

ART PARK

Harrow Town Centre, HA1

in partnership with

meanwhile
space



UK Government

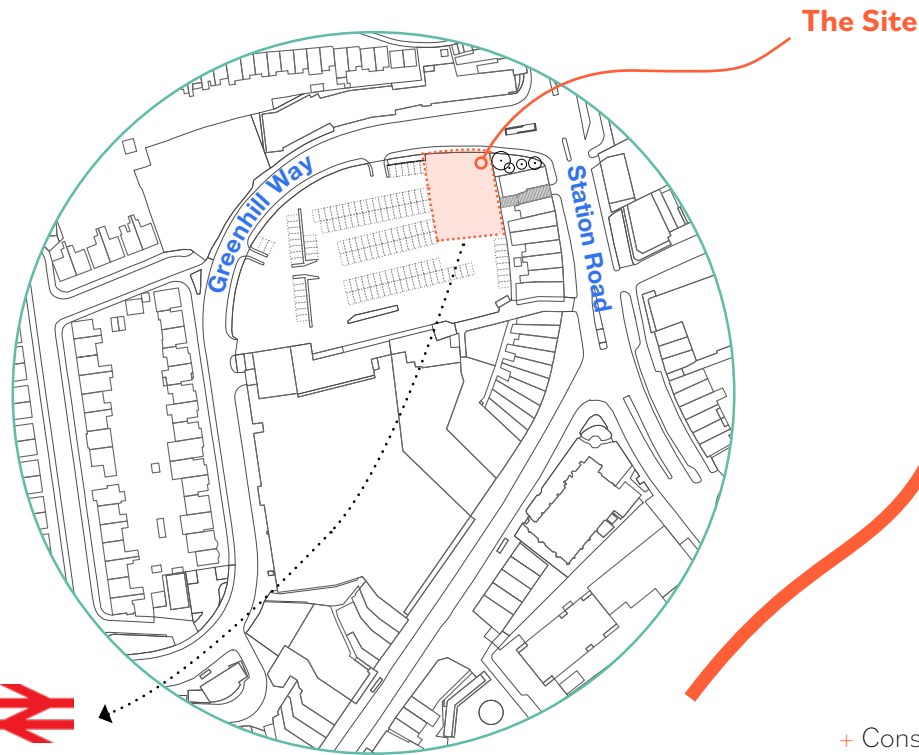


LONDON BOROUGH OF
HARROW JKA



We are developing an exciting new project based in Harrow Town Centre where creatives, makers, businesses and residents can gather together and create a vibrant community in a unique destination.

Designed by award winning architects Jan Kattein and meanwhile use experts, Meanwhile Space, this dynamic mixed-use project based in Greenhill Way car park will provide an anchor leisure offer, workspaces, creative studios, public showcase and growing spaces. Proposed to be on site for a minimum of 5 years, the project will create a new destination within the town centre and reinvigorate the northern part of the high street.

