

BLUE HOUSE YARD

INFO PACK



BLUE
HOUSE
YARD

Are you looking for a studio, office, retail or service space?

Blue House Yard is a redevelopment and re-imagining of an empty and underused car park site minutes from Wood Green station, in the heart of Haringey. High Street Works, in partnership with London Borough of Haringey, have transformed the site into a hub for local creatives, entrepreneurs and residents. The site has been running since 2017.

All spaces are let on a fair rent policy with prices between 50-80% of market value, on flexible terms and with no up-front deposits. Combined with a people-focused approach this creates impacts varying from retail incubation opportunities, business growth and job creation, to a new community and cultural events venue.

Blue House Yard is a friendly, inclusive, multi-disciplinary and experimental collection of workspaces for local people. They are the ones that fill the spaces with life - from start-ups to social to creatives making it their place of work. It is also a place that residents and workers in the area make use of to meet others and discover things being produced by tenants and other space users.



Our spaces

OFFICE / STUDIO SPACE

We have twelve light-filled, self contained studios / offices within the blue house. There is a communal central seating area and shared kitchenette. Studio sizes range from 4 - 25 m2 and rent price varies accordingly.

RETAIL SHEDS

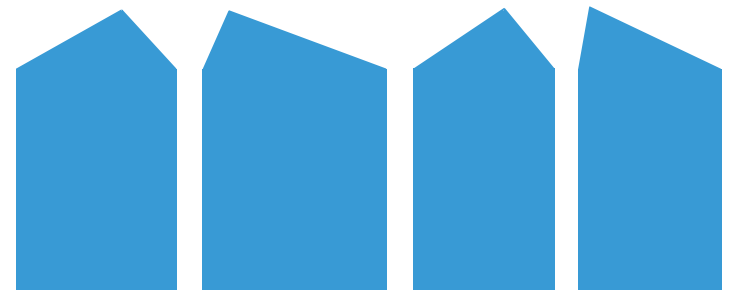
Nine retail worksheds provide makers and small businesses with a flexible space to work and sell from. With retail space at ground floor level and storage / maker-space on the second floor, they present a great opportunity to try out new business ideas or as a first affordable retail window for existing businesses. Located around the community yard, they create a village feeling in the heart of Wood Green.

