

WILLWAY YARD

INFORMATION
PACK

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WY-COOL

A VIBRANT CONTAINER & STUDIO HUB FOR
INDEPENDENT RETAILERS, SMALL BUSINESSES,
MAKERS & CREATIVES.

WELCOME



Willway Yard provides local entrepreneurs, artists, makers and boutique retailers with a vibrant destination to work, showcase craft and trade. Located in Bedminster, minutes from Bristol city centre, the site offers flexible workspace across private 20ft and 40ft container studios, plus indoor warehouse studios and workshops.

LOCATION

Willway Yard, Bedminster, Bristol, BS3 4AZ

Located in the bustling arts district of Bedminster, the site is made up of repurposed shipping containers designed as creative studios alongside mixed-use warehouse spaces. Together they will house a thriving community of creative businesses, artists and makers.



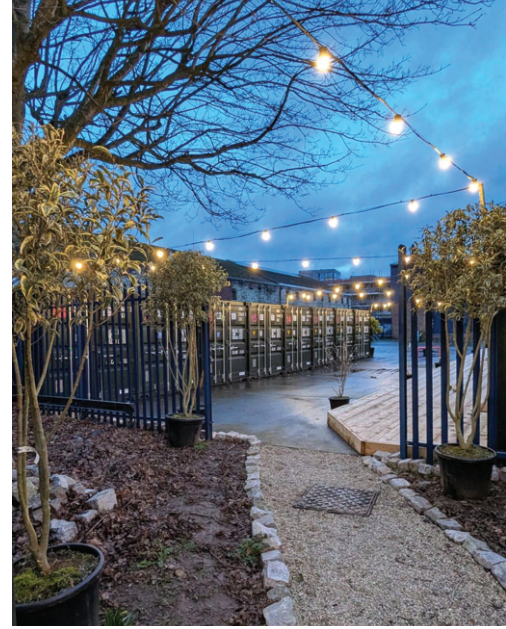
01. CONTAINER STUDIOS

20ft and 40ft container studios with power and OSB lined interiors. Light, industrial style workspaces for startups, makers, desk based creatives, design agencies and hobbyists, offering a blank canvas to make your own.

02. WAREHOUSE STUDIOS

A spacious industrial building divided into versatile creative workspaces. Every space is easy to access and includes lighting, power, and a flexible layout that adapts as you grow. Ideal for makers, designers, prop makers, fashion brands, and any other large scale creative business.

HOW IT ALL WORKS



01. ACCESS TIMES

MON to SUN

Container access:	24/7
Warehouse access:	07:00 - 23:45

02. TERMS

Our standard license agreement is a flexible rolling contract with a two-month notice period, designed to help emerging businesses grow without the burden of long-term leases.

If your circumstances change, simply provide two full calendar months' notice to vacate.

03. DEPOSITS

Upfront, we require a deposit equivalent to one month's rent.

04. BUSINESS RATES

You are responsible for business rates for the premises. However, as the units are small you may qualify for full exemption through small business rates relief. Please chat to us if you'd like to discuss further

05. UTILITIES

Electricity & water is included but we may charge for high users.

06. INTERNET

Our team can recommend good local providers and help you choose what works best. Tenants are responsible for arranging their own connection directly with their chosen provider.

07. WASTE & RECYCLING

Each space can dispose of one bag of general waste and one bag of mixed recycling per week. If you need more, let us know and we can arrange extra collections at cost. We clean communal areas. Tenants are responsible for cleaning their own studios.

08. INSURANCE

Meanwhile Creative has public liability insurance which covers the communal areas only. We strongly recommend that you get your own contents insurance to cover your workspace and materials.

09. KITCHEN

A communal kitchen is located in the main warehouse. Please be considerate of others, tidy as you go, and leave the space as you found it. Tenants provide their own crockery, cutlery, and any kitchenware they prefer to use. Please take personal items with you at the end of the day.

10. COMMUNITY STANDARDS

To keep the yard comfortable for everyone, please ensure your work does not cause a nuisance, such as excessive noise, odours, dust or mess. We will discuss any issues with you first and agree a plan. If the problem cannot be fixed, we reserve the right to end the tenancy.

11. CONTAINER DIMENSIONS

INTERNAL DIMS (MM)

	20FT	40FT
HEIGHT:	2250	2250
WIDTH:	2300	2300
LENGTH:	5700	12000

OUR MISSION

Meanwhile Creative was established with two goals in mind: to unlock dormant commercial space for positive use and curate flexible workspace for creatives, start-ups and small independent businesses.



HELPFUL INFO



01. AS SEEN

All studios are taken 'as seen,' so assume your unit will be provided to you in the same condition as when you viewed it.

