

BLAST THEORY

Unit 5, 20 Wellington Road, Portslade, Brighton BN41 1DN tel & fax: 00 44(0)1273 413 455 info@blasttheory.co.uk www.blasttheory.co.uk
STUDIO SPACES FOR RENT

20 Wellington Road
Portslade, Brighton, BN41 1DN

ABOUT THE STUDIOS

Three newly refurbished studio spaces are currently available for rent in Blast Theory's building in Portslade, Brighton. Designed by award winning architects Block, the building has four studio spaces, an edit suite, a communal area, storage space, a project space and a residency space. The building is a Victorian warehouse overlooking the harbour and was originally an icehouse.

The studios are ideal for small companies, start up businesses and artists working in digital media; gaming and interactive media; art, science and technology.

We are offering long-term leases of at least 12 months, but short-term leases and shared spaces may also be available. Studio rent includes the following:

- Newly refurbished office space
- Dedicated intercom and street level buzzer
- Under floor heating
- Phone and data point (tenants will be expected to set up and pay for own phone line/broadband)
- Kitchen facilities (including microwave, fridge, Hob, coffee machine)
- Use of communal area
- 16 hours per month use of Project Space (with data and projection facilities)
- Disability access WC and shower room
- Use of outdoor patio area
- Use of upstairs terrace with harbour views
- Access to fully equipped digital suite
- Service charge (maintenance, cleaning and amenities)
- Utilities (gas, electricity, water)

DETAILS

Studio One

154 square feet (3.1m x 4.6m) - £400.00 pcm including utilities

A light and spacious studio. Faces onto the harbour and includes large double glass doors.

Studio Two

131 square feet (3.3m x 3.7m) - £350.00 pcm including utilities

Natural light with large glass door leading directly to outdoor patio area.

Studio Three

172.5 square feet (3.1m x 5.17m) - £400 pcm including utilities

The largest studio with a window onto the communal area.

Tenancies are available from August 2008.

ARTISTS' BURSARY

Blast Theory is offering an Artists' Bursary for full-time practising artists, offering a rental reduction.

PARKING AND TRANSPORT

The building is easily accessible by bus (Routes 700, 1, 1A and 6) and train with Portslade station a 10-minute

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walk away. There are frequent direct trains to Gatwick Airport (40mins) and London Victoria (70 mins). Free on-street parking is available in close proximity to the building and there is easy road access to the A27.

Wheelchair access to the building is only available via the Travis Perkins yard during office hours.

Loading and deliveries can be made via the Travis Perkins yard during office hours.

BACKGROUND

Blast Theory is a four times BAFTA nominated artists' company working across visual and performing arts and specialises in creating live performance events and installations utilising interactive, mixed reality and gaming technologies.

Blast Theory has developed the studios to promote and support the development of creative digital media in the South East region. The aim of the building is to support collaboration and research into the fields of art and science; digital media initiatives; gaming and interactive media; media arts and art, science and technology.

The building will provide a platform to develop Blast Theory's pioneering work in interactive gaming and performance and to act as a centre that brings together a wide range of national and international professionals from the arts/science, digital media and gaming communities. Blast Theory hope that tenants will benefit from and possibly contribute to those networks whether they are artists, scientists or businesses.

The building is a unique development in a brownfield site situated on the waterfront in the Travis Perkins timber yard on the Portslade docks. The development of the building has been supported by Arts Council England South East and by Brighton and Hove Council.

FURTHER INFORMATION

For further information and an application form please contact:

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