



**BRIEFING INFORMATION for
STUDIO APPLICANTS**

Studio reference: Studio 1D

Date of advertisement: 12 October 2026

Deadline for applications: Noon, Monday 26 October 2026



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1. ABOUT 36 LIME STREET

36 Lime Street Ltd's guiding principle is to provide secure, affordable studio spaces for rent by creative artists and in doing so to contribute towards the regeneration of the building and the area.

The ethos of 36 Lime Street is that Members run the organisation cooperatively, working collectively as well as taking on individual responsibilities.

36 Lime Street Ltd holds a head lease for the building that requires it to fully maintain and repair the premises. Rent from studios includes an amount for repairing and maintaining the fabric of the building and communal areas, plus part-time administrative support.

Members are expected and obliged to contribute to the running of the building by undertaking tasks such as testing fire alarms, overseeing building works, putting out bins, redecorating corridors or organising exhibitions, studio tours, open studios and other events.

It is essential that all Members sign up to be an active member of at least one committee or other Member-led sub-group and are prepared to become an elected member of the Board of Directors at some point. An average of 4 General Committee meetings and an AGM are held each year and the Board of Directors meets once a month.

In effect, Members 'pay' for rent below market average by putting time and effort into running the building.

The studios are 24-hour access and there is a gallery space that is available for Members to use for exhibitions, workshops or other appropriate activities.



2. THE ADVERTISED STUDIO

Studio 1D

Available January 2027

Studio 1D is a large studio on level 1, which has level access via the cobble slipway down the Ouseburn, in addition to our main entrance on Lime Street and the central staircase. The studio benefits from double doors and a lockable roller shutter.

The studio has been divided into two workspaces, with a glazed mezzanine at the windows providing a clean, well-lit and easily heated area, with extensive storage beneath. The windows overlook the Ouseburn River. The large ground floor area includes a sink with double drainers and a small water heater for handwashing.

A dual tariff meter means that this studio can take advantage of cheaper night rates on electricity usage.





3. INFORMATION ABOUT STUDIO LEASES

- Each studio space within the building is an underlease: a written agreement between that studio's leaseholder and 36 Lime Street Ltd. The head lease for the whole building is held between Away with the Fog (the landlord) and 36 Lime Street Ltd (the tenant).
- Studio rents vary in proportion to the size of the space available, based on its percentage of the overall building occupancy. This amount is subject to periodic increase and income contributes towards the maintenance of the building. The present amount is stated in the specific studio advertisement and is payable quarterly by standing order to 36 Lime Street Ltd.
- Rent does not include business rates, quarterly electricity bills, other cyclical maintenance requirements as detailed under 'Financial Considerations' later in this document or any overheads relating to the individual Member's professional practice including broadband or a landline. It is the responsibility of the leaseholder to ensure that all general and studio-specific practical and financial considerations are addressed.
- There is no minimum period of tenancy and it is the responsibility of the leaseholder to pay all outstanding business rates, rent, overheads and any known expense relating to the maintenance of the studio owed before the vacation of their lease can commence.
- A lease may only bear one name and represents one vote within the organisation.



- The lease is a six-year renewable lease. The lease remaining is detailed under 'Practical & Financial Considerations' for this specific studio. If you wish to break the lease, there is a lease re-assignment process and Members remain financially liable for their studio until a new tenant is found.
- All Members are required to abide by current Members Policies and Procedures.

4. GENERAL PRACTICAL & FINANCIAL CONSIDERATIONS

Practical considerations

ELECTRICAL UPGRADES & ALTERATIONS

Costs relating to electrical upgrades and alterations to studios are the responsibility of the incoming tenant. All heavy load electrical equipment must be 3-phase so that the draw on the building's electrical capacity is reduced. Any applicant with heavy load equipment must provide full details of their electrical needs so that 36 Lime Street can assess its ability to provide what is required.

WATER PROVISION

Costs relating to installation of water provision within the studio are the responsibility of the incoming tenant. It should be noted that it is not possible to install a water supply and drainage in every studio due to the construction of the building.

GAS

There is no mains gas. If your practice may require the use of oxyacetylene or similar, it is your responsibility to pay for an assessment by the company that carries out 36 Lime Street's building Fire Risk Assessment, which must be



submitted to the Board prior to the tenancy being confirmed.

STUDIO ALTERATIONS

Any alterations to a studio must be submitted to the Board in writing for approval prior to work commencing. Please note that 36 Lime Street is a Grade II listed building, which may affect some proposed alterations.

Any offer of a studio is made on the understanding that practical considerations are resolved prior to studio reassignment.

Financial considerations

PREMIUM

Some studios are subject to a premium. Please see 'Practical & Financial Considerations' for the specific studio and the attached information sheet 'A brief overview of 36 Lime Street premiums'.

DEPOSIT

Equivalent to 6 months' rent with a minimum of £500.

