

Harrow Town Centre, HA1

ART PARK



About the Project

Art Park is Harrow's latest hub for creativity and community. A mixed-use project designed to create a vibrant and collaborative community in Harrow Town Centre.

Art Park has transformed 900sqm of repurposed car park space into a dynamic hub for artists and small businesses alike. Designed by award-winning architects Jan Kattein and meanwhile use specialists Meanwhile Space, on behalf of London Borough of Harrow, the project provides workspaces, creative studios, a large leisure unit, public art showcases, and growing areas.

Funded by the London Borough of Harrow through the Future High Street Fund, this meanwhile use project is part of longer-term regeneration of the Greenhill Way car park site. Set to be in place for a minimum of five years.

Art Park provides the space to test ideas, to grow and develop pre-existing plans, and to put down roots and provide creativity and life to your local community.



The Opportunity

Set to launch in June 2025, Art Park will create a hub for community and local enterprises to grow and flourish.

A Prime Location

- + The site is located in the heart of Harrow
- + Greenhill Way is within walking distance of great transport links

Harrow on the Hill (Underground/National Rail) - 9 mins walk

Tesco Superstore (Retail) - 5 mins walk

St Ann's Shopping Centre (Retail) - 8 mins walk

Flexibility

- + Unlike other commercial opportunities, our licenses offer exceptional flexibility in their permitted uses and tenancy durations
- + No deposits
- + All services included
- + Community events and tenant socials

Art Park is home to an assortment of workspaces on offer:

- + Creative studios
- + Micro-galleries
- + Art spaces
- + Business incubator units
- + Large format plinths
- + Glasshouses
- + External events space



Available Spaces



Anchor Unit x1



Maker Spaces x3



Studio Units x10, inc 1x Incubator



Greenhouses x4



Small Galleries x2



Large Gallery x1



Anchor Tenant



- + Area: 66 Sqm
- + Rent: £ 1,917/month
- + Service charge & VAT: £ 793/month*
- + Total = £2,710/month

- + Inc. kitchenette for heating food. No cooking on site
- + Potential to build a mezzanine floor

- + Use class: E
- + This space is suitable for: leisure offerings such as yoga studio, soft play centre, community hub with a cafe offering



Service charge includes all utilities including 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.
*Subject to change.

Maker Units



- + 1x Unit
- + Area: 16 Sqm
- + Rent: £ 419/month
- + Service charge & VAT: £ 193/month*
- + Total = £612/month

- + 2x Units
- + Area: 15 Sqm
- + Rent: £ 398/month
- + Service charge & VAT: £ 184/month*
- + Total = £581/month

- + Sink available.
- + Option to install a mezzanine for storage.
- + This space is suitable for: A collection of artists to share the space as a studio.

Service charge includes all utilities including 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.
*Subject to change.

Ground Floor Studios



- + Area: 12 Sqm
- + Rent: £ 413/month
- + Service charge & VAT: £ 142/month*
- + Total = £555/month

+ This space is suitable for: All creative businesses, makers etc.

Service charge includes all utilities including 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.
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Artist Incubator Studio



- + Fixed 6 month lease
- + For emerging local artists and makers
- + The artist incubator space allows local artists and makers to test and trial their ideas, with the flexibility of a short-term residency minimising commercial risks and focusing on experimenting and testing ideas.

- + Rent: £ 204/month
- + Service charge & VAT: £ 142/month*
- + Total = £345/month

Service charge includes all utilities including 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.
*Subject to change.

First Floor Studios



- + Area: 9 Sqm
- + Rent: £ 290/month
- + Service charge & VAT: £ 106/month*
- + Total = £396/month

+ This space is suitable for: All creative businesses, makers etc.

Service charge includes all utilities including 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.

*Subject to change.

Greenhouses



- + Area: 6 Sqm
- + Rent from £ 35/month all in
- + Power provided
- + This space is suitable for: Community growing groups, individual greenhouse space, small flower shop, exhibition space etc.

Service charge includes all utilities including 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.
*Subject to change.

Curator Opportunity

Art Park is offering a unique opportunity for a local curator to take creative ownership over our innovative exhibition pods and plinths. This is your chance to programme thought-provoking exhibitions, artist showcases, and open days, all while shaping the Art Park scene.

In addition, Art Park is happy to announce our involvement in the prestigious **London Festival of Architecture** in June, with the theme of 'Voices.' This offers a great platform for a curator to gain significant exposure and run alongside this highly anticipated event.

