

# MAKERS **YARD**

MAKE. CREATE. DISRUPT.

FOREST HILL, LONDON SE23 1AH

**Versatile Creative & Maker Space from 476 to 2,200 Sq Ft**





Forest Hill, London SE23 1AH

# Space to **MAKE** your Mark

Home to a dynamic community of businesses, Makers Yard is a newly transformed collection of self-contained, flexible space for makers, creatives, artisans, and SMEs of all kinds.

Located in the heart of vibrant Forest Hill, this unique hub offers a mix of customisable space, ranging from studios of 476 sq ft to larger units totalling 2,200 sq ft.

Blending industrial character with modern functionality, each creative and maker space is centred around a communal yard, illuminated by festoon lighting, creating an inspiring environment that encourages both collaboration and creativity.

Set within a well-connected South London location, Makers Yard is the perfect place to make amazing things happen, create new possibilities, and disrupt the ordinary.



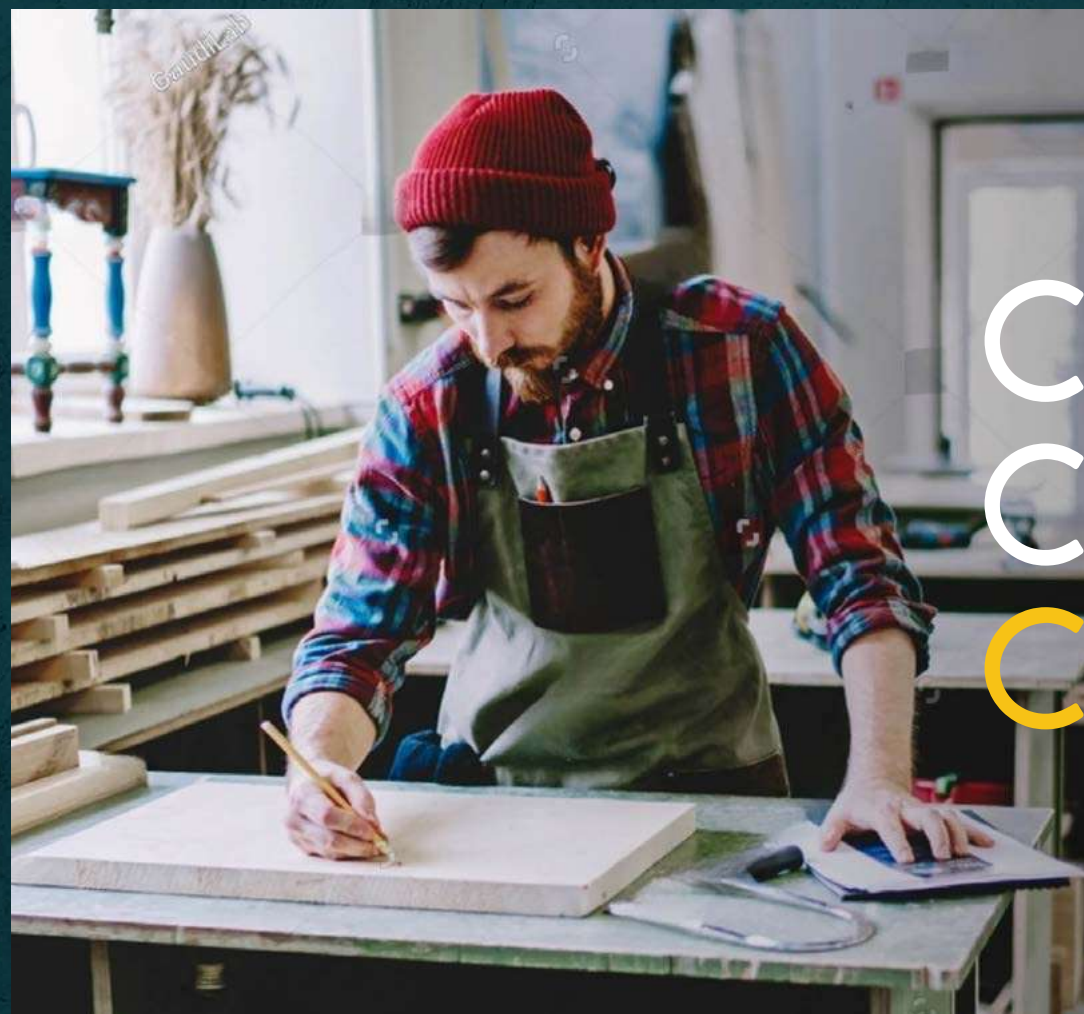


**WHERE IDEAS  
ARE FORGED &  
CONNECTIONS  
MADE**





More than just a workspace, Makers Yard offers a dynamic working environment where creatives, makers, and innovators from all industries come together.



