

SET Fulham Studio Rental – FAQs

We know taking on a large studio space comes with questions, especially in a light-industrial building. We've put together this guide to explain clearly how studios at SET Fulham work, what's included, and what to expect if you decide to take a space.

SET has always been about openness and trust. We want you to have all the information upfront so you can decide whether this space is right for your practice.

Take a few minutes to read through these FAQs. If anything isn't covered, our team is always happy to help.

1. What is SET Fulham?

SET Fulham is a new artist studio centre located at 27 Bagleys Lane in West London, SW6 2QA. The space occupies a light-industrial warehouse building spanning approximately 40,000 sq ft across two connected buildings.

The centre focuses on large-scale studios designed for artists, collectives, and groups working at scale.

By taking a studio, you become a lifetime Associate Member of SET, with access to our wider community, opportunities, and a shared programme.

2. Why are studios large at this site?

Studios at SET Fulham are intentionally large by design, reflecting the scale and layout of the building.

There are no small studios at this site. Spaces are best suited to:

- collectives or groups of sharers
- artists working at fabrication or production scale
- sculptors, installation artists, or large-scale painters
- rehearsal or performance-based practices
- practices needing storage or workshop-style environments

If you are looking for small individual studios, this centre may not be the right fit. But you can join [our small to mid-studio waitlist](#) to hear about all upcoming studio availabilities here.

3. Who can rent a studio?

Anyone can apply for a studio at SET Fulham.

However, due to the size and nature of the spaces, they are most suitable for artists working at scale or groups sharing larger studios.

Priority may be given to artists and collectives based in and around Hammersmith & Fulham to help keep the centre connected to its local community.

4. How much does a studio cost?

Studios are priced at approximately £1.45 per square foot PCM, inclusive of rates and utilities. There are no hidden fees.

Average studio size is approximately 975 sq ft, meaning most spaces are best suited to shared use.

Disclaimer: Price per square foot is fixed, though final totals may vary slightly depending on partitions or minor fit-out adjustments.

5. What is included in the studio fee?

Your rent is all-inclusive. It covers:

- rent and service charge
- utilities
- maintenance and building costs
- management and compliance
- refuse collection
- access to shared bathrooms
- Associate Membership

There are no hidden fees.

6. Will the building have heating?

No. SET Fulham is a light-industrial building and will not have heating.

Artists should consider this carefully when assessing whether the space is suitable for their practice.

Many artists choose to adapt working patterns seasonally or use appropriate clothing or localised solutions where permitted.

7. How long is the studio contract?

Studios are guaranteed until January 2027.

After this date, studios continue on a three-month rolling agreement.

We aim to communicate clearly and early about any changes, and we work hard to support continuity for artists wherever possible.

8. What does “three-month rolling” mean?

After the guaranteed period, the agreement continues on a rolling basis.

If either you or SET need to end the agreement, three months’ notice will be given.

Rolling agreements are not used as sudden or arbitrary removals of space.

9. What is “Lead Members in Common”?

Large studios shared by groups can operate under a Lead Members in Common model. This means:

- Everyone sharing the studio signs their own licence agreement
- Each person pays their share of the rent directly to SET
- One person acts as a Studio Rep to coordinate communication
- All members are equally responsible for the studios safety and any areas

There is no single “lead tenant”. Responsibility is shared fairly, and the model is designed for groups who already know and trust one another. A full guide to Lead Members in Common is available is: <https://setspace.uk/wp-content/uploads/2026/01/Lead-Members-in-Common-Information-Sheet.pdf>

10. How are studios allocated?

Studios are allocated through in-person sign-ups during scheduled viewing sessions.

You will:

- attend a viewing
- speak with a studio manager
- select your preferred space(s)
- secure your studio by paying a full month’s rent and deposit if suitable.

11. When can I move in?

Immediate move-in is available following allocation.

Key collection dates will be communicated during the viewing process.

12. What can I not do in a studio?

To keep everyone safe and maintain a positive environment, there are a few rules:

- No living in your studio
- No smoking
- No public events or parties
- No hot works or anything that sparks or flames
- No amplified or live music
- No tattooing or licensable works
- No spray painting, or indoor solvent use
- No structural changes without written consent
- No subletting or sharing fobs/keys

If you're unsure whether your practice is suitable, please ask during your viewing or contact info@setspace.uk

13. Is it safe to leave my belongings?

SET is not responsible for items left in studios, but secure access arrangements are in place.

Members are encouraged to organise appropriate insurance for their work and equipment.

14. When can I access my studio?

Studios are accessible 24 hours a day, 7 days a week once your licence agreement is signed and initial payment completed.

15. What is included with Associate Membership?

By taking a studio, you become an Associate Member for life. This includes:

- Free access to project spaces when they are not in use
- Opportunities to take part in the members' programme of exhibitions, workshops, talks, and performances
- Free access to SET Social in Peckham
- A welcoming community of artists, with chances to collaborate and exhibit

16. Where can I find out more?

- Book a viewing via our Outsavvy page here:
<https://www.outsavvy.com/event/33826/affordable-large-scale-artist-studios-at-set-fulham-studio-viewings-now-open>

SET

- For more information about SET centres visit: <https://setspace.uk/studios/>
- Speak to our team during your viewing or contact us at info@setspace.uk