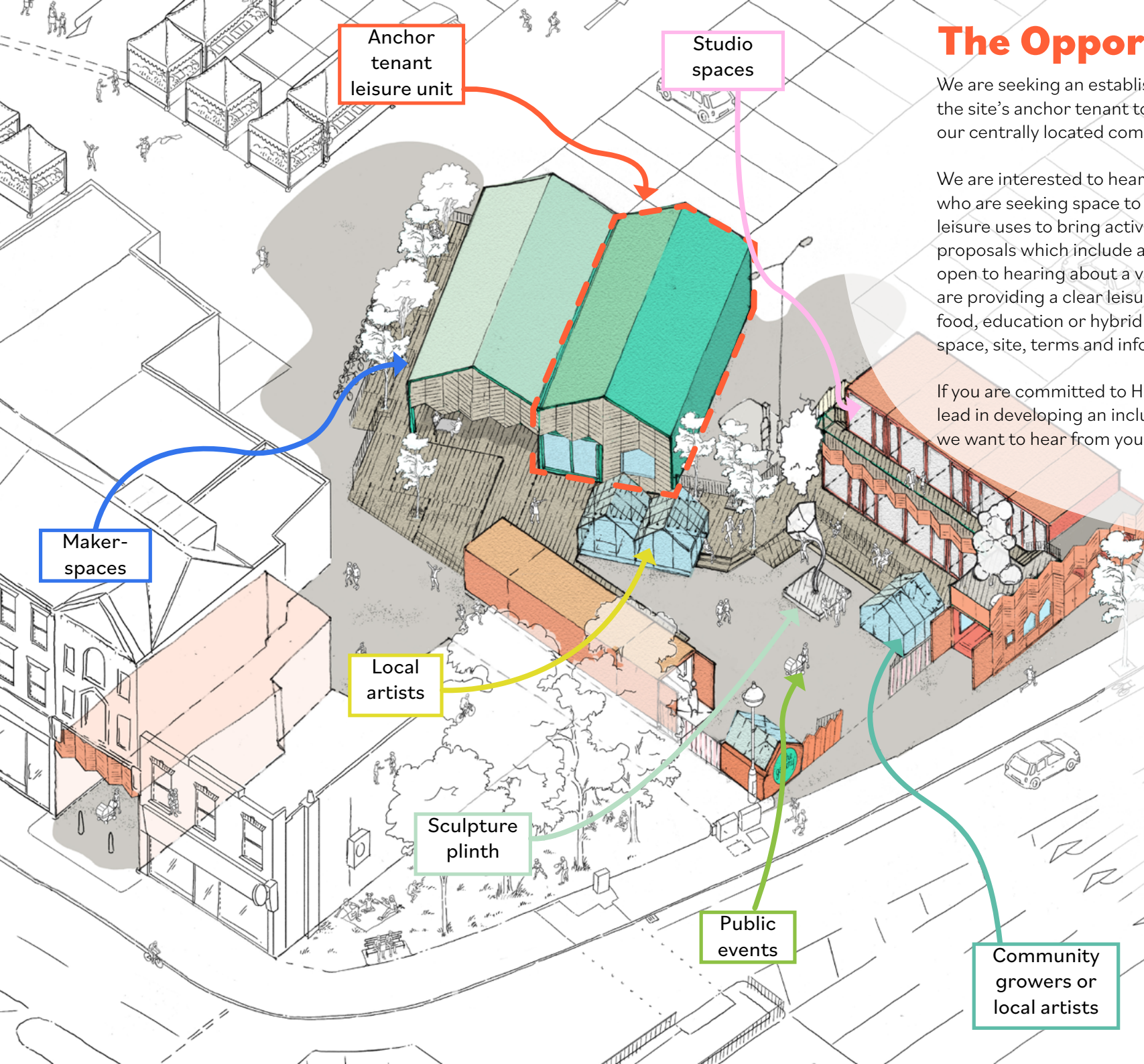


Harrow-on-the-Hill station, 8 mins walk



Project Progress to Date

- + The London Borough of Harrow secured funding to invest in Harrow Town Centre. The money is from the former Department of Levelling Up, Housing and Communities (DLUHC) Future High Street Fund (FHSF).
- + Jan Kattein Architects and Meanwhile Space were appointed through a competitive tender to design and deliver the project, having worked together to deliver similar and award winning meanwhile use schemes across London including Blue House Yard (Wood Green, N22) and Ebury Edge (Pimlico, SW1W)
- + This meanwhile use project is part of longer-term regeneration of the Greenhill Way car park site. Rentable units alongside flexible outdoor space are designed to activate the site as a destination for the next five years, after which there will either be opportunity to extend the project, or for the structures to be dismantled and reassembled at a new site in the borough.
- + The meanwhile project is part of a wider £7m investment to improve the town centre and enhance public realm. This scheme will provide a location for tenants to come together to share ideas, grow their businesses and trade in one of London's key metropolitan centres.
- + Meanwhile Space have led detailed engagement with Harrow's community to inform the uses and design for the site. This has included conversations and surveys with creatives, third sector organisations, horticultural groups, business stakeholders and residents. Feedback from engagement work has directly influenced project design to re-purpose 900sqm of underutilised car park space.
- + The project successfully secured planning permission in December 2023 with full support from the London Borough of Harrow's planning committee.
- + Construction of the project began in Spring 2024 and finished in January 2025. The project is expected to launch to the public in Spring 2025.



The Opportunity

We are seeking an established public facing organisation to become the site's anchor tenant to operate their business or project from our centrally located commercial anchor unit.

We are interested to hear from local businesses or organisations who are seeking space to deliver unique and forward thinking leisure uses to bring activation to the site. Priority will be given to proposals which include a clearly defined public-facing offer. We are open to hearing about a variety of uses for the space as long as they are providing a clear leisure offer e.g. wellbeing, arts and culture, food, education or hybrid ideas. This pack includes detail of the space, site, terms and information on how to apply.

If you are committed to Harrow's community and want to take the lead in developing an inclusive and diverse site for your community, we want to hear from you.

In addition to the large public facing anchor unit, the site includes:

- 3 x creative studios for local makers and creative organisations
- 4 x micro-galleries for local artists to showcase their work
- 2 x large format plinths for local artists to display works
- 1 x flexible external area to be used for public markets/events
- 4 x flexible glasshouses, expected as either art showcase space or horticulture space
- 10 x business incubator units for local micro businesses

Rental opportunities for the above spaces will be shared in the coming months. Please email community@meanwhilespace.com if you would like to find out more.

