

Data Note

Subject: London Cultural Infrastructure Map: Trends by Typology
Project: London's Cultural Spaces: 2022-2025
Date: December 2025

Artists' Workspace

Definition

Sites with buildings which provide workspace either solely for artists or a mixture of artists and other creative industries tenants. Artistic activity is defined as a fine artist whose visual output and medium involves the production of original works of research, exploration or artistic expression, either one-of-a-kind or in a limited number of copies. Activity in this context is not driven by commercial gain (although they are by no means prohibited from having this). The approach to the production of art is driven by the artist, not the client. Sites may also provide for a mix of creative tenants as well as artists.

Overview

The overall number of mapped artists' workspace sites in London has remained at 265 between 2022 and 2025, but there was notable turnover. In total, 29 sites closed and 29 sites opened in this time period. Roughly 1 in 10 workspaces (about 11%) closed in the past three years, and a similar share of the current stock opened during that time.

This broadly continues a trend where in the previous years 2018-2022, the number of artists' workspaces increased slightly, rising by 2%, although the level of turnover has reduced from the levels in 2018-2022, which saw 18% closing, and 20% of the 2022 stock opening in that time.

Of the closures between 2022 and 2025, the majority 72% (21 of 29) were independently operated; only 7 of those that closed were operated by providers of multiple sites. Several of the closed sites were operated as "meanwhile" spaces and were due to close, for example 4 operated by SET Studios, and 2 operated by the Koppel Project. Others were demolished to make room for new development projects such as London Southwest Works, while others closed due the strain of financial difficulty, like Craft Central / The Forge.

Most new artist workspaces were delivered by providers of multiple sites, who accounted for 83% (24 of the 29) new spaces. Some of these operators opened several sites over this time period, with the greatest numbers delivered by SET Studios, who opened 6 sites, Koppel Project who opened 5 sites and Bow Arts who opened 4 sites.

The greatest overall growth in artists workspace provision was in central and inner London boroughs. Camden gained five spaces with no closures, and the City of London gained four with one closure. Tower Hamlets saw

the largest decline, with four closures and one opening. Greenwich, Hackney, Lewisham, and Wandsworth each had a net loss of two workspaces.

Creative Workspace

Definition

Buildings which provide workspace for creative industries businesses. These can provide any combination of shared workstations, supporting facilities and creative facilities (workshop, gallery, sound-proofed studios etc.) with easy in-out contractual conditions for professionals working in the creative industries.

Overview

The number of creative workspaces in London rose by 6% from 178 in 2022 to 189 in 2025 (net +11). Over this period, 35 spaces opened and 24 closed. This equates to notable churn, with 19% of existing spaces opening in the past 3 years, and 13% of spaces mapped in 2022 closing. The common use of meanwhile use as a mechanism for delivering creative workspace impacts this trend.

This continues a trend of rising provision of creative workspace, albeit at a more moderate rate of growth than in 2018-2022, when there was a 21% increase in creative workspaces, with more than twice the number of new sites (39) compared to the number of closures (14)/

Most openings between 2022 and 2025 were delivered by multi-site providers, who accounted for 83% (29 of 35). The biggest contributors were SET Studios (7 openings), Arbeit Studios (4), and Artistic Studios (4).

Of the 24 closures, two-thirds (67%, or 16) were run by multi-site providers. Some reflect relocation or consolidation, and the predominance of meanwhile use in this category : SET Studios closed five sites while opening more elsewhere. The largest single loss came from Stour Studios', which removed four sites when the organisation shifted their operating model from providing space to supporting artists.

Growth was concentrated in inner London. Hackney and the City of London each recorded a net gain of three spaces, while Haringey saw the largest decline, losing three.

Live-in Artists' Workspace

Definition

Spaces that combine residential living quarters with a dedicated studio, allowing an artist to live, create, and store work in the same place.

Overview

This typology did not exist in the 2022 update but existed in the 2019 update.

