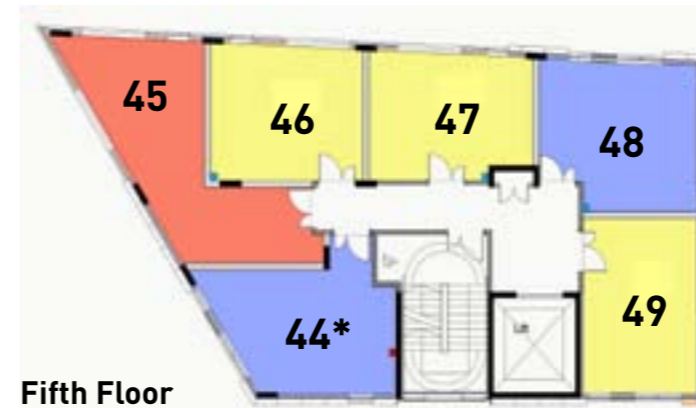
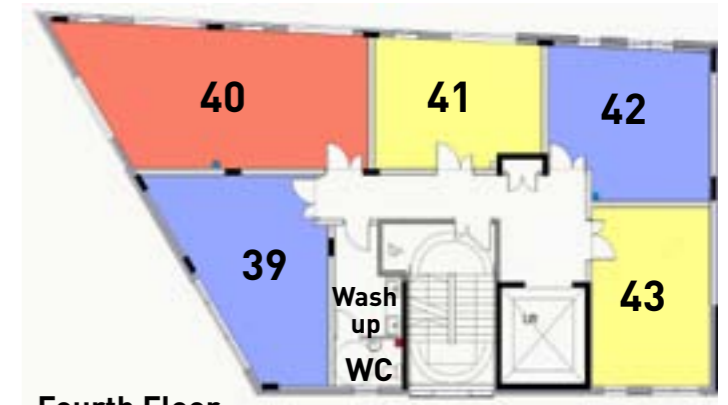
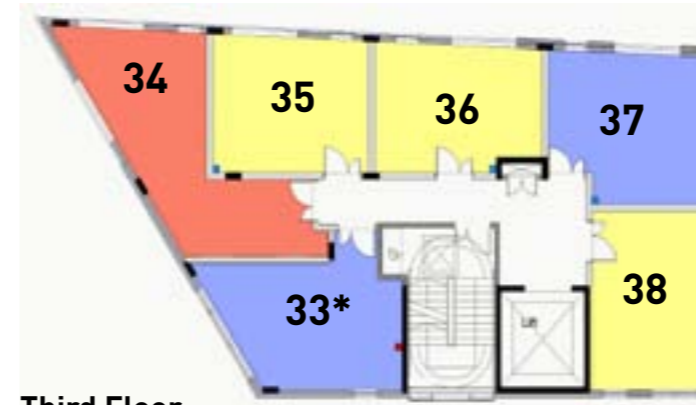
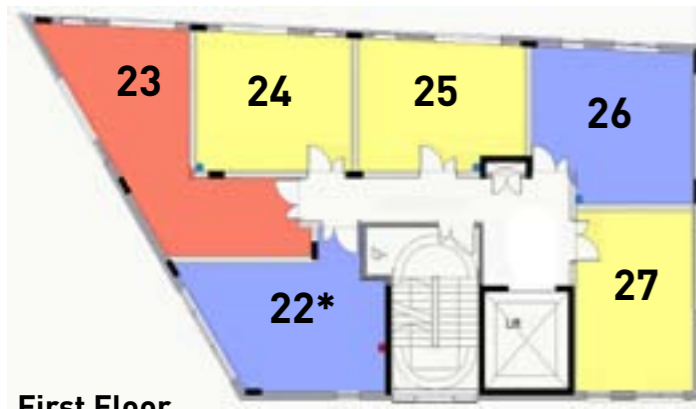
PRICES

The studios range from 223 sq ft (21m²) to 557 sq ft (52m²) and the guide price is **£12 per sq ft per year** (£129 per m² per year).

The rent includes building insurance and service charges. The only additional cost is electricity and each studio is individually metered.

The Matchmakers Wharf Studios have been developed by Acme in partnership with Telford Homes Plc. The project has been supported by Hackney Council and part-financed by Arts Council England's Grant for the arts – capital fund.

STUDIO FLOORPLAN



Colour code	Price per month	No. of studios
Yellow	£220-£300	20
Light Blue	£301-£350	16
Red	£351-£557	13

Studio	sq ft	sq m	£ per month	Studio	sq ft	sq m	£ per month	Studio	sq ft	sq m	£ per month
Ground Floor				First Floor				Fourth Floor			
1				22*	307	28.5	£307	39	340	31.5	£340
2	414	38.5	£414	23	380	35.3	£380	40	505	46.9	£505
3*	337	31.3	£337	24	280	26	£280	41	276	25.6	£276
4*	228	21.2	£228	25	276	25.6	£276	42	306	28.4	£306
5	351	32.6	£351	26	306	28.4	£306	43	277	25.7	£277
6	365	33.9	£365	27	277	25.7	£277	Fifth Floor			
7*	325	30.2	£325	Second Floor				44*	312	28.9	£312
8*	310	28.8	£310	28	340	31.5	£340	45	370	34.3	£370
9*	288	26.7	£288	29	505	46.9	£505	46	280	26	£280
10*	284	26.3	£284	30	276	25.6	£276	47	276	25.6	£276
11*	288	26.7	£288	31	306	28.4	£306	48	306	28.4	£306
12	257	23.8	£257	32	277	25.7	£277	49	277	25.7	£277
13	289	26.8	£289	Third Floor							
14*	382	35.4	£382	33*	305	28.3	£305				
15*	426	39.5	£426	34	380	35.3	£380				
16*	557	51.7	£557	35	280	26	£280				
17*	422	39.2	£422	36	276	25.6	£276				
18*	334	31	£334	37	306	28.4	£306				
19	347	32.2	£347	38	277	25.7	£277				
20	419	38.9	£419								
21	220	20.4	£220								

