

# Clapham North Arts Centre

26-32 Voltaire Road,  
Clapham, London SW4 6DH

**Flexible workspace in the heart of Clapham North**

Need  
space?

# The NEEDSPACE? difference

Our purpose is to provide the best quality space for our customers at an affordable price.

We own and manage our buildings so that we can achieve this. Our on-site manager is able to respond quickly to any problems but more importantly is here to make your life easier. Whether it be taking your deliveries or booking a meeting room, we are here to help.

---

Needspace? can offer your business a range of offices, workshops, studios or small industrial units across our portfolio. Our flexible and easy to understand licence agreement allows you to be with us from 3 months to an eternity. Not only is our licence flexible but so are our workspaces.

---

Whilst we can provide office furniture our preference is not to. Why? - Because we know that each and every business we serve is different. You can furnish your space to suit your own particular needs, not only that, you can also decorate the unit as you like. All we ask is that you return the space as you found it when you leave - How great is that!

---

We understand that the biggest concern for every small business is cost so our aim is to provide cost certainty. We guarantee that we will not increase your licence fee in the first 12 months of your stay. Thereafter we will review your licence fee on an annual basis but, here's the thing, we promise that licence fees will only increase at or around inflation so as to avoid any nasty surprises.

## **Backed by the security of the Wates Group**

Needspace? is part of the Wates Group, a family company established in 1897 that has grown into one of the UK's largest construction, development and property services businesses. Wates is one of the most financially secure companies in the construction sector, and with their backing we continue to expand our portfolio of quality business centres throughout Greater London and the South East.

The logo for Wates, featuring the word "Wates" in a teal, sans-serif font. To the right of the text is a stylized graphic element consisting of a teal swoosh that curves upwards and to the right, ending in a small yellow and green shape.

# Clapham North Arts Centre

The Clapham North Art Centre is excellently positioned to take advantage of public transport as it is located next to Clapham High Street train station, (8 minutes to London Victoria) and a short walk from Clapham North underground station (Northern Line – London Bridge, 10 minutes.) Getting into Central London from here is a doddle! It is also conveniently positioned just off Clapham High Street with its wide array of shops and bars, as well as a short walk from the lovely open spaces of Clapham Common.

The building offers a characterful and eclectic mix of individual studios and offices from which a dynamic community for entrepreneurs are able to grow and develop their businesses in a unique and lively office environment. Clapham North is a vibrant part of South London with a stunning 200 acre common at its heart and a lively and socialable population, making it one of the most attractive and trendiest places to live and work in the UK.

The building is open 24/7, with an on-site manager to support your business during office hours.

Other facilities include parking, cycle racks and on site gyms.

## **Adaptable workspace**

Our standard units are suitable for 3 to 15 people and can be easily combined to accommodate more.

---

## **Flexible Terms**

Our office terms are flexible to suit you. We offer a 3 month minimum licence that continues thereafter on a monthly basis. Should you wish to leave we require just 1 months notice.

---

## **Help and Support**

We pride ourselves on the care and support we give our clients. Our team are there to ensure your ongoing needs are taken care of.

---

## **IT and Telco**

Benefit from having full control over your IT and Telco provision by contracting directly with your own preferred supplier.

---

## **24 Hour Access**

Access to the building is 24 hours a day, 7 days a week. Come and go as you please.