Community growers or local artists

Photos - January 2025





Unit Specification & Cost



Unit Specification

- + New build unit facing into shared courtyard
- + Use class : Class E
- + Unit size (GIA) 66.1 sqm
- + Single storey unit (double height space)
- + Accessible unit with level access
- + 100A 3 phase supplied to site
- + Water supply to unit
- + Solar panels installed on roof.
- + Unfurnished unit with timber detailing
- + Internet access
- + Basic kitchen provided. Excludes any white goods. Kitchen does not have commercial extraction and is **not suitable for cooking**. Heating of food is allowed (Note - it is our expectation for any cafe offer to be ancillary to a clearly defined leisure use)
- + Openable windows
- + Potential for addition of signage (subject to architect, operator and statutory sign off)
- + Potential to utilise external events area

Shared Site Amenities

- + Amenity block including 2 x WCs and communal tea point (tenant use only)
- + Designated cycle parking
- + Communal bin store accessed via Greenhill Way.

Fit Out Opportunity

- + Tenants are invited to fit out the space to suit their intended use (subject to architect, operator and statutory sign off)
- + Fit out to be at tenants cost

Price

- + Base rent : £2,181 per month (VAT not applicable)
- + Service charge estimate : £793 per month (inc VAT and excl. business rates)*
- = £2,975 per month***

*Service charge is an estimation only. Cost is subject to change based on your proposed use and any electricity cost reduction from solar panel use.

Business Rates

- + The tenant will be responsible for arranging and paying any applicable business rates on the space.

Deposit

- + We don't charge a deposit for the space. We do this to help you to balance set up costs in the beginning of your tenancy.

Legals

- + Unlike normal high street / commercial leases, this opportunity is offered on flexible terms with exit clear and fair exit policies.
- + A lease will be offered to the successful tenant for an agreed minimum term, with break clauses and details to be agreed by both parties prior to occupation.
- + As part of your tenancy, you will be asked to sign a service level agreement. This will be written with a view to support collaborative site running as well as to outline the delivery of any upskilling, education or social value outputs which will be delivered through space rental.

Who are we looking for?

Local

+ A business or organisation based in Harrow or the local area, ideally one that is already integrated within the local community.

Independent

+ We are looking for an independent offer, one that does not directly compete with the existing local offer.

Experienced

- + The successful anchor tenant will be established, with a positive track record of delivery of their product /service as well as a proven demand.
- + You will be able to demonstrate previous experience of operating a business and demonstrate understanding of the opportunities and challenges faced by public facing business delivery.
- + You will need to ensure proven compliance with relevant legislation.

Community-Minded

- + We are seeking a tenant dedicated to creating a positive impact through collaboration with the local community, including both on-site tenants and public visitors.
- + A successful tenant will acknowledge and cater to Harrow's diverse community.
- + You will need to demonstrate that your business model is sustainable. We encourage applications from organisations who deliver social value outputs as part of day to day running (e.g training opportunities, capacity-building, upskilling or similar). Outputs are encouraged to be provided on a regular basis to local people but can be flexible in delivery.

Clear vision

- + Selection criteria will put emphasis a business' USP, ability to attract footfall and viability.
- + Your organisation will be responsible for branding and marketing of your offer and driving customers to your establishment.
- + You will be required to provide your own equipment, furniture and fit-out to reflect your operational requirements, without additional financial injection from project partners.

Collaborative

- + We are looking for a tenant with a clear commitment to the vision of the meanwhile site.
- + We are seeking an organisation who understands this distinctive opportunity and is eager to maximise its full potential.
- + The unit is at the core of the mixed use site. A successful anchor tenant will positively collaborate with on site tenants, the site's operator and local stakeholders.



What will you get from the rental opportunity?

High Quality Design

+ A flagship public-facing commercial unit situated in a purpose-designed meanwhile-use site, offering maximum flexibility for a variety of innovative uses.

A Prime Location

+ The site is located just off Station Road and in close proximity to Harrow's high street.

+ Harrow-on-the-Hill train station is an 8-minute walk to the south, and there is a bus stop directly north of the site on Station Road.

+ The central site location offers excellent opportunity to connect with high street visitors and established, as well as new, residential communities.

Growing Customer Base

+ Based centrally within the new meanwhile scheme, you will benefit from a direct customer base of tenants, their wider networks and local residents.

+ You will have scope to build a further network base from the diverse project community as it follows its minimum 5 yr term.