Please note
Studio measurements are indicative only. Final sizes may vary slightly.

*Studios which have capacity to add sinks and running water.



Above and right: Studio interiors nearing completion March 2012. Photo: Acme Studios

TECHNICAL INFORMATION

- 'Acme only' entrance for artists
- Natural light and northlight fluorescent lighting
- Three-metre high ceilings
- Fully decorated and plastered studio walls
- External approach via ramp
- Level access throughout building
- Self-contained studios with individual one and a half leaf lockable doors
- Accessible 33 person goods/personnel lift to all floors
- Wide stairwell with secure access and handrails
- Accessible WCs with hand driers
- Accessible wash-up area with hot water, waste clay traps and hand driers
- Two twin electricity sockets in each studio
- Individual electricity meters
- Capacity to add three phase wiring, plumbing and water to selected studios*
- Internally accessed refuse/recycling area
- Entryphone in each studio
- BT point in each studio (tenants are responsible for contract)
- Post room for mail deliveries
- Internal secure bicycle storage
- Site CCTV and security lighting
- Bollard controlled loading bay
- 24 hour site concierge
- One disabled parking bay



* Studios 3, 4, 7, 8, 9, 10, 11, 14, 15, 16, 17, 18, 22, 33 and 44 are suitable for plumbing.

FREQUENTLY ASKED QUESTIONS

How much notice do I need to give?

Two months' notice, at any time, after the first three months.

How much does it cost to take a studio?

There is an initial administration charge of £100.

How long can I stay there?

Your tenancy agreement will run for seven years and may be renewed.

Can I connect to the internet?

All studios are fitted with a broadband line and socket. Artists must phone BT (or other supplier) to arrange connection and set up an account. Acme is not involved in connection or billing.

Can I share my studio with other artists?

If you wish to share with a particular artist you will both need to register and when you occupy, it will be on a 'joint tenancy'. The artist with whom you intend to share must be registered on our waiting list.

Can I put a sink in my studio?

If your studio is located adjacent to existing plumbing it may be possible to add a sink to your studio. There are 12 studios which are suitable 3, 4, 7, 8, 9, 10, 11, 14, 15, 22, 33, and 44. Any work must be carried out by an Acme approved plumber.

Can I have a kiln in my studio?

There is a three phase power point in the meter room on the ground floor. It is possible to run cabling from here to studios, though this must be done by an Acme approved electrician.

Can I have mail delivered to my studio?

There will be a 'post room' in the building but not individual pigeon holes. We recommend that important or valuable mail be sent to your home address. It is possible to receive deliveries to your studio, though you must arrange this yourself.

Please contact us on 020 8981 6811 if you require this information in an alternative format.

DIRECTIONS

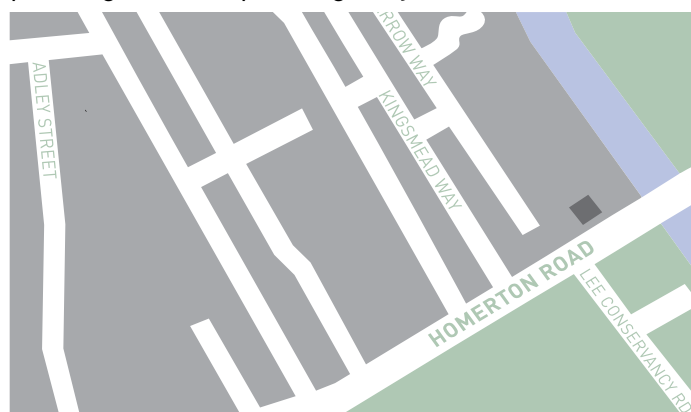
Homerton Road, E9 5GP at the junction with Lee Conservancy Road and the Lee Navigation.

Bus - 236, 308, 488, W15 to 'Kingsmead Estate'

Bicycle - Canal towpath via Hackney Wick and Olympic site. Secure internal bike store.

Tube - Homerton (0.6 miles) and Hackney Wick (0.8 miles) on London Overground and Leyton (1.4 miles) on Central Line.

Car - Loading bay and space for disabled parking. Permit parking only in local area.



■ MATCHMAKERS WHARF, LONDON, E9

ALLOCATION

The studios are designed for use by artists. Those applying for a studio, unless already registered with us, will need to complete a studio registration form and return it by post to Acme Studios along with a curriculum vitae and £10 registration fee. Full information can be found at www.acme.org.uk/studios/waitinglist

Priority will be given to artists living in the London Borough of Hackney. Allocation of studio space is based on registration date.

CONTACT

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