---

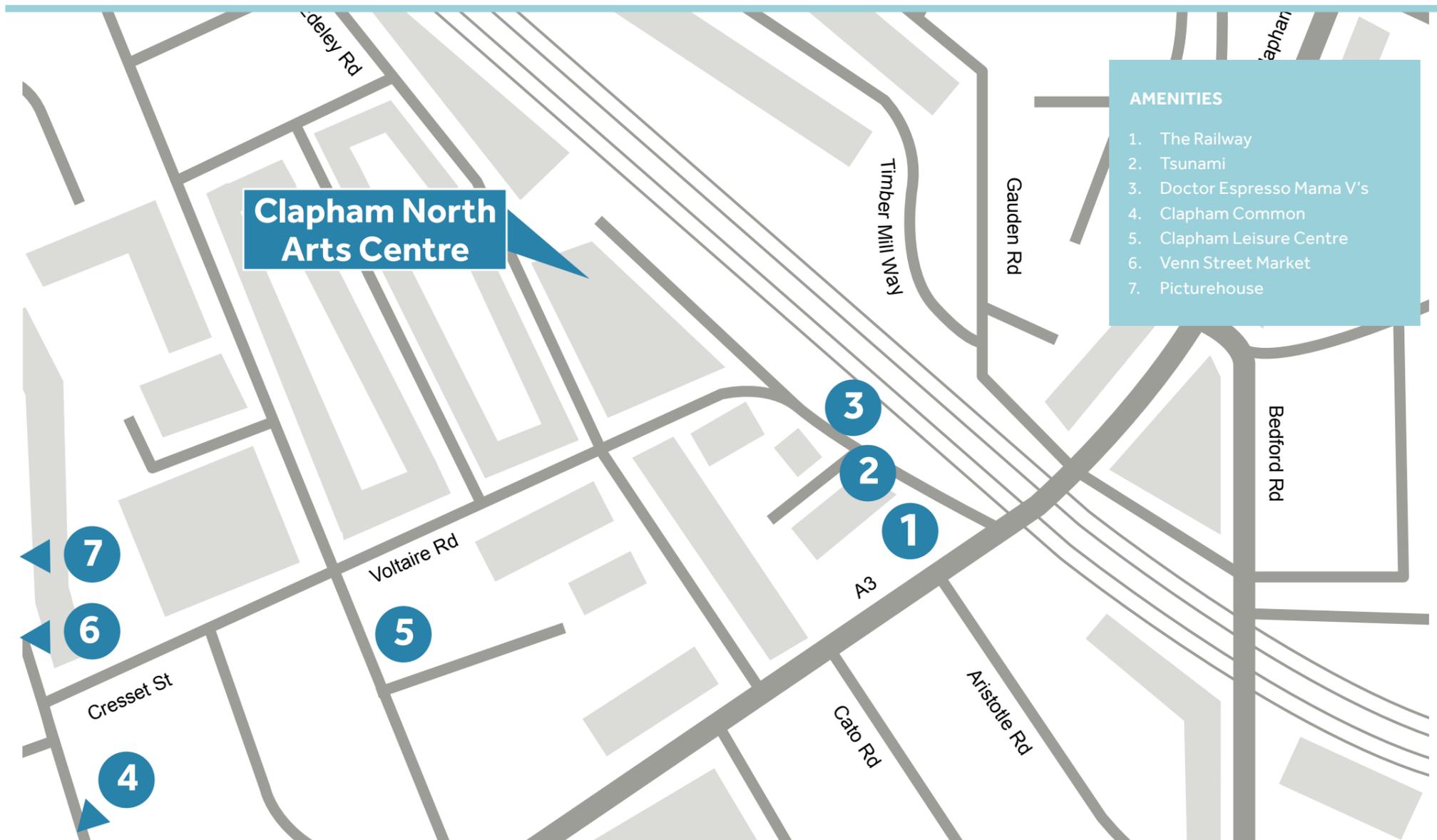
## **Fixed Pricing**

Once we agree a price, it is fixed for 12 months even if you take a lesser term.



# In the area

Clapham North Arts Centre is surrounded by a myriad of fantastic local businesses and amenities including shops, bars, restaurants and gyms of which there are 2 in the centre itself! We're also a short walk from the beautiful Clapham Common, perfect for a post work run or wind down on a balmy summer evening.



- AMENITIES**
1. The Railway
  2. Tsunami
  3. Doctor Espresso Mama V's
  4. Clapham Common
  5. Clapham Leisure Centre
  6. Venn Street Market
  7. Picturehouse



**The Railway**  
Our local pub is a classy boozier selling classic pub grub including burgers, fish and chips and some great deals on sandwiches at lunch time. There's also a good selection of craft beers, wines and spirits.



**Tsunami**  
Our local restaurant serves up modern twist on classic Japanese dishes including gyoza, tempura, teriyaki, sashimi and, of course, sushi. Yum!



**Doctor Espresso Mama V's**  
We all need a morning fix of coffee, tea, juice or smoothie and our local cafe does not disappoint. They also serve up some mean breakfasts and Italian grub. Coffee at its best.



