



## Desk space to rent in Making Music office Third Floor, 8 Holyrood Street, London SE1 2EL

This is a friendly, bright office in a great location for transport and local attractions and we already share it with a piano teacher, a professional choir and two other charities – come and join us!

### Introduction

Making Music occupies the 3rd floor of this converted warehouse near London Bridge station. We currently have 2-6 desks available for rent, with two large bookcases alongside.

The space is available from 16 October 2023.

[Find us on Googlemaps.](#)

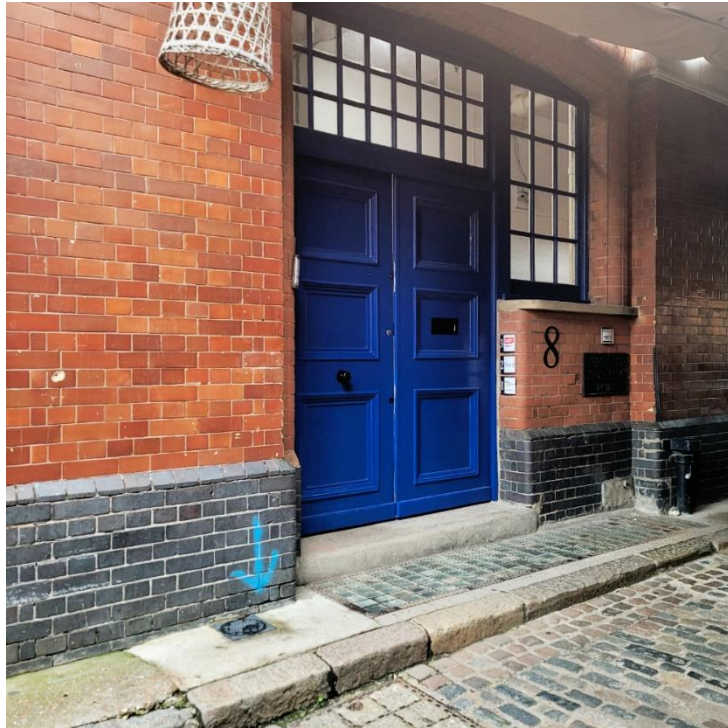
### Details of the space



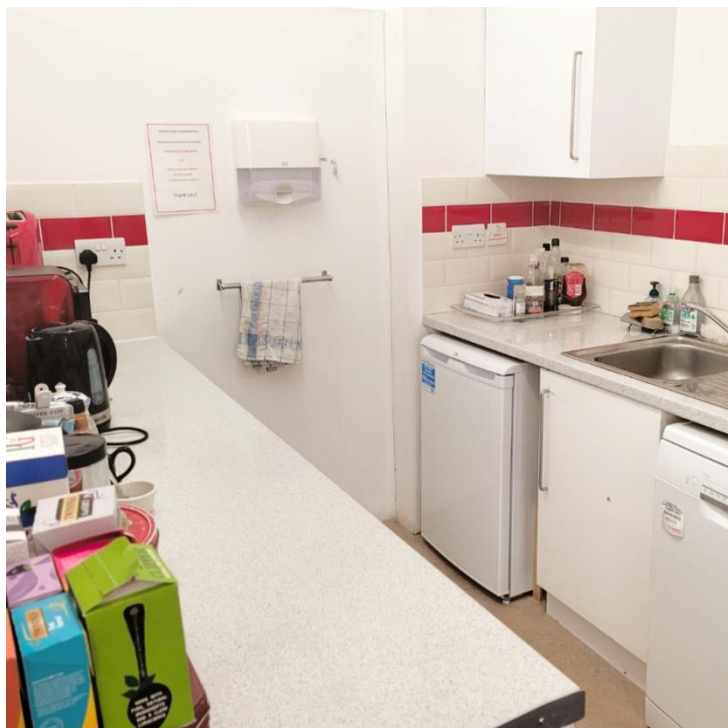
The space is by the front door to the 3rd floor office. Included in the rent is unlimited use of the meeting room – see below.

There is a lift (an old warehouse style lift) to the 3rd floor, which enables bikes to be brought up, which can then stay in the hallway. There are 61 steps from the entrance to the 3rd floor.

In terms of accessibility for persons of reduced mobility or wheelchair users, there are 2 steps into the front door (we can bring this up with the landlord if needed to see if a quick workable solution can be found); and having a lift is great, but the lift doors are heavy and could not be operated by a person in a wheelchair, as the handles are too high up. This would be a harder issue to address.



The floor also has a kitchenette and a bathroom corridor with 3 cubicles.



Please note we would be responsible for providing office furniture and so would discuss your needs and purchase new items if needed, e.g. larger desks, different chairs.

## The meeting room

Included in the rent is unlimited use of the meeting room (subject to availability - Making Music manage the meeting room diary, so that clashes can be avoided).

Usually seats 8-10 people comfortably and has large TV screen and computer, so can be used for Zoom meetings, etc., or to show films, presentations, share documents etc.



## Costs

- Rent: Price £200 per desk, per month, with a discount on two or more desks; and 2 large bookcases. Price includes use of meeting room / kitchen / bathrooms, electricity, heating and cleaning.
- Internet: you can use our internet – we charge a % of total usage, based on full-time equivalent users. You can get your own connection if preferred.
- Refreshments: Optional. £5/full time person/month. This includes coffee, tea, milk, sugar, herbal teas, decaf versions, snacks, and other relevant consumables. Once we have done this calculation it would be fixed - so we would only adjust it if there was a significant increase or decrease in staffing. You can provide your own if you'd rather.
- Printing: Pay as you use (10p per colour page, 2p per black & white), added to next rent invoice.
- VAT: there is no VAT on rent, but all other costs would have VAT added on top.

### **Who else is in the office?**

- Making Music, the UK association for leisure-time music groups – 14 people maximum, though not usually all at the same time
- Ora Singers, a professional choir – 2/3 people, though mostly just one
- Interact Stroke Support, a charity engaging actors to read to stroke patients in hospitals and day centres – 4 people
- The Rodolfus Foundation, who run choral residential courses for young people – 2 people
- Linda Nottingham, a piano teacher - separate studio
- Clare Birks, a management consultant - separate office

Most of the organisations and people who use the space are not in the office full-time, so the number of people actually in the office is variable.

### **Who to contact if interested?**

Please email [office@makingmusic.org.uk](mailto:office@makingmusic.org.uk) to set up a call, Zoom or site visit.

*August 2023*