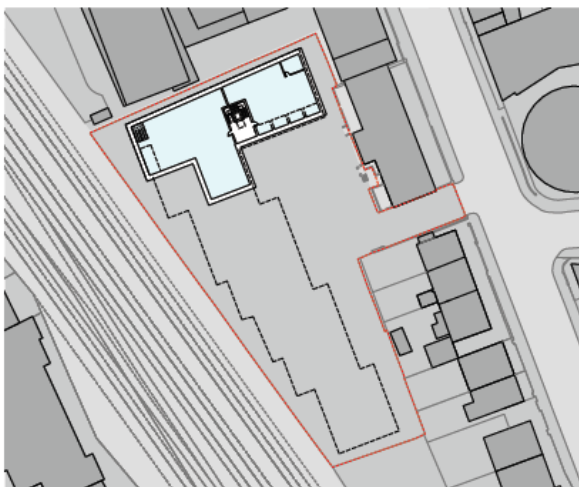


### SME Workspace Plan

The purpose of this plan is outline measures that will be adopted to ensure that dedicated SME workspace (Use Class B1(a)) at 1 -6 Centric Close, NW1 7EP remains flexible and suitable for small and medium sized enterprises.

The site is located on the western side of Oval Road, being located to the rear of No's 21 – 31 Oval Road. The site will accommodate a new high quality mixed use development comprising 76 residential units and 1,219 sqm of dedicated SME workspace being provided within the basement and ground floor levels of the new building. The SME workspace can be summarised as follows:

- 1,219 sqm of flexible, open plan and purpose built floorspace
- Flexible space with the ability to provide for individual workspace units, to open plan offices or desk sharing
- 244 sqm of dedicated for affordable workspace located at basement level (to be offered at 50% discount to market rent)
- Increased floor-to-ceiling heights
- Direct access from courtyard - with basement levels being accessed via a central lift and stair well



Proposed Basement



Proposed Level 00

*Figure 1: Workspace location*

The universal definition of SMEs is “any business with fewer than 250 employees.” In Camden, as across London and the UK, this constitutes over 99% of businesses.

The size and layout of the commercial spaces have been designed to accommodate small and medium sized occupiers (as per the definition of a SME). In essence, by the nature of the design there will be inherent flexibility within the provision to accommodate smaller occupiers should this be demanded by the market (inclusive of individual operators) or alternatively a single operator.

To ensure the workspace remains flexible so as to be suitable and affordable for micro, small and medium sized enterprises the following measures are proposed:

- a) The space will be offered on flexible tenancy / membership / licence terms.
- b) 244 sqm of floorspace located at basement level will be dedicated for affordable workspace (to be offered at 50% discount to market rent and such rental rate to be reviewed and approved by the Council).
- c) The size and layout of the commercial spaces ensure that it can be easily divided and delineated for different uses and to suit individual needs. This will vary depending on the end occupier(s).
- d) As soon as a practical all works of construction and fitting out necessary to make the workspace suitable for occupation will be undertaken.
- e) Ratio of services and other associated charges applied to the affordable workspace will be less than or equal to the ratio of any service or other charges applied to the SME Workspace.
- f) Within 'reasonable endeavours' all information as requested or required by Council in relation to the operations of the workspace will be made available.