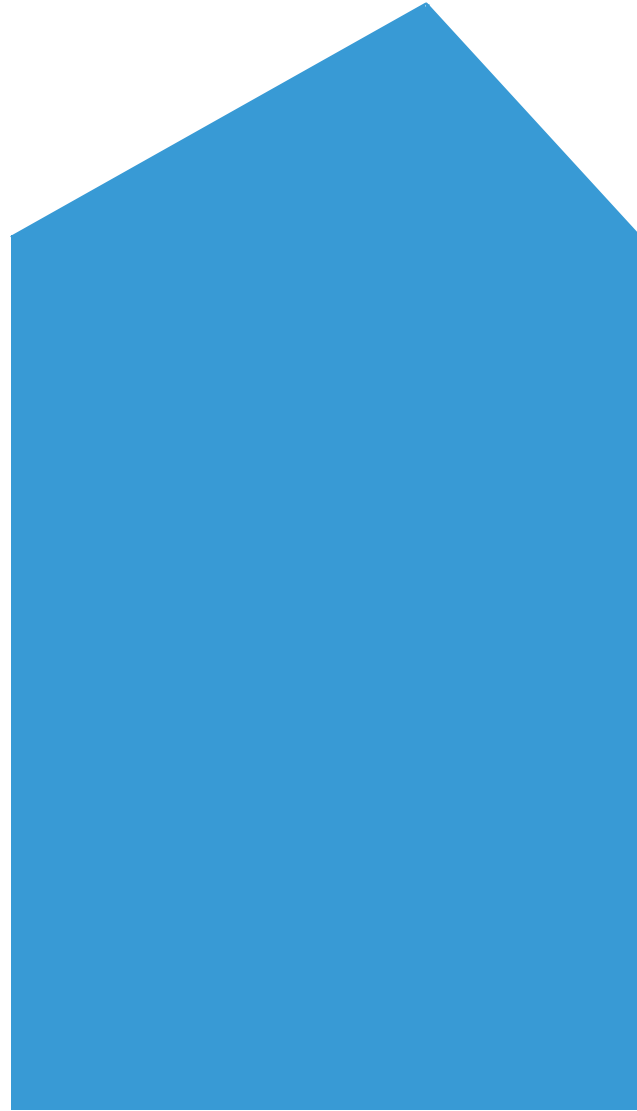
BUS-BAR

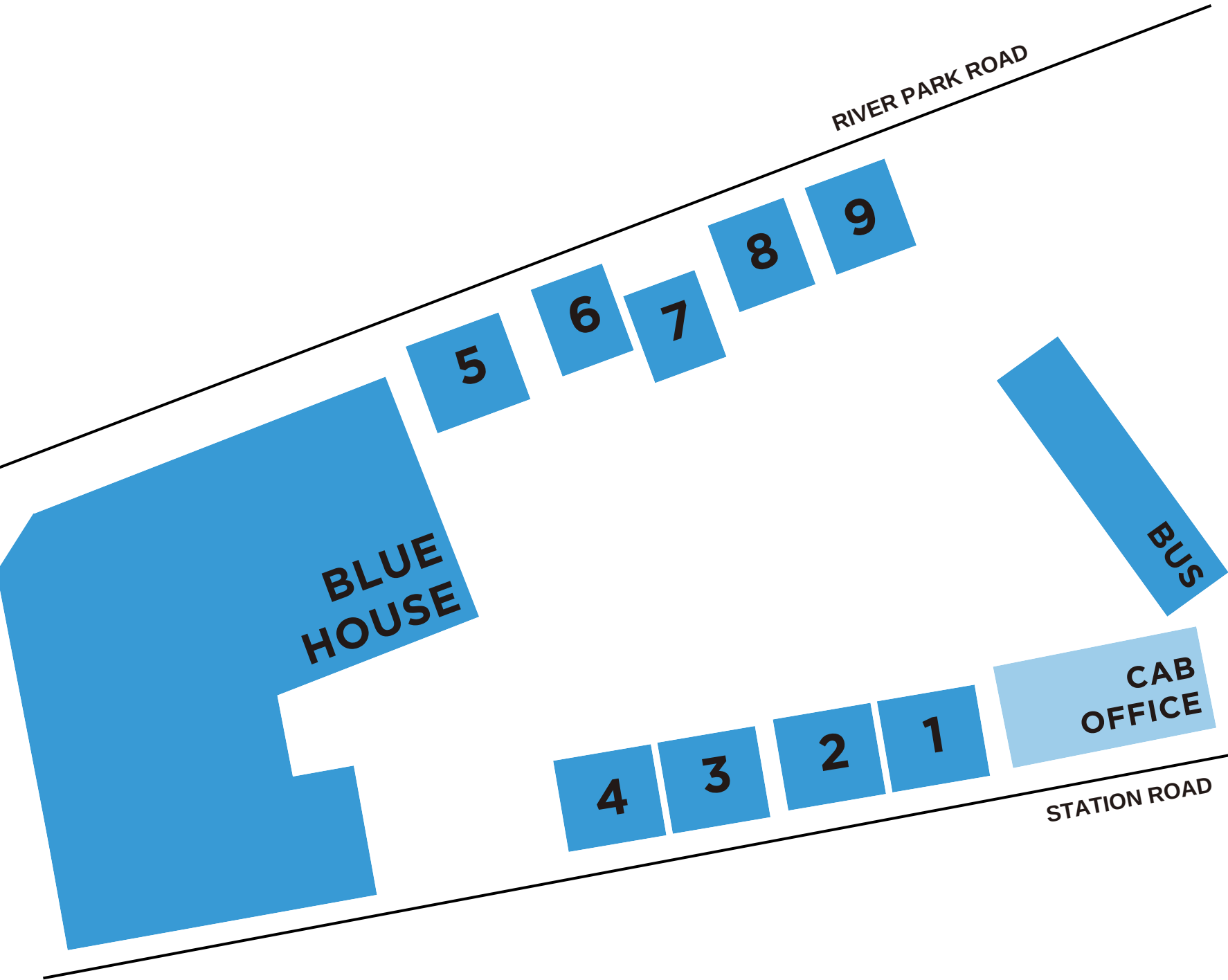
The yard also features our big red bus. Currently home to Ludo's, whose menu of local craft beer and natural wines, plus lively event schedule provides a busy night-time and weekend offer for the Yard.