# Connected Creative Community

Fuelled by the power of people, with a supportive ecosystem at its core, our diverse community thrives on collaboration and connection, fostering an environment where ideas are exchanged, and boundaries are pushed.

From trailblazers and storytellers to thinkers and disruptors, Makers Yard is an ideal place where like-minded businesses can truly flourish, all connected by a pioneering creative spirit.

You are the company you keep, so surround yourself with those who inspire.







# Diverse Space for Diverse Businesses

Makers Yard provides a mix of self-contained spaces, designed to accommodate a diverse range of industries.

With studios starting from 476 sq ft to expansive units of up to 2,200 sq ft, we give you the flexibility to choose the perfect setup for your operations.

Newly upgraded, each space combines industrial charm with modern design, blending raw materials with sleek finishes, delivering a versatile environment that is both practical and inspiring.

Whether you're looking for a creative studio, a light-industrial workshop, or a functional maker space, whatever your need, our spaces are designed to flex, fit, and fuel your creativity.







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Whether you're scaling up, starting out, or simply looking for a space that fits your business, Makers Yard delivers total flexibility.

Each newly refurbished, self-contained unit is fully customisable, giving you the freedom to shape the space around your needs - not the other way around. With sizes ranging from 476 sq ft to 2,200 sq ft, our versatile spaces are ideal for a broad mix of creators, makers, and independent businesses.

Built for adaptability, each space provides a solid foundation for you to build on. From roller shutters with optional glazed frontages, to your own front door and external signage, everything is in place ready for you to make your mark.







