SET Fulham



About SET

Founded in 2016, SET is a **arts charity** with fourteen creative centres and is based on making **workspace as affordable as possible** for artists in London. The reason SET is the most affordable studio provider in London opening new sites is that we use **meanwhile space** – temporary spaces.

About SET Fulham

Location: 27 Bagleys Lane, Fulham, London, England, SW6 2QA

- **Directions:** The entrance is located right by the roundabout where Imperial Road & 2 Townmead Road.
- **What3words:** This will help you find the exact location: ///civic.rear.valley https://w3w.co/**civic.rear.valley**

Term: A 3 year lease with break option in December 2026, in place for lender security mostly, so not expected to be actioned. So site should run to December 2028.

Price: £1.45 per square foot, utilities included

Infrastucture: Large Industrial spaces, ideal for collectives & groups

- Some parking on site
- Wifi available
- No Heating

Access: 24hr access



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 the viewing and chat to a studio manager
- Pay full month's rent plus deposit
- Move in immediately
- 3 month notice period to leave your studio



Studio Fees

If you do not receive an invoice, or your direct debit fails after three attempts, you are still required to pay the monthly studio fees which you can send manually.

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

Studio upkeep

In keeping with our grassroots, our studios are maintained through a collaborative model. While SET manages the building and communal facilities, the **day-to-day upkeep** and internal maintenance of your individual studio are **your responsibility.**

Meanwhile Space

SET cannot guarantee the **infrastructure of meanwhile spaces** - occasionally the services provided may unexpectedly fail or be interrupted. Where possible, SET will seek to resolve these issues, but in some instances, responsibility may lie with SET's landlord and therefore be outside of SET's control.



Maintenance support

Upon request, SET can offer support with standard repairs, **free of charge**. However, because we are a charity with limited resources, lead times for non-urgent repairs can be significant.

Commercial Practices

SET cannot facilitate commercial practices on site. Please be aware as a charity, SET cannot be held financially responsible for another organisation.

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Studios Available:

- A8F – 495 sqft – £720
- B3 – 350 sqft – £510
- B7 – 469 sqft – £680 (Mezzanine)
- B8 – 463 sqft – £670 (Mezzanine)
- A6A – 654 sqft – £950
- A6B – 884 sqft – £1280
- E4 – 652 sqft – £950

A selection of these are included as examples on the folllowing pages



Studios

SET Fulham

SET









Studios

SET Fulham Studios SET





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Studios

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A8f
495 sq ft
£720.00 PCM
Mezzanine



Studios

Health & Safety Regulations



Structural Changes - Do not make structural changes to your studio— i.e. **removing floor tiles, carpet tiles, drilling into windowsills, doors, floors or ceilings** — unless it has been approved by SET in writing.



Legal Requirements – If you are a **business, CIC or you employ people** let us know, there are additional H&S legal requirements you need to comply with.

Accessibility – Anyone who requires additional support in an evacuation please let us know for a PEEP (Personal Emergency Evacuation Procedure).



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

Do not prop open doors or move **Fire extinguishers!**

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

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

Smoke detectors – Do not tamper or cover!

Heaters - **No** fan, infrared, & convector heaters



NO

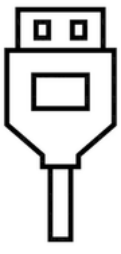


NO



NO

Electrical outlets: do not overload plug socket, no daisy chaining extension cables. Never use equipment that has caused sparks or tripped a fuse. If you trip the fuse - stop and ask for help.



Cheap USB chargers: Cheap or knockoff USB chargers can be a fire and shock hazard. If your charger feels hollow and is unbranded, it's probably not safe.

Kitchen equipment : No toasters, hot plates, or any food prep equipment

Guests - You must escort your guests at all times. Be respectful of other studio holders





.Parties: Don't have them! Don't be loud at night.

Most importantly, if you are confused, or have questions, **ASK US.**