OLD CAB OFFICE

Former cab office located by the entrance of the site. A crucial spot with great visibility and generous outdoor space included, we will be looking for a business to compliment the bus's offer, attracting footfall and animating the yard during the daytime.









RETAIL UNITS

Two Storey

- 1 Area: 18 Sqm | Rent: £614.74
- 2 Area: 15 Sqm | Rent: £515.76
- 3 Area: 18 Sqm | Rent: £614.74
- 4 Area: 18 Sqm | Rent: £614.74
- 5 Area: 18 Sqm | Rent: £614.74
- 6 Area: 15 Sqm | Rent: £515.76
- 7 Area: 15 Sqm | Rent: £515.76
- 9 Area: 18 Sqm | Rent: £614.74

Single Storey

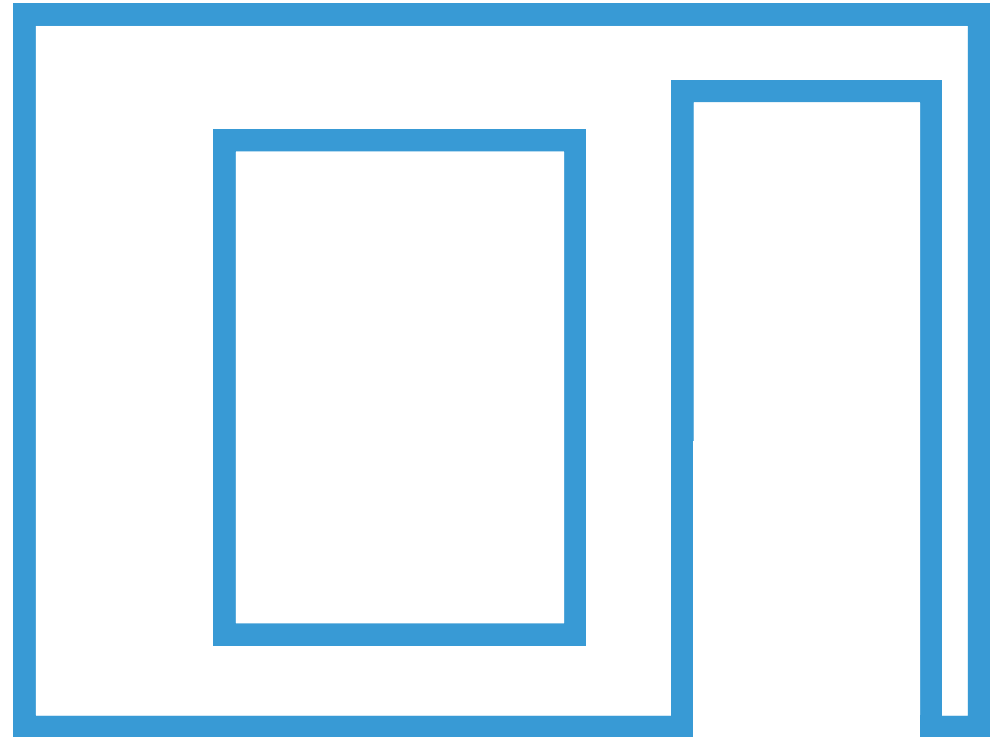
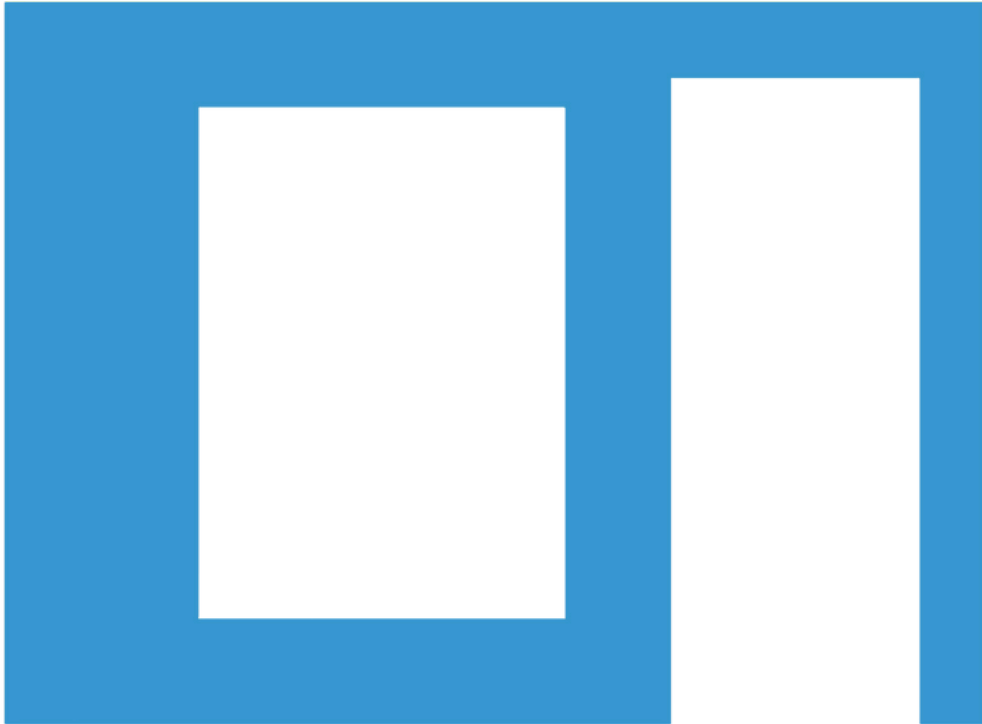
- 8 Area: 9 Sqm | Rent: £376.54