**Picturehouse**  
What about a movie after work? Clapham's much-loved four screen independent arthouse cinema with modern seating shows mainstream, classic and cult films. The bar serves a wide and delicious selection of wines and local beers as well pre-film snacks. Whatever you choose, you're in for a tasty treat.



**Venn Street Market**  
Venn Street Market is a local community Saturday food market that works directly with farmers and small independent producers, enabling customers to meet face to face with food growers and makers. With a strong ethos of ensuring high quality and fair prices, the market guarantees all goods are locally sourced and seasonal.



**Clapham Leisure Centre**  
The newly built Clapham Leisure Centre offers state of the art gym facilities for all. Located just off Clapham High Street with easy transport links, it's the ideal place to achieve your health and fitness goals.



**Clapham Common**  
Right on our doorstep this is one of south London's biggest green spaces, Clapham Common offers up cafes, all manner of sports courts, and plenty of greenery for walking, cycling, dog walking, and other outdoor pursuits.

# Travel & Connectivity

## UNDERGROUND

Clapham North Arts Centre is situated just a few minutes' walk from both Clapham High Street and Clapham North stations. Clapham North is on the Northern line, a ten minute tube journey from London Bridge. Connections to Charing Cross, King's Cross St. Pancras and Euston are also within quick and easy reach.

## OVERGROUND

Clapham High Street is served by the London Overground network, two stops from Clapham Junction in the west and the bustling Peckham and Whitechapel in the east.

### CLAPHAM NORTH STATION TO:

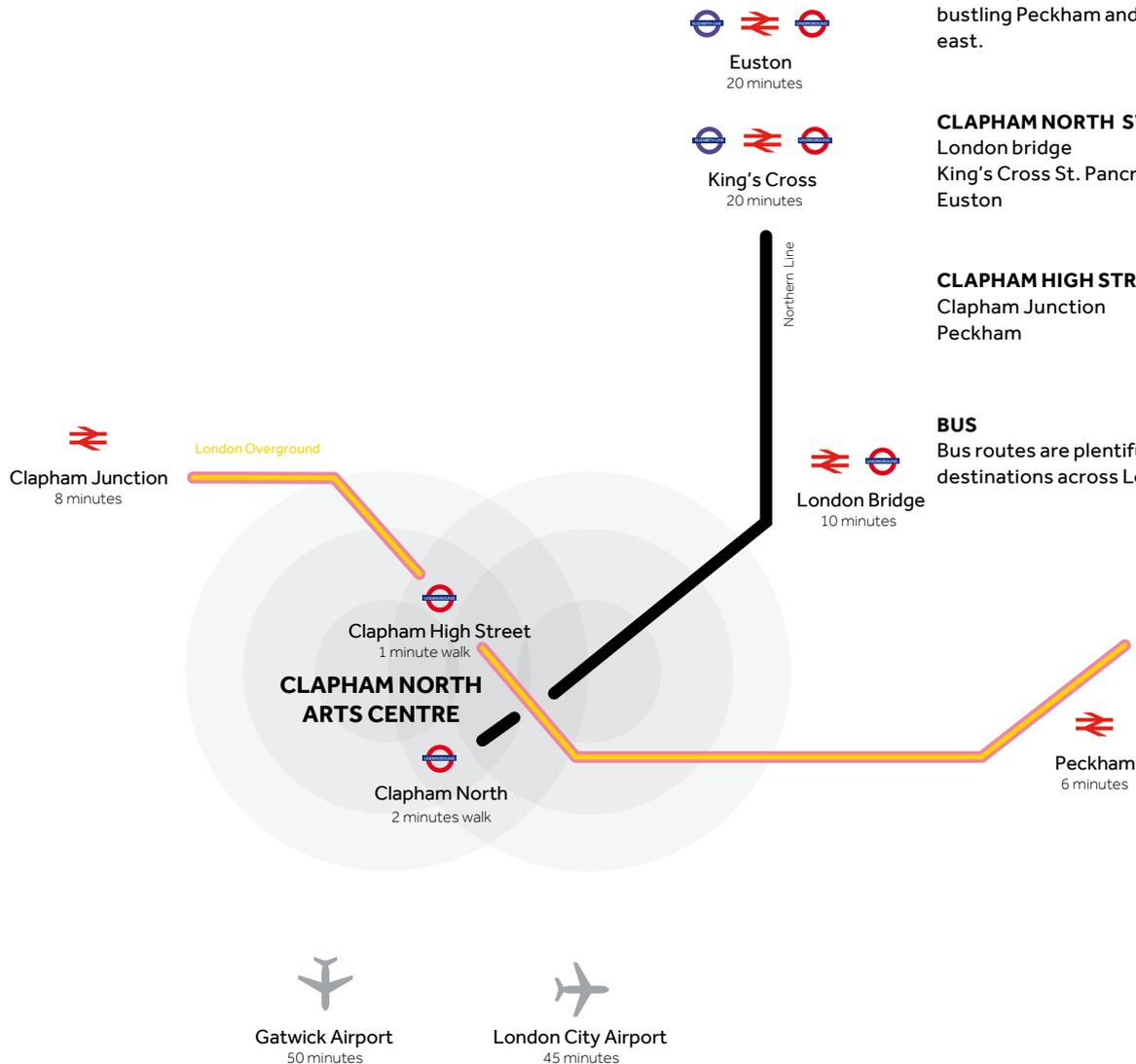
London bridge	10 minutes
King's Cross St. Pancras	20 minutes
Euston	20 minutes