RENT

Payable quarterly in advance by standing order. Payment dates are: 25th March, 24th June, 29th September and 25th December.

ELECTRICITY

Charged quarterly on a usage basis per studio plus the cost of the communal areas shared between studios.

RATES

Members are responsible for arranging their business rates with Newcastle City Council.



OTHER UTILITIES

Members are responsible for arranging all other utilities.

Defaulting on rent and all other bills is taken seriously. In the interests of efficiency and as a deterrent to late payments, fees at a rate of 10% are added to any outstanding payment at the start of every month compounding until the outstanding amount is cleared. Consistent failure to settle debts will affect your tenancy.

FIRE SAFETY EQUIPMENT

All fire extinguishers in the building are serviced under a contract paid for by Members. Members need to ensure there is fire safety equipment in their studio appropriate to their practice and sourced from a supplier approved by 36 Lime Street.

36 Lime Street organises servicing and maintenance of fire safety equipment at a cost to the Member of approx. £7 per unit.

Extinguishers are serviced annually.

Replacement extinguishers cost approx. £25-£55.

FIRE RISK ASSESSMENT

Members must complete a Fire Risk Assessment for their studio and practice at the start of a tenancy, annually before every Open Studios event and if there is any change that may affect the level of fire risk.

Please note that 36 Lime Street is not appropriate for all working practices.

PAT TESTING

Testing of portable electrical appliances must be completed every 2 years to comply with the terms of 36 Lime Street Ltd building insurance.



ELECTRICAL CONDITION REPORTS

Electrical condition reports on the electrical installation of each studio are completed every 5 years. In 2023 this cost £110 per distribution board (most studios have one).

INSURANCES

36 Lime Street has building insurance but it is the responsibility of Members to insure their own studio and equipment, if they so wish. All Members and sub-tenants must have their own Public Liability Insurance.



5. PRACTICAL & FINANCIAL CONSIDERATIONS FOR STUDIO 1D

Practical considerations

DIMENSIONS	51.6m ²
ELECTRICITY PROVISION	Single phase
TERM OF LEASE REMAINING	Ends 31 st March 2027
SPECIFIC BENEFITS	Level access into the building via cobbled slipway. Double door access to studio, with roller shutter. Glazed mezzanine at window overlooking Ouseburn. Accessible storage below mezzanine. Sink.
LIMITATIONS	Studio is not sound proofed. If studio holders practice is noisy i.e., musicians, sound proofing would be the financial responsibility of the studio holder.

Financial considerations

CURRENT QUARTERLY RENT	£950.13
PREMIUM	£2,054.66
DEPOSIT	£1,900.26 (6 months' rent)
OTHER	See 'Practical Considerations' for details of other costs.



6. A BRIEF OVERVIEW OF 36 LIME STREET PREMIUMS*

In the early years of 36 Lime Street, Members were involved in the construction of the fabric of their studios (walls, doors, wiring etc.) and in some studios subsequently made further improvements and upgrades to the basic structure. Premiums arose as a way of compensating outgoing 36 Lime Street Members for this work.

Since 2011, charging of premiums has been regulated and controlled. A process is in place to phase out the premium system over 25 years. The current transitional structure is designed to help outgoing Members recoup at least part of the cost they incurred on entering 36 Lime Street and to spread the initial cost of building the studio spaces between past, present and future Members.

In summary, the premium is a charge an incoming Member pays an outgoing Member in order to take over the lease of their studio. It is **not** a payment to, or investment in, 36 Lime Street Ltd the company. You will not own any part of 36 Lime Street Ltd the company, 36 Lime Street the building or the studio by paying a premium. You will rent the studio from 36 Lime Street Ltd.

**If the studio you are applying for has a premium attached to it and you would like full details of the limitations, liabilities and other terms and conditions relating to 36 Lime Street premiums, please see 'Premiums: an information sheet for new members', which the Company Secretary will have provided alongside this document.*



7. THE TENANT SELECTION PROCESS

All applications are assessed based on need for the studio, suitability for 36 Lime Street, potential contribution as a Member of 36 Lime Street, motivation for applying to 36 Lime Street, quality of work and ability to meet the costs associated with the studio.

Selected applicants invited to attend a short structured interview with a panel comprising existing 36 Lime Street Members will have the opportunity to present examples of their work and to discuss their proposed tenancy.

Following completion of all interviews, the panel will make a recommendation to the Board of 36 Lime Street. If the Board accepts the panel's recommendation, an offer may be made after references have been taken (as outlined in the application form).

Unsuccessful candidates will be informed of the outcome by email.

We aim to complete this process within two weeks of the interview date. This may vary when there is a public holiday.

All applications are handled in the strictest confidence.

8. APPLICATION

Please complete the application form within this pack and return to 36limestreet.studioapplications@gmail.com by **noon, Monday 26 October 2026**, along with your CV and examples of your work.

Please direct any queries to info@36limestreet.co.uk