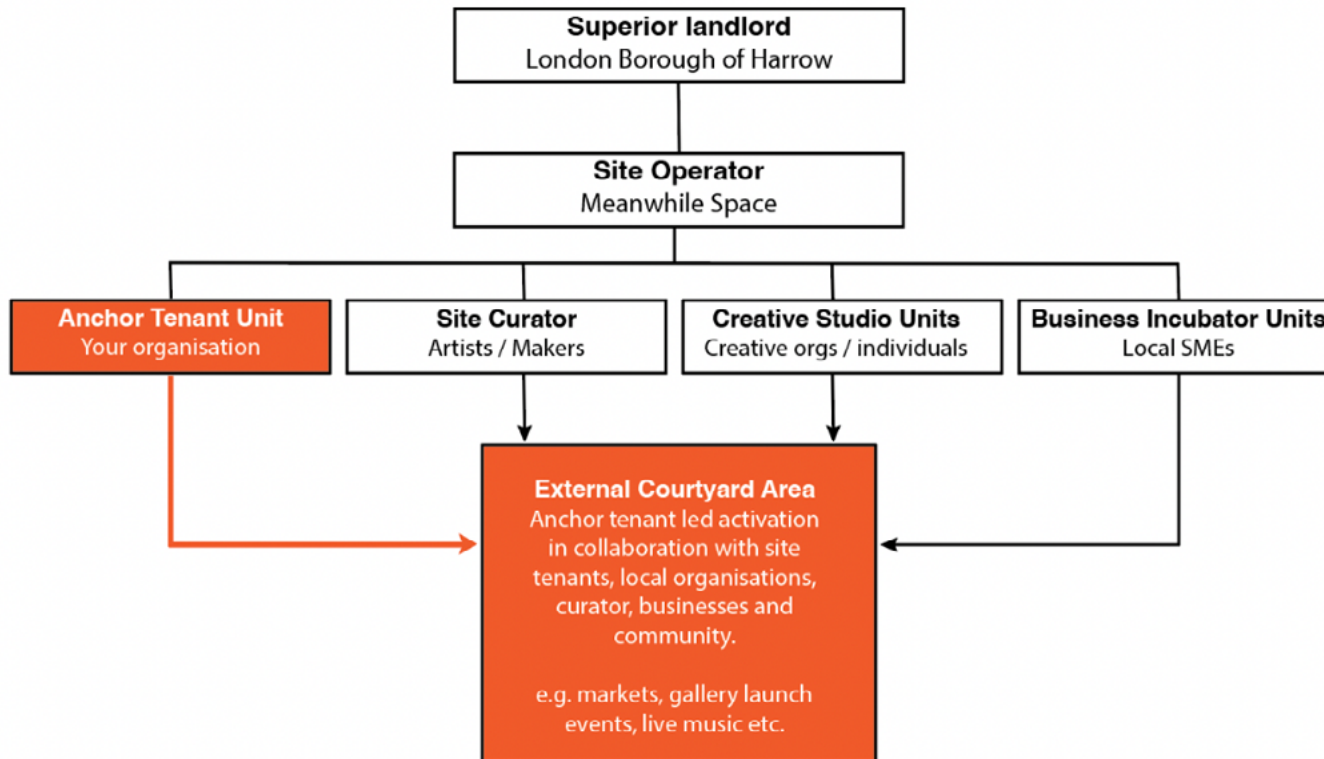
Flexibility

+ Unlike other commercial opportunities, this anchor tenant unit offers exceptional flexibility in its proposed use.

+ There is significant potential for the anchor tenant to deeply integrate themselves into the site, programming both the unit and the broader site to host events and showcases, should this be of interest. We welcome innovation in ideas and are excited to hear from you.



Proposed Site Management Structure



The anchor tenant's primary role is to manage and run the leisure unit to maintain a sustainable business model with an exciting, unique public facing offer.

The unit is designed to be a key footfall driver for the site, and so promoting other on-site activities.

Depending on proposed use, the anchor tenant is also invited to partake in programming of the public events space, through both in-house delivery and in collaboration with the broader business community to offer a diverse range of opportunity for the local community.

As the anchor tenant you will be required to lead basic day-to-day site management with the support of Meanwhile Space as site operator.

Timeline & Next Steps

Nov 2024

- + Please read the information pack and share it with your local Harrow networks
- + If you have any questions regarding use of the space or the project please email us at **community@meanwhilespace.com**
- + Share your expression of interest for space rental with Meanwhile Space team via the online form (link below)

Jan-Feb 2025

- + Viewings will start towards end of Jan/beginning of February.
- + Applicants shortlisted for interview.

Mar to Apr 2025

- + Tenant on-boarding
- + Anchor tenant fit out period
- + Site set up
- + Site opening and public launch event planned for Spring

Dec 2024

- + Project build completed towards the end of December 2024.
- + Recruitment process ongoing

Feb-Mar 2025

- + Anchor tenant will be selected via an interview process.
- + Successful tenant invited to sign an agreement for lease to secure the space.
- + Meanwhile Space to continue site wide recruitment of creative and business tenants.

Next Steps

Fill in an [expression of interest form](#) to register your interest

Contact us via email with questions at: **community@meanwhilespace.com**





Connect with us on Instagram:

@ArtPark_Harrow

@Meanwhile_Space