### CLAPHAM HIGH STREET STATION TO:

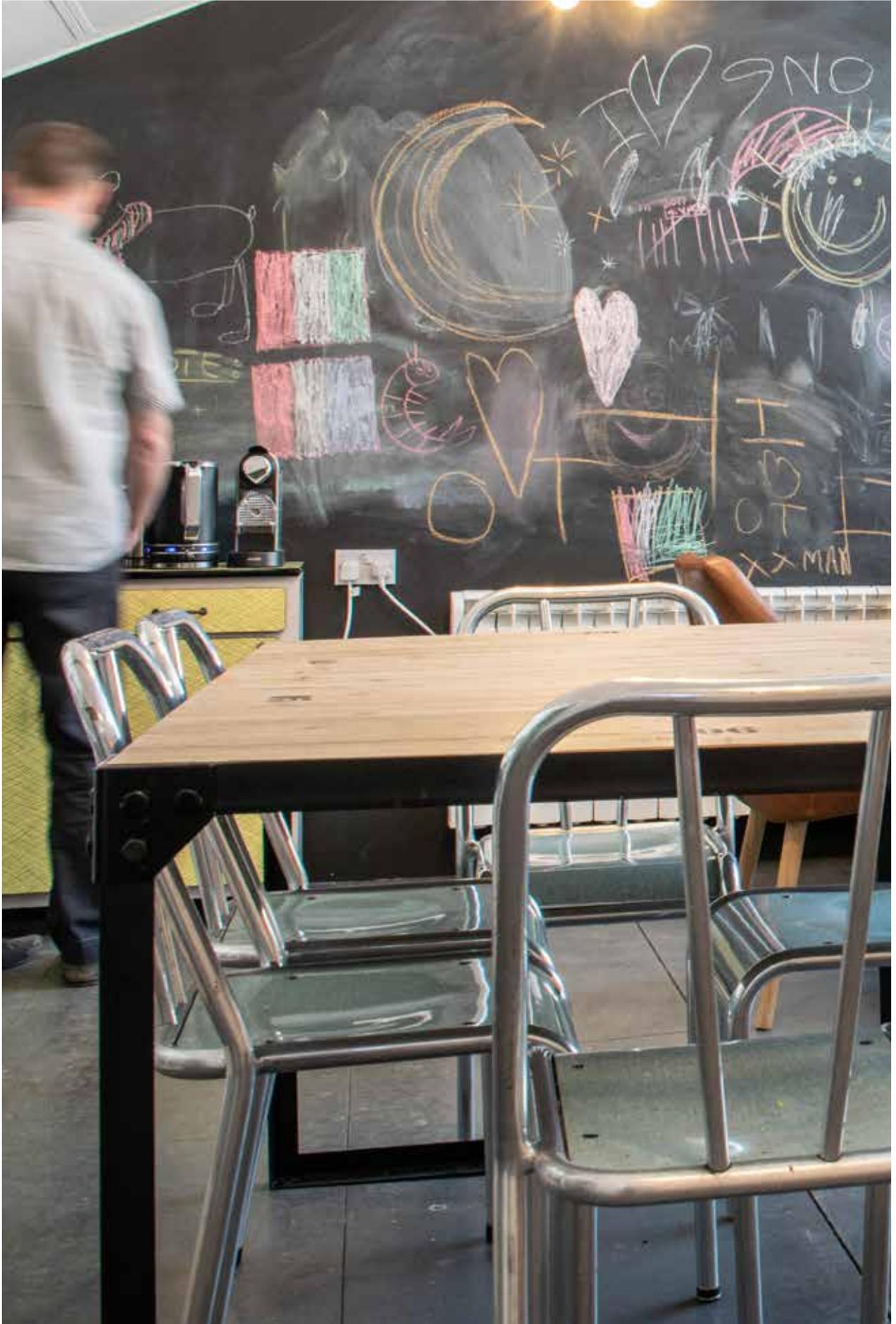
Clapham Junction	8 minutes
Peckham	6 minutes