Gallery Units:

- + Two versatile gallery units, including one street-facing with a large floor to ceiling window, ideal for showcasing your exhibitions to the public.
- + Equipped with Perlon hanging wires on a railing system, allowing for flexible display configurations.

Plinths:

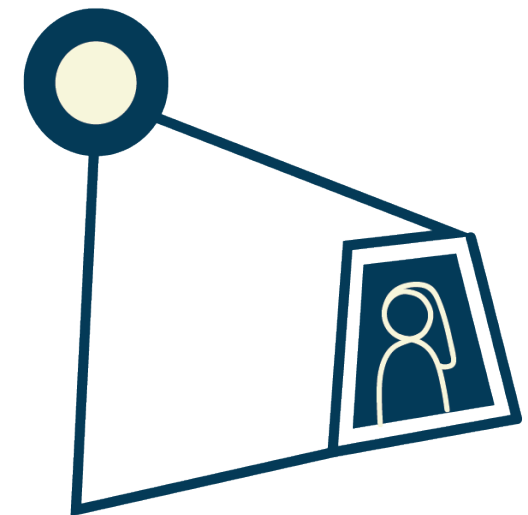
- + Two plinths are available for striking sculptural displays.
- + One plinth is located within the centre courtyard of Art Park, while the other is atop the large gallery unit on the upper level, providing prime visibility.

Alleyway:

- + An invitation to create regular murals within the alleyway entrance Art Park.
- + The entrance will be lit up with colour-changing lights to create a fun and exciting entrance to the site.

This is a chance to lead creative programming and take centre stage at one of Harrow's most dynamic cultural hubs. Don't miss out on this opportunity to showcase your vision.

+ Total for three gallery units and two plinths: £525/month, incl Service Charge. (VAT not chargeable)



Curator Opportunity



1x Large gallery



2x Small galleries



Mural wall



2x plinths + courtyard eventspace

Lease Terms

Unit Specification

- + New build unit and shipping containers facing into a shared courtyard
- + Unit sizes (GIA) :
 - Anchor Tenant - 66 sqm
 - Maker Spaces- 15 sqm
 - Large Maker Spaces- 16 sqm
 - Greenhouses- 6 sqm
 - Ground Floor Studios - 12 sqm
 - Incubator unit - 12 sqm
 - First Floor Studios- 9 sqm
 - Large Gallery- 9 sqm
 - Small Gallery- 5 sqm
- + Unfurnished
- + Single storey units
- + Internet access
- + Basic kitchenette excluding white goods.
- + Potential for addition of signage
- + Potential to use 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 sign off)
- + Fit out to be at tenants cost

Price

Anchor Tenant

- + Rent: £ 1,917/month
- + Service charge & VAT: £ 793/month

Maker Units

- + 2x Units
- + Rent: £ 398/month
- + Service charge & VAT: £ 184/month

Large Maker Unit

- + Rent: £ 419/month
- + Service charge & VAT: £ 193/month

Greenhouses

- + Rent from £ 35/month all in

Ground Floor studios

- + Rent: £ 413/month
- + Service charge & VAT: £ 142/month

Incubator Unit

- + Rent: £ 204/month
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First Floor studios

- + Rent: £ 290/month
- + Service charge & VAT: £ 106/month

Curator Opportunity:

£525/month,
incl Service Charge. (VAT not chargeable)



Deposit

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

Business Rates

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

Legals

- + Unlike a typical commercial lease, this opportunity is offered on flexible terms with clear and fair exit policies.
- + A lease will be offered to the successful tenants 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.

*Service charge subject to change

Next Steps & Selection

Express your interest

Read the information pack and share it with any relevant networks you may have.

Fill out our EOI form via the below link.

If you have any questions regarding the process, , drop us an email.
community@meanwhilespace.com

Come for a viewing.
To be arranged with our Workspace Assistant, Halena..
halena@meanwhilespace.com

Applications

Fill out our application form.

Come for an interview.
Tenants will be selected based on suitability

Accept your space offer.

Move in

Help make Art Park a thriving creative and cultural hub.
We can't wait for you to join us!



Get in Touch



Express Interest



[Fill in form here to express interest](#)

Any Questions?



community@meanwhitespace.com

More About Us



[@artpark_harrow](#)
www.meanwhitespace.com