The dataset currently identifies 5 live/work studio schemes across London, collectively providing more than 88 units. They are spread across London with no specific geographic clustering.

Capturing this category comprehensively is challenging because many live/work spaces are independent residential properties that include some form of workspace. Therefore, to ensure consistency, the dataset focuses on buildings run by recognised providers offering this specific live/work model and coverage is indicative rather than exhaustive.

The 5 schemes captured here are delivered by 4 providers: ACME, Bow Arts, Delfina Studios, and Cooper's Yard Studios, all of which provide other forms of creative space, including studios and gallery space.

Creative Co-Working Desk Space

Definition

Buildings which are targeted for creative industries tenants who are primarily desk-based in their activity. Co-working spaces are shared by two or more individuals or small businesses. There are typically no creative or technical facilities for making provided on site. Along with desk space, shared amenity facilities are often provided (e.g. kitchen, meeting rooms), beyond the minimal service office offer.

Overview

In 2025 59 creative co-working desk spaces were mapped, down from 81 in 2022 (net -22). Over this period, 28 spaces closed and 6 opened representing an overall decrease of 27% of spaces.

This reverses a trend of relative stability in this category. In 2018-2022 the number of spaces increased by 1, although there was significant level of turnover during that period, with 20% closing, and the same level of the 2022 stock opening in that time.

Of the 28 closures between 2022-2025, 18 (64%) were run by multi-site providers. Two such providers—the Green House and the Trampery—also accounted for most openings, together launching 5 of the 6 new sites.

Southwark recorded the most closures (5), followed by Islington and Westminster (3 each).

Method note: This category was not web-scraped, which may have led to undercounting openings relative to closures and thus a higher reported closure-to-opening ratio

Arts Centres

Definition

Buildings which are used for multi-use/multi-artform purposes. Providing three or more of the following facilities: performing arts space, visual art gallery space, museum facilities, cinema space, education space and/or rehearsal studios, archives and/or library facilities. The space must offer some professional programming of multiple artforms (performing or visual arts) alongside community programming.

Overview

The overall number of arts centres in London has decreased slightly, from 41 to 39 between 2022 and 2025. In that time, 2 arts centres closed, and no new arts centres opened.

Of the 2 closed arts centres, 1, the Watermans Arts Centre in Brentford has temporarily closed its doors ahead of relocation to a new site in central Brentford. The other closed centre is Streatham Space Project, which has closed permanently.

This continues a trend of the number of arts centres remaining relatively stable overall, with 2018-2022 seeing 1 new opening, Queercircle and the closure of 1 site, Stratford Circus Arts Centre.

Theatres

Definition

Buildings with 30 public performances per year.

Overview

The number of theatres fell slightly by 1%, from 288 in 2022 to 284 in 2025 (net -4). Over this period, 7 venues closed, 3 opened, and 2 changed operator.

This continues a trend of slight decline in the overall numbers, in line with 2018-2022, when the number of theatres decreased by 2%. However, the levels of turnover have decreased from the period 2018-2022, which saw 17 closed theatres and 10 new openings.

2 closures between 2022-2025 are transitional and tied to expansion or relocation: The Yard in Hackney Wick plans a larger theatre on the same site, and Watermans Arts Centre closed ahead of a move to a more central location in Brentford.

5 venues shut with no replacement operator. Applecourt Arts (Newham) and Streatham Space Project (Lambeth) closed in 2025; Cervantes Theatre (Southwark)—London's only Spanish-language theatre—closed in 2024. All cited financial pressures. Two of the closed venues were pub-theatre spaces: London Theatre Workshop (above the New Moon pub, City of London) and the Gate Theatre's former Notting Hill venue (above the Prince Albert), which the company vacated in 2023 before relocating to Camden to partner with Teatro Technis.