**FLEXIBLE SPACE**





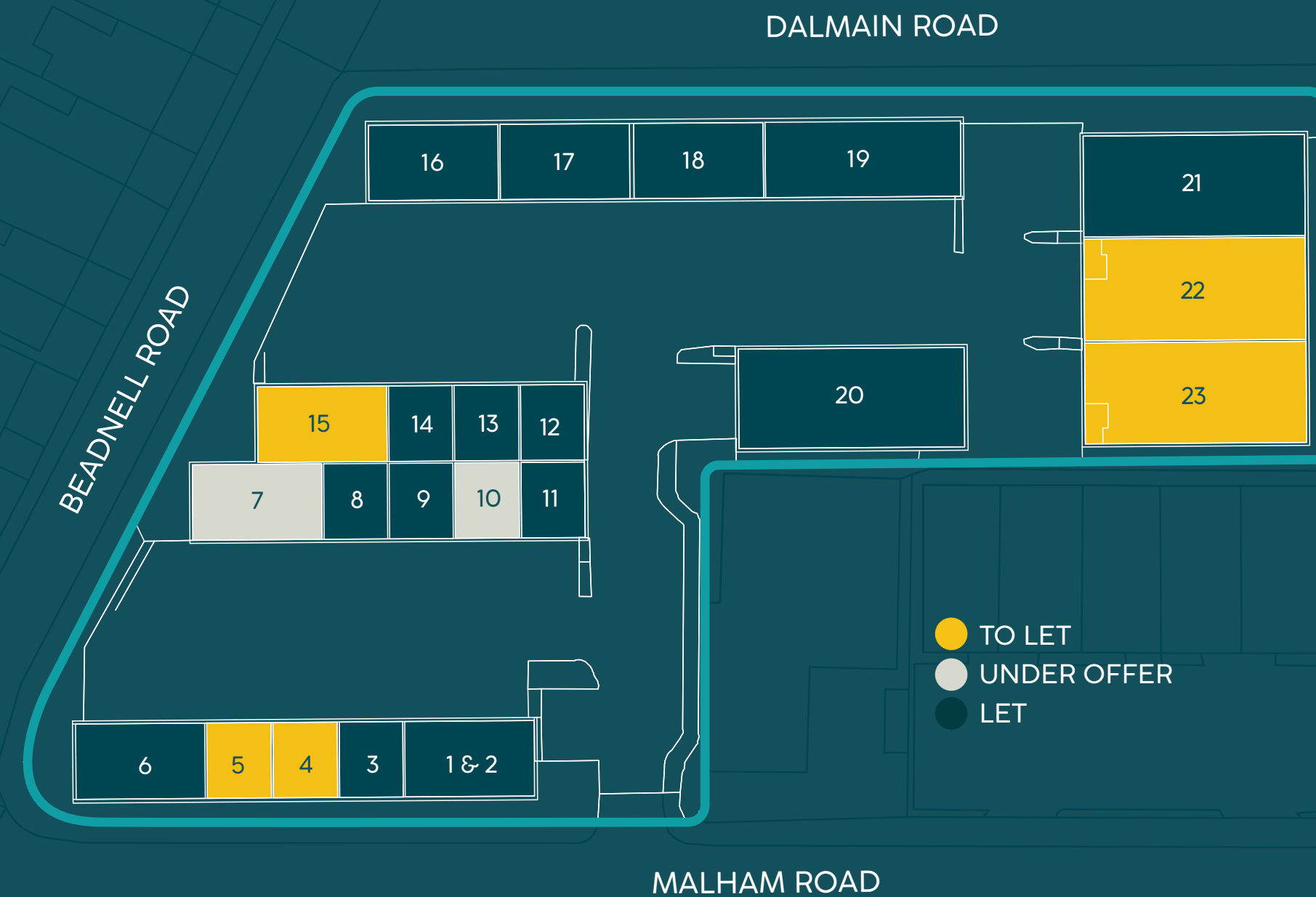
**ENDLESS  
POSSIBILITIES**





Adaptable spaces from 476 sq ft to 2,200 sq ft are designed to inspire and fuel your business vision.

From dynamic studios to functional workshops, each space gives you the opportunity to customise your environment to suit your own unique style and operations.



Unit	Sq Ft	Status
1&2	968	LET
3	476	LET
4	476	TO LET
5	476	TO LET
6	965	LET
7	965	UNDER OFFER
8	476	LET
9	476	LET
10	476	UNDER OFFER
11	476	LET
12	476	LET
13	476	LET
14	476	LET
15	965	TO LET
16	965	LET
17	965	LET
18	950	LET
19	1,460	LET
20	2,205	LET
21	2,212	LET
22	2,218	TO LET
23	2,212	TO LET





External signage

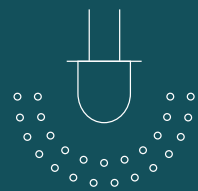
Optional glazed frontage

# Quality to the Core

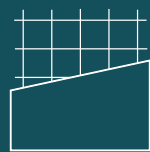
Each space has been meticulously crafted with flexibility in mind, offering a modern and functional environment that equips you with everything you need for your business to thrive.

External signage

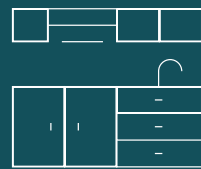
Roller shutters



LED lighting



Concrete  
flooring



Kitchenette  
area



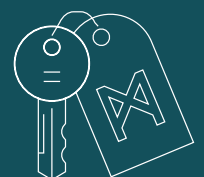
Self-contained  
WCs



Onsite parking



Three-Way Site  
Access



24/7 access









# Everything you Need... Local

Set in the heart of vibrant Forest Hill, Makers Yard is surrounded by an eclectic mix of places to eat, drink, and relax.

Whether you're grabbing a coffee, heading out for lunch, or winding down after work, you'll find a standout selection of chic cafés, stylish restaurants, trendy bars and long-standing pubs, all just a short stroll away.

With a creative community extending beyond the parameters of Makers Yard, the area also boasts a thriving cultural scene, with regular community exhibitions, independent galleries, and

local events right on your doorstep. When it comes to green space, you're spoilt for choice, with leafy parks, nature reserves, and iconic views from One Tree Hill situated close by, it's the ideal escape for midday resets or post-work strolls.

From everyday essentials to places to unwind, everything you need is right here.







# On your Doorstep

- |    |                       |         |
|----|-----------------------|---------|
| 1  | Café No. 1            | 8 mins  |
| 2  | Pantry                | 10 mins |
| 3  | Canvas & Cream        | 13 mins |
| 4  | Costa Coffee          | 14 mins |
| 5  | St David Coffee House | 12 mins |
| 6  | Lazy Chef             | 12 mins |
| 7  | The Teapot            | 15 mins |
| 8  | Galao                 | 14 mins |
| 9  | The Signal Pub        | 12 mins |
| 10 | Dartmouth Arms        | 15 mins |
|    | MEATLiquor            | 15 mins |
| 11 | Gao House             | 12 mins |
| 12 | Bona                  | 15 mins |
| 13 | Sainsbury's           | 15 mins |







# Quick Connections & Smarter Commutes

Whether you're travelling into the city, across London, or staying local, this well-connected location truly delivers.



Forest Hill and Honor Oak Park railway stations are just 10 minutes on foot, linking you to the London Overground, National Rail, and the underground network. With direct connections to London Bridge, Victoria, and Charing Cross, you can reach central London in under 20 minutes, offering a quick and convenient commute.

The South Circular offers direct road access, while a wide range of bus routes, including the 122, 176, 185, 197, 336, and P4, connect the area to South East and Central London.

For those preferring a healthier alternative, Makers Yard is also surrounded by a network of walking and cycling routes, ideal for active travel and businesses with cycle-based delivery models.





# MAKE your Move

Are you ready to join our growing creative community? For further information or to book your viewing, get in touch with our sole letting agent.



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**makers-yard.co.uk**

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