02. ALTERATIONS

Feel free to adapt your studio to suit your work. Please complete our short online form first. Typical changes include painting, shelving and flooring, Signage and branding are encouraged. At the end of your tenancy, make good any alterations or return the space to a neutral condition.

03. PETS

Well behaved dogs are always welcome on site!

04. ELECTRIC BIKES & SCOOTERS

For safety reasons, electric bikes and scooters are not permitted anywhere in the building, including studios. Please do not bring them on site..

05. TEMPERATURE

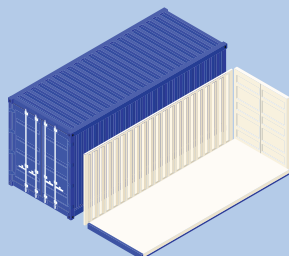
Inside the shipping containers, you may use your own approved electric heaters and fans, provided they are PAT tested. We recommend a low wattage heater of around 1000w if you plan to use other high load appliances at the same time, such as a kettle.

06. SECURITY

Each Container Studio comes with a high-security padlock and the site is monitored by CCTV. The Warehouse is accessed via passcode.

PRICES

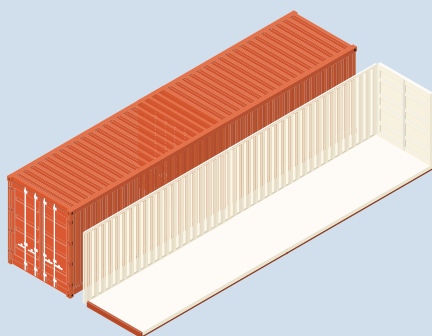
01.



£395per month

Container
160sqft (20ft)

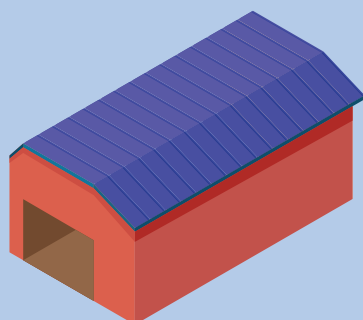
02.



£595per month

Container
320sqft (40ft)

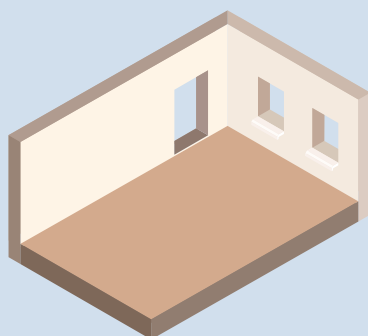
03.



From £750per month

Workshops
500–1500sqft

04.



From £1125per month

Warehouse
From 1000sqft

Our spaces are a blank canvas for you and your business. Make it your own with paint, shelving, lighting, soft furnishings, and branding so it works perfectly for how you create, meet, or trade.

INCLUDED WITH YOUR SPACE

CONTAINER STUDIOS

1. All bills (bar internet & business rates)
2. Flexible rolling terms
3. Ample plug sockets and LED lights
4. Natural light & airflow through a front sliding door
5. Lined & insulated
6. Heavy duty padlock for added security
7. Rear humidity extraction to help with airflow and ventilation
8. Access to communal kitchens, social areas and toilets
9. Join an amazing community & enjoy private and public events.

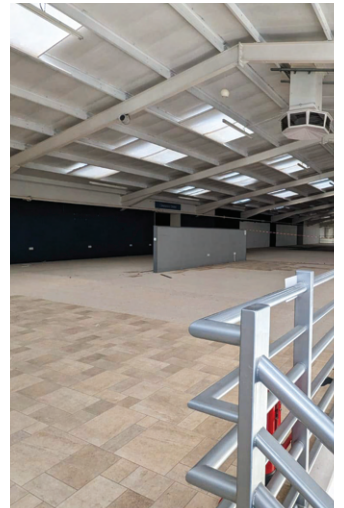


WORKSHOP STUDIOS

1. All bills (bar internet & business rates)
2. Flexible rolling terms
3. Ample plug sockets and lights
4. Private lockable single or double doors, accessible by key
5. Some spaces with roller shutter access
6. Custom specs upon request
7. Access to communal kitchens, social areas and toilets
8. Join an amazing community & enjoy private and public events.

WAREHOUSE UNITS

1. All bills (bar internet & business rates)
2. Flexible rolling terms
3. Ample plug sockets and lights
4. Private lockable single or double doors, accessible by key
5. Heavy duty padlock for added security
6. Custom specs upon request
7. Access to communal kitchens, social areas and toilets.
8. Join an amazing community & enjoy private and public events.



THANK YOU



For more information or to be added to our mailing list and notified when spaces become available, please email our team:

Contact Info

WEBSITE

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EMAIL

enquiries@meanwhilecreative.co.uk

SOCIAL

[@willwayyard](#)