The 3 openings include 1 new-build and 1 restoration. Soho Place—the first new-build West End theatre in 50 years—opened in 2025 (700 seats). Soho Theatre Walthamstow opened in 2025 after restoring a 1930s cinema (1,000 seats). Playhouse East, a 100-seat venue repurposing an existing site in Haggerston, Hackney, opened in 2024 as part of a new creative hub for theatre, film, and TV.

2 venues changed operator between 2022 and 2025: Platform in Hornsey, Islington, was replaced by Collective Acting Studio, and the Turbine Theatre at Battersea Power Station was replaced by Arches Lane Theatre in 2024.

Dance Performance Venues

Definition

Venues that self-identify as providing facilities for dance and market their offer to the dance sector, even if they also host other activities. They are publicly bookable and available for both general and professional use. Venues are classified as either rehearsal or performance; sites offering both functions are included in both datasets. The focus is on dedicated dance infrastructure, though some community or multipurpose spaces are included where they meet these criteria.

Overview

166 dance performance venues have been identified, unchanged from 2022. Over this period, 2 venues opened and 2 closed.

This represents an improvement in stability compared to 2018-2022, which experienced a 1% decrease in the number of dance performance venues, with 8 sides closing and 4 new sites opening.

In 2022-2025 both openings were in 2025: Sadler's Wells East opened a 550-seat venue in Newham, and Emerald Theatre launched on Victoria Embankment in a converted cabaret bar and nightclub.

Both closures were transitional, with operators planning upgraded or relocated venues: The Yard in Hackney Wick intends to build a larger theatre on the same site, and Watermans Arts Centre closed ahead of a move to a more central Brentford location. Both sites are multi-purpose venues, of which dance is part of a wider cultural offering.

Theatre Rehearsal Studios

Definition

A building which has a studio which is used by the theatre sector, or a facility which has been appropriated for use by performers and is recognised as an appropriate rehearsal facility which is publicly bookable in some way. Spaces within drama/dance/music schools are not included unless they are publicly bookable spaces.

Overview

The number of theatre rehearsal studios in London fell by 6% from 216 in 2022 to 202 in 2025 (net –14). Over this period, 17 spaces closed and 4 opened; in addition, 1 space changed operator and 2 relocated.

This reverses the trend seen in 2018-2022, where the overall number of theatre rehearsal studios remained the same, although this period also saw a notable rate of turnover, with 14 closures and as many new openings, or 6% of the stock.

The new spaces opened 2022-2025 span dedicated facilities, mixed-use hubs, and rehearsal rooms within new theatres. SCRUM Studios has repurposed a former Hammersmith & Fulham Council site, creating a mixed-use theatre hub with rehearsal, audition, and self-tape studios. Theatre Deli opened a dedicated rehearsal space in Crossharbour, and the new Soho Place Theatre offers rehearsal facilities for hire.

All openings and closures were in inner London. The new spaces were in the City of London, Hammersmith & Fulham, Tower Hamlets, and Westminster. Among closures, Camden saw the largest loss (three), while Hackney, Haringey, Islington, and Lambeth each lost two.

Dance Rehearsal Studios

Definition

Spaces that self-identify as providing facilities for dance and market their offer to the dance sector, even if they also host other activities. They are publicly bookable and available for both community and professional use. Sites are classified as rehearsal or performance; venues offering both functions are included in both datasets. The focus is on dedicated dance infrastructure, with some community or multipurpose spaces included where they meet these criteria.

Overview

There are 218 dance rehearsal studios in 2025, down 6% from 231 in 2022 (net -13). Over this period, 20 spaces closed and 7 opened.

This continues a trend of a decline in numbers of dance rehearsal studios, with a net loss of 30 spaces between 2018-2022, a decrease of 11%.

Closures occurred across inner and outer London, with the highest levels in inner boroughs. Islington saw 4 closures, Hackney 3, and Camden 2, including dance facilities within the world's first YMCA.

