

SET Saffron Hill info sheet

The logo consists of the letters 'SET' in a bold, black, sans-serif font, centered within a bright yellow rectangular box.

Founded in 2016, SET is a contemporary arts organisation and registered charity with fourteen 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 Saffron Hill:

- 14b Cross Street, London EC1N 8UN
- 5 Minute Walk from Farringdon Station
- Guaranteed until late 2027*
- £1.60 per sqft (Includes Utilities)
- Move in date – Monday 2nd November
- Deposit paid in advance to secure space
- Windows must be kept clear, landlord request
- No parking on site
- wifi ready late 2026

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

Step-by-step guide to renting a studio

- Attend viewing
- Talk to studio manager
- Apply for space
- If chosen pay deposit
- Pay 1st months rent late October
- Move in 2nd November

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

Maintenance

- General studio maintenance and day-to-day upkeep are your responsibility.
- Free Support: SET offers standard repairs free of charge, but because we are a charity with limited resources, lead times can be **significant**.

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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