All rental costs are monthly and inclusive of VAT + Electricity.
Service Charge includes all utilities incl. electricity, water, and internet.
Service Charge is an estimate based on current figures. Service charge is subject to adjustments based on actual costs All tenants are liable to arrange and pay for their own business rates.

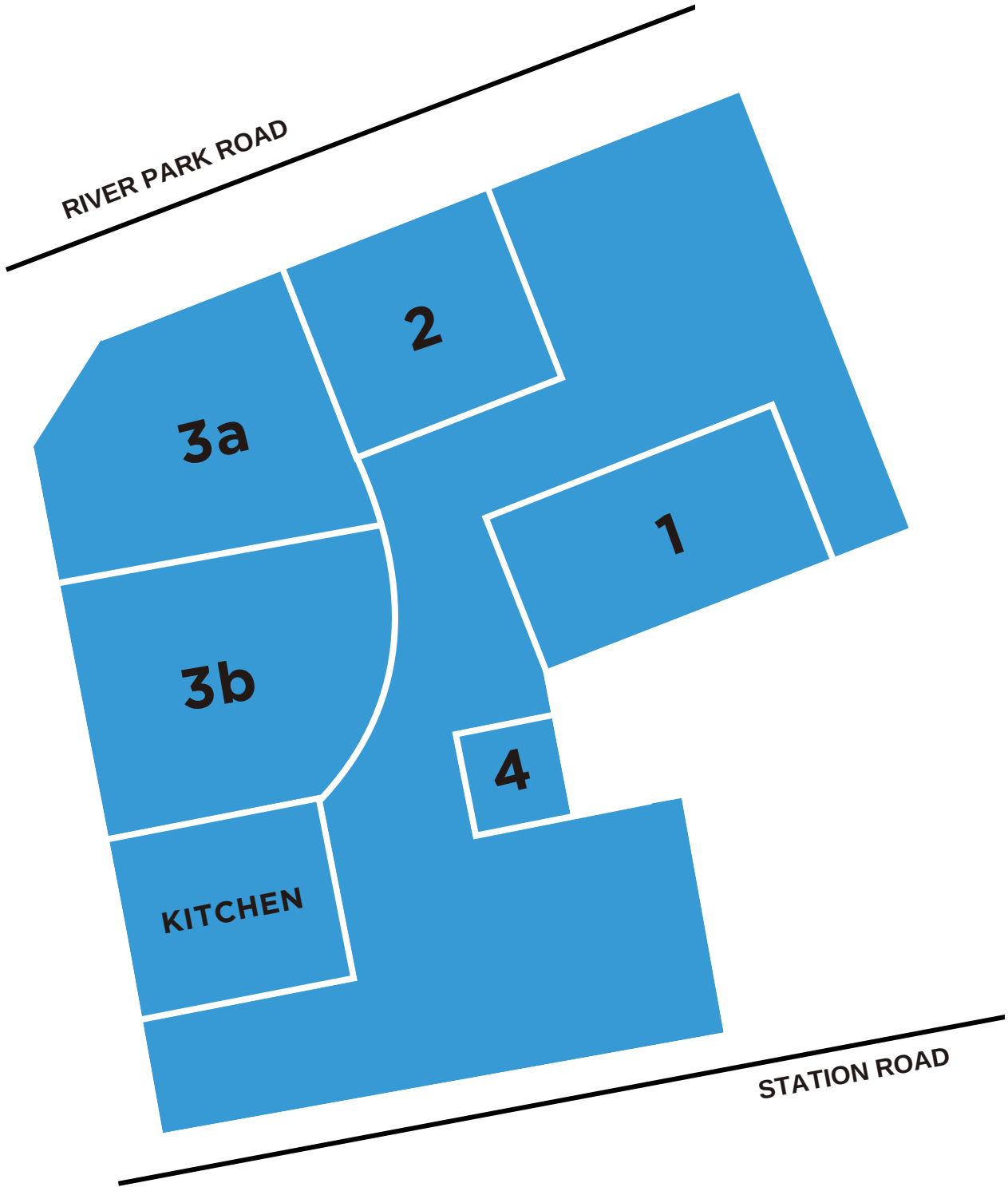




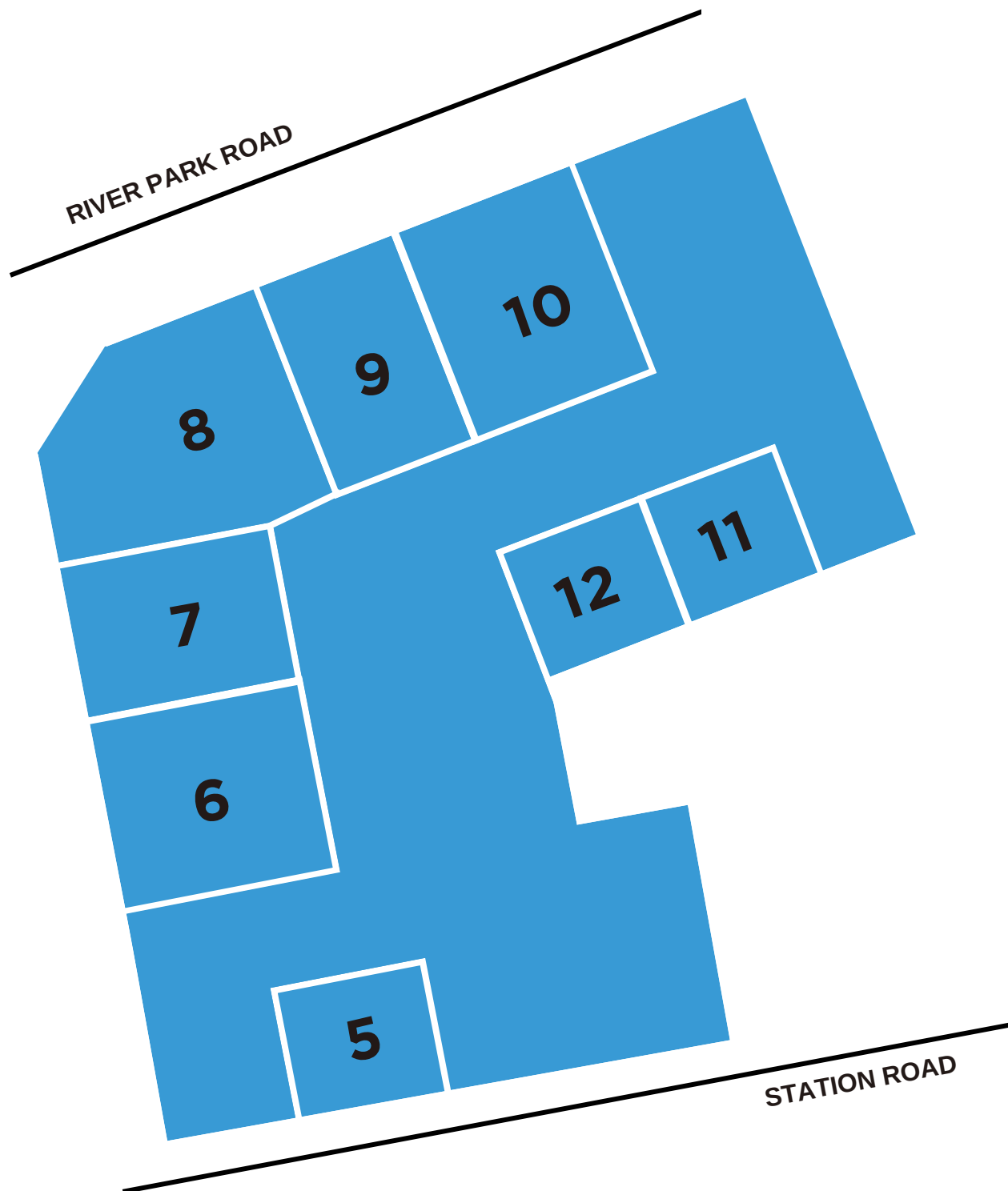
STUDIO SPACES



GROUND FLOOR



FIRST FLOOR





AVAILABLE STUDIOS

Ground Floor

- 1** Area: ~~15 Sqm~~ | Rent: ~~£714.80~~
- 2** Area: ~~10 Sqm~~ | Rent: ~~£448.12~~
- 3a** Area: ~~22 Sqm~~ | Rent: ~~£806.92~~
- 3b** Area: ~~25 Sqm~~ | Rent: ~~£1075.25~~
- 4** Area: ~~4 Sqm~~ | Rent: ~~£155.38~~

First Floor

- 5** Area: ~~4 Sqm~~ | Rent: ~~£155.38~~
- 6** **Area: 14 Sqm | Rent: £693.61**