The 7 new spaces are in Brent, Camden, Ealing, Hackney, Islington, and Newham. Islington added 2, including a purpose-built dance studio at Lift, a youth hub. Other openings include dedicated facilities such as artsHouse in Camden and rehearsal studios within the new Sadler's Wells East in Newham.

Music Recording Studios

Definition

Buildings which provide publicly bookable studios for musicians. Spaces within drama/dance/music schools are not included unless they are publicly bookable spaces.

Overview

The number of music recording studios in London rose by 5% from 134 in 2022 to 141 in 2025 (net +7). Over this period, 15 new studios opened and 8 closed.

This continues a trend of increasing music recording studios, which increased at a rate of 5% between 2018 and 2022. The turnover rate is slightly reduced, with a 6% closure rate compared to 16% in 2018-2022, and an 11% opening rate compared to 21% in 2018-2022.

Most openings were by independent studio providers: 12 of 15 (80%) were independent studios, while 3 (20%) were opened by multi-site providers. Closures also skewed independent: 7 of 8 (88%) of the studios that closed were independents.

Change varied by borough. Brent saw the largest net decline, losing two studios overall. Wandsworth, Lewisham, and Westminster each recorded a net gain of two.

Publicly available information from operator websites identifies 527 individual studios across the 100 of 169 mapped places that have published studio counts, so the true total is likely higher. Where counts are available

- 67 spaces provide 1–3 studios
- 27 spaces provide 4–10 studios
- 6 spaces provide 11 or more.
- The largest single provider is Tileyard Studios, which operates 150 studios.

There are emerging activities beyond traditional recording that are not captured by the current category definition and therefore are not mapped. These include podcast studios and facilities dedicated to voice recording for audiobooks, a small but growing segment in London.

Fashion Design and Manufacturing

Definition

Buildings are used for fashion and textiles manufacturing businesses. They provide specialised design, artistic creation and other manufacturing. These businesses are mostly involved in the design of fashion apparel and accessories, although some more directly engage with manufacturing processes for the fashion industry.

Overview

The number of fashion design and manufacturing sites in London fell by 25%, from 64 in 2022 to 48 in 2025 (net -16). Over this period, 18 sites closed, 2 opened, and 5 relocated (some within London and some outside the city).

This continues a trend of decline, with an overall decrease between 2018 and 2022 of 8%. The previous time period saw a greater rate of openings, with 7 new spaces opening however one of these has already closed.

Haringey and Tower Hamlets recorded the most closures, with four each between 2022 and 2025. Reported openings were in Camden and Newham; however, only one is counted as a net addition citywide, as the other reflects a relocation.

Method note: This category was not web-scraped, which may have led to undercounting openings relative to closures and thus a higher reported closure-to-opening ratio.

Jewellery design and manufacturing

Definition

Buildings which provide space for jewellery design, making and manufacturing services.

Overview

The number of jewellery design and manufacturing spaces in London fell slightly by 5% from 149 in 2022 to 142 in 2025 (net -7). Over this period, seven spaces closed. Camden saw the most closures, losing three, including two in Hatton Garden.

This continues a trend of decline, with 6% of spaces being lost 2018-2022.

The vast majority of jewellers are located in Hatton Garden, the historic centre of London's jewellery industry, with others favouring central London locations.

Textile design and finishing

Definition

Buildings where businesses that provide services to the fashion industry and other creative sectors, such as textile design, furniture, interiors, etc. Business activities include processes such as the printing and dyeing of textiles, embroidery, knitting, etc.

Overview

The number of textile design and finishing spaces in London fell by 20% from 30 in 2022 to 24 in 2025 (net -6). Over this period, 8 spaces closed, 2 opened, and 4 relocated.

This continues a trend of decline, with 4% of spaces closing 2018-2022.

Closures were dispersed across boroughs, with no borough recording more than one. Of the four relocations, three moved to Hackney.

Makerspaces

Definition

Buildings which provide communal studio space/s with shared technical/ production facilities for artists and makers to make use of collectively.