## BUS

Bus routes are plentiful and frequent to destinations across London.

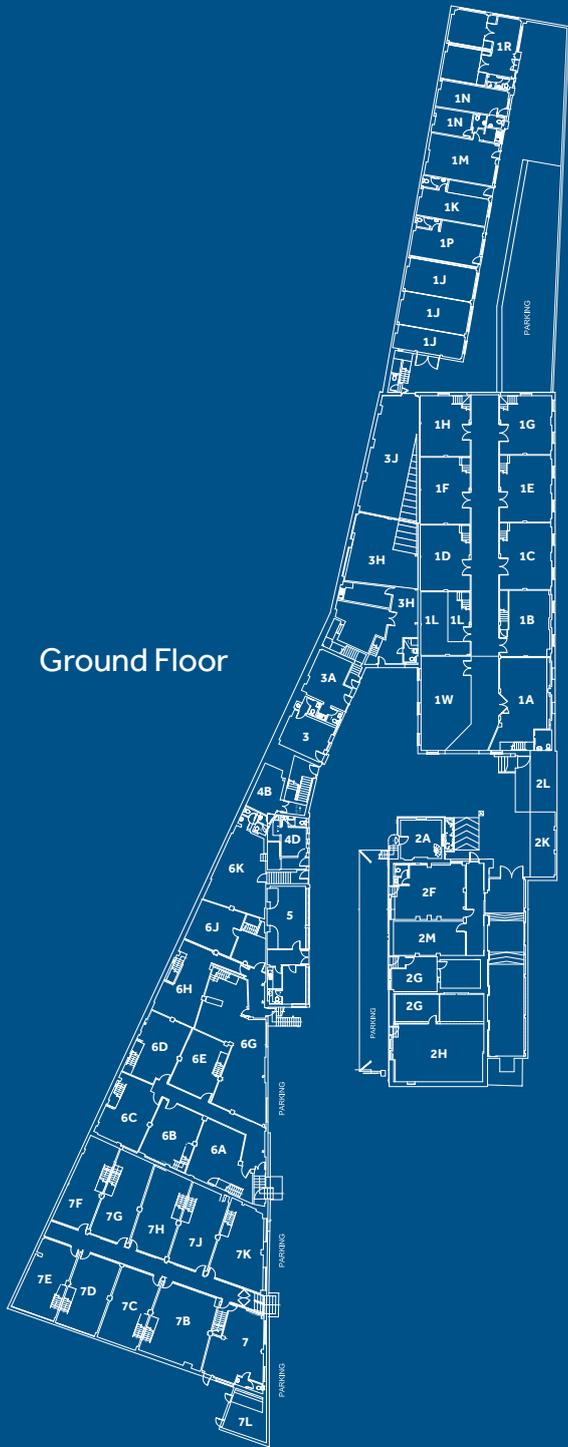


Map not to scale, indicative only  
Times using public transport



# Clapham North Arts Centre

26-32 Voltaire Road,  
Clapham, London SW4 6DH



**Call us on: 020 3142 7000**

to discuss requirements or arrange a visit  
[www.needspace.co.uk](http://www.needspace.co.uk)  
[enquiries@needspace.co.uk](mailto:enquiries@needspace.co.uk)

Need  
SPACE?