- 7** Area: ~~10 Sqm~~ | Rent: ~~£485.10~~
- 8** **Area: 16 Sqm | Rent: £729.91**
- 9** Area: ~~10 Sqm~~ | Rent: ~~£447.06~~
- 10** **Area: 15 Sqm | Rent: £670.06**
- 11** Area: ~~4 Sqm~~ | Rent: ~~£191.95~~
- 12** Area: ~~6 Sqm~~ | Rent: ~~£270.56~~

All rental costs are monthly and inclusive of VAT + Electricity.
Service Charge includes all utilities incl. electricity, water, and internet.
Service Charge is an estimate based on current figures. Service charge is subject to adjustments based on actual costs All tenants are liable to arrange and pay for their own business rates.





STUDIO 6
14.4 sqm | £693.61





Pics coming soon

STUDIO 10
15 sqm | £670.06





SELECTION CRITERIA

- We are looking for a high quality product, service or idea.
- Demonstrable local demand and contribution to the local area.
- Unique offer, not directly competing with existing businesses in the area.
- Confidence in your ability to keep up with rent payments.
- How much your business will benefit from renting the space.

APPLY NOW

GET IN TOUCH WITH ELSA@MEANWHILESPACE.COM TO ORGANISE
A VIEWING, APPLY FOR A SPACE OR FOR MORE INFORMATION.

MORE INFO

WEBSITE www.bluehouseyard.com

INSTAGRAM [@bluehouseyard](https://www.instagram.com/bluehouseyard)

FACEBOOK [Blue House Yard](https://www.facebook.com/BlueHouseYard)

Prices include rent, VAT and Service Charge.

Service Charge includes all utilities incl. electricity, water, and internet Service Charge is an estimate based on current figures. Service charge is subject to adjustments based on actual costs All tenants are liable to arrange and pay for their own business rates.

