

Founded in 2016, SET is a contemporary arts organisation and registered charity with nine creative centres across London.

SET is a charity and committed to **affordability** for members. We have grassroot origins and a DIY ethos. **All finances go straight back into the charity and community initiatives.** As such, our resources are limited, and we welcome a community-oriented approach to problem solving.

SET uses meanwhile space – we take on buildings that would otherwise stand vacant, bringing them back into positive use in the interim. This means SET Centres are **always temporary**, but this is how we are one of the most affordable studio providers in London.

About SET Fulham:

- 27 Bagleys Lane, Fulham, London, England, SW6 2QA
- Large Industrial spaces, ideal for collectives & groups
- Guaranteed until January 2027 (contract extension underway)
- £1.45 per square foot
- Move in date – 22nd July
- Some parking on site
- Wifi
- No Heating

Certain practices are not permitted: public events, hot works, live/amplified music without soundproofing, spray painting, tattooing, beauticians, or client-facing commercial activities

Health & Safety Reminders

Structural Changes - You are **not permitted to make structural changes** to your studio—such as removing **floor tiles, carpet tiles, drilling into windowsills, doors, floors or ceilings** — unless it has been approved by SET in writing. **Contact your Studio Manager.**



Legal Requirements – If you are a **business, CIC or you employ people** as a part of your studio, there are additional H&S legal requirements you need to comply with.

No hot works – no work with open flames, welding or torches, or anything that would produce heat, sparks or flames. This means no candles or incense.

No propping open doors – for fire safety!

Fire extinguishers – leave them alone/ do not move them

Keep evac areas clear – this includes hallways and the exits in your own studio.

PAT Testing - All large, electrical equipment must be PAT tested.

Heaters - Fan, infrared, & convector heaters are strictly prohibited.

Smoke detectors – Do not tamper or cover! Anyone found to will have their studio access rescinded immediately.



Accessibility – If you or a studio mate requires additional support in the event of an evacuation please let us know – you may need to make a PEEP (Personal Emergency Evacuation Procedure).

Step-by-step guide to renting a studio

- Attend the viewing and note your **top five studio preferences**
- Pay full month's rent plus deposit
- We will send you a welcome pack
- Move in immediately
- 3 month notice period to leave your studio

Please be aware attending a viewing does not guarantee you a space.

Good to know:

- You **cannot share your key/fob** with anyone else.
 - Lead members needs to honestly represent prices to sharers.
 - Inform SET **one month in advance of any change in sharers.**
 - You must remove all objects when you leave – including large objects.
 - In the unlikely event you are not invoiced for a month, **you are still required to pay the studio fee.** If for any reason you don't receive one, let us know.
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