Overview

The number of makerspaces in London fell slightly from 84 in 2022 to 82 in 2025 (net -2). Over this period, 12 spaces closed, 10 opened, and 9 relocated. This equates to notable churn: about 14% of the 2022 stock closed over the past three years, while roughly 12% of the 2025 stock is new and 11% has moved.

This continues a trend of slight decline, with net 3 spaces being lost 2018-2022, which period had a similar level of turnover, with 15 spaces closing and 12 new spaces opening.

Southwark saw the most closures between 2022 and 2025 (4), including Sugarhouse Studios' Workshop East, followed by Tower Hamlets with 3. Closures stemmed from a mix of financial pressures (e.g., Craft Central), the end of makerspace provision within wider venues (such as Oxford House's Carpentry Club and Chats Palace's PhotoChats darkroom), and the loss of dedicated print studios (2).

Most new spaces were in outer London, with two each in Bromley, Lewisham, and Newham, and one each in Islington, Greenwich, Lambeth, and Brent. Examples include UCL's Institute of Making at its new Stratford campus, Facework in Lewisham—a social enterprise supporting refugees and local residents—and POW, a not-for-profit open workshop in Park Royal.

9 spaces relocated, including 4 moves by larger providers such as Create Space and Bainbridge Print. All relocations were either within the same borough or to a neighbouring borough.

Making and manufacturing for the creative industries

Definition

Businesses which are providing specialised manufacturing services and/or products to a range of creative sectors. These include CNC cutting, model-making, 3D production, woodcraft and timber product manufacturing, joinery and fabrication, welding, sheet metal cutting, printing, etc.

Overview

Overall, the number of making and manufacturing spaces serving the creative industries has declined slightly, from 68 in 2022 to 64 in 2025. In this period, 6 spaces closed and 2 opened. Closures were in Brent, Camden, City of London, Kensington and Chelsea, Lambeth, and Lewisham; the new spaces were in Greenwich and Lambeth. Making and manufacturing businesses are more present east of the city, with a salient cluster around the Old Kent Road area.

This continues a trend of slight decline, with a net loss of 2 spaces between 2018 and 2022.

Method note: This category spans a broad supply chain —fabricators, workshops, makerspaces, printers, and other production services—many of which also work across non-creative sectors. Because the business universe is extensive and fluid, for this update there was a focus on validating existing listings and adding a small number of confirmed new spaces rather than running a full data web-scrape. It is also often difficult to determine whether businesses operate exclusively for the creative industries. As a result, the current count should be viewed as a conservative baseline that will continue to be refined over time.

Prop and costume making and hiring

Definition

Buildings which are used by businesses involved in the making and hiring of props and costumes for film, theatre, TV and other creative sectors. This includes puppetry, automation and motion control of props and other hyper-specialised production needs.

Overview

The overall number of prop and costume making and hiring spaces has dropped slightly, from 83 to 81 identified sites between 2022 and 2025 with 2 spaces closing over the last 3 years., and none opening. 3 spaces also relocated during that time.

This continues a trend of decline, albeit at a lower rate than between 2018 and 2022, when net 6 spaces were lost, a rate of 8%.

Prop and costume making businesses are found across London with clusters in Deptford and in Ealing, the traditional centre of London’s film industry.

Set and exhibition design and building

Definition

Buildings used for the design and fabrication of larger-scale scenery for film, fashion, TV, theatre and other creative sectors. Businesses may be highly specialised or cater to a range of sectors and often provide both design and fabrication services in house.

Overview

There are 62 set and exhibition design and building spaces, with the overall number decreasing by 8 since 2022, a rate of -11%. In that time, 7 spaces closed, 1 moved outside of London, and no new spaces opened. A further 7 spaces relocated within London in that time.

Of the closed spaces most, 4, were in outer London, with 2 closed in Brent, and the others closed in Ealing and Lewisham.

Set and exhibition building businesses are found across London with a cluster around Deptford.