

ST SAVIOURS YARD

INFORMATION
PACK



SY-CO01

A VIBRANT CONTAINER HUB FOR
INDEPENDENT RETAILERS, MAKERS & CREATIVES

WELCOME



St Saviour's Yard will provide local entrepreneurs, artists, makers and boutique stores with a new and vibrant destination to work, showcase craft and trade from. Just a short distance from Norwich City Centre, the site will offer affordable and sustainable workspace for the city's creative community.

LOCATION

**St Saviour's Yard, 5 St Saviour's Lane,
Norwich, NR3 1GQ**

Just 0.5 miles from the city centre, the container hub will be made up of over 80 repurposed shipping containers providing flexible workspace for creatives. It will house a thriving community of creative businesses, artists and makers.



01. STUDIOS

A mix of 160sqft (20ft) and 320sqft (40ft) containers. Workspaces are suitable for small start-ups as well as makers, desk-based creatives, design agencies, hobbyists and retailers.

02. COMMUNITY

Our spaces are lively, social, and full of creative energy. Most tenants are freelancers or small creative businesses, but anyone is welcome. If you're up for meeting new people and working in a vibrant setting, you'll fit right in.

You're free to use the space in your own way. If your work involves heat, smells, or noise, let's have a quick chat. We try to group similar businesses together to keep things comfortable.

HOW IT ALL WORKS



01. ACCESS TIMES

| | MON to SAT | SUN |
|--|---------------|---------------|
| Tenant access: | 07:00 – 23:00 | 08:00 – 22:00 |
| Retail access: <small>Access by members of the public</small> | 09:00 – 18:00 | 10:00 – 16:00 |

| | MON to FRI | SAT | SUN |
|--|---------------|---------------|---------------|
| Food & Bev access: <small>Access by members of the public</small> | 08:00 – 21:00 | 09:00 – 21:00 | 09:00 – 17:00 |
| Delivery access: | 09:00 – 17:00 | | |

02. TERMS

Our standard license agreement is a flexible rolling contract with a two-month notice period, designed to help emerging businesses grow without the burden of long-term leases.

If your circumstances change, simply provide two full calendar months' notice to vacate.

03. DEPOSITS

Upfront, we require a deposit equivalent to one month's rent.

04. BUSINESS RATES

You are responsible for business rates for the premises. However, as the units are small you may qualify for full exemption through small business rates relief. Please chat to us if you'd like to discuss further

05. UTILITIES

Electricity & water is included but we may charge for high users.

06. INTERNET

To give you as much flexibility as possible, unlike most internet contracts, these packages are offered on monthly rolling terms and you can upgrade or downgrade your package with ease.

Digital Utilities provide 30 day Rolling contracts fast fibre internet with speeds up to 500mbps. With a one-off activation fee of £25.

Prices for you are below, all exc VAT:

| | | | | | |
|------|--------|-------|--------|-------|-----|
| 20Mb | £10 | 100Mb | £32.50 | 350Mb | £75 |
| 50Mb | £17.50 | 200Mb | £55 | 500Mb | £95 |

*Please see additional flyer for extras and add ons

07. WASTE & CLEANING

Tenants can dispose of two bags of general waste and two bags of recycling per studio each week. Additional allowance may be available upon request. We clean and maintain communal areas but not private spaces.

08. INSURANCE

Meanwhile Creative has public liability insurance which covers the communal areas only. We strongly recommend that you get your own contents insurance to cover your workspace and materials.

09. CONTAINER DIMENSIONS

INTERNAL DIMS (MM)

| | 20FT | 40FT |
|---------|------|-------|
| HEIGHT: | 2250 | 2250 |
| WIDTH: | 2300 | 2300 |
| LENGTH: | 5700 | 12000 |

OUR MISSION

Meanwhile Creative was established with two goals in mind: to unlock dormant commercial space for positive use and curate flexible workspace for creatives, start-ups and small independent businesses.



HELPFUL INFO



01. AS SEEN

All studios are taken 'as seen,' so assume your unit will be provided to you in the same condition as when you viewed it.

02. ALTERATIONS

We love it when Studio Holders make alterations and adapt the space to suit their creative needs, but we do ask that you complete a short, simple online form beforehand. Typical changes include painting walls, putting up shelves or replacing flooring. We also encourage everyone to add colourful signage & branding if desired, but do remember that at the end of a tenancy, you'll be required to make good any alterations or return the space to a neutral condition.

03. PETS

Well behaved dogs are always welcome on site!

04. SUSTAINABLE TRANSPORT

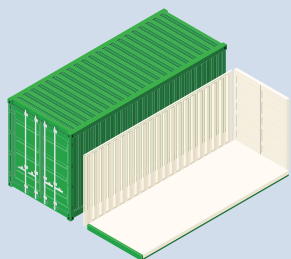
No parking is available on site. We encourage travel by foot, bike, or public transport. Bike racks are provided. Drop off and loading bays are available for residents.

05. EACH STUDIO INCLUDES

1. All bills (bar internet & business rates)
2. Flexible rolling terms
3. Ample plug sockets and LED lights
4. Natural light & airflow through a front sliding door
5. Heavy duty padlock for added security
6. Rear humidity extraction to help with airflow and ventilation
7. Lined & insulated
8. Electric Heater

PRICES

01.



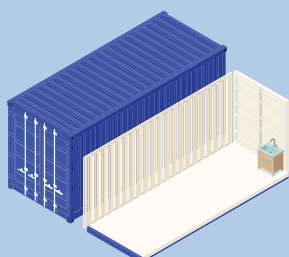
£295per month

160sqft (20ft)

Phase 1 07-16 & 34-49

Phase 2 64-86

02.



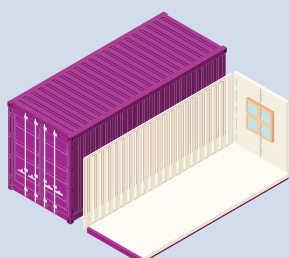
£325per month

160sqft (20ft)

29-33

Access to Water

03.



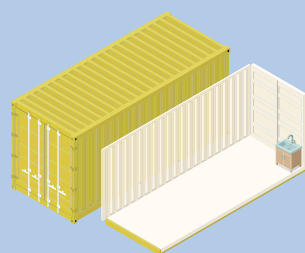
£325per month

160sqft (20ft)

50-63

Rear Window

04.



£450per month

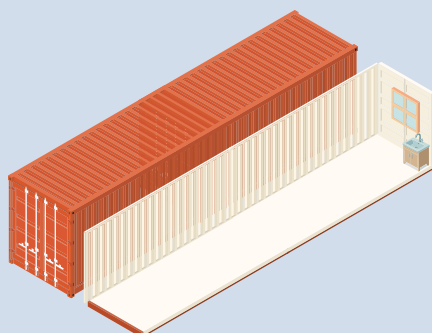
160sqft (20ft)

23-27

Access to Water

Designated Food & Beverage Units

05.



£595per month

320sqft (40ft)

01-06 & 17-22

Rear Window

Access to Water



THANK YOU



For more information or to be added to our mailing list and notified when spaces will be available, please email our team:

Contact Info

WEBSITE

www.stsavioursyard.co.uk

EMAIL

stsavioursyard@meanwhilecreative.co.uk

SOCIAL

[@st_saviours_yard](#)