

INTRODUCING 6AM DEVELOPMENT

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6AM Development is a wake up call to the continued loss of maker space in London.

The loss has primarily been to residential redevelopment which has occurred at large scale sites such as Nine Elms, Black Horse Lane, Old Kent Road, as well as hundreds of in-fill sites.

This loss has pushed businesses to the brink as they are unable to find accommodation or pay the increased rents driven by lack of supply. The loss of maker businesses has a detrimental effect on communities.

Our objective is to create and protect affordable, safe, secure and sustainable maker space.

6AM believes that maker space businesses are at the heart of the community. London has a rich history of makers that is embedded in the culture and success of this great city. We believe these skills and crafts should be visible and celebrated as they positively affect us all, in business, society and at home.

6AM work with property owners who share our values. We create, manage and operate the space for the maker community to work in.

We encourage enterprise, apprentices, education and collaboration that supports community.



Hackney Depot is our first project. It is in partnership with Transport for London.

6AM project managed the refurbishment of the long vacant building. All decisions were guided by the 'reduce, reuse, recycle' ethos.

The building's Energy Performance Certificate was improved from a 'G' to a 'B' rating.

Between lockdowns 6AM directly marketed, negotiated and leased the premises to 22 tenants.

Hackney Depot Stats:

22 Businesses

76 Employees

50% of tenants are start-ups

55% of businesses are female owned

64% of tenants that had previous accommodation left due to residential redevelopment

100% of staff walk or cycle to work

[Watch Hackney Depot video here](#)

TENANT STORIES:

Liberty Rose:

Liberty is a wonderful designer, knitter and marketer. She uses all her skills to create low volume, high value pieces.

Hackney Depot is her first studio. The affordable rent allowed her to move her studio from her home into a professional space. The business is growing quickly and she will soon require more space.

We are delighted to see her grow and move up. This is the 6AM dream come true! Her studio will be taken by another start up.



Karin Andreasson Jewellery:

Karin illustrates the traditional and new connections of London trade and craft. Buying stones and metals from Hatton Garden, creating beautiful, modern jewellery in her studio and selling online and at her stall on Broadway Market.

After years of sharing studios, Hackney Dept is her first dedicated space and the studio has allowed her to grow her business. In addition to making her pieces here, they are professionally photographed in our on-site photographic studio for Karin's shop. Karin has no plans to move as the studio is ideal for her requirements. She is happy to be in an affordable studio with security of occupation.



The Patina Project

The Patina Project was set up by Oisín Abell who left a plumbing training course when he realised that the copper pipes had alternative uses! He crafts unique pieces of furniture using pipes and reclaimed materials. The Patina Project is a perfect occupier in Hackney Depot's reused building.

The Patina Project started out in Oisín's landlady's garden. We have agreed an affordable rent on their studio and look forward to watching them grow.



Batch. space

Batch.space offer space, machines and tools to their members. They are focused on makers and crafters and their members include individuals working on private projects to design studios who require temporary space for prototype testing.

Batch.space are a great addition to Hackney Depot - as well as bringing in more makers and crafters into the space, our existing tenants utilise their tools such as laser cutters, 3D printers and CNC machine.

Batch.space came to Hackney Depot after having to leave their previous premises with only one month's notice. Why? – Residential redevelopment of course!



Other tenants:

- [- Ai Kamoshita](#)
- [- Alexandra Carl](#)
- [- Batchlab](#)
- [- Betongpark Ltd](#)
- [- Chau Har Lee](#)
- [- Field.io](#)
- [- Greatcoat Films](#)
- [- Konnoi](#)
- [- Laura Jane Coulson](#)
- [- Jaime Perlman](#)
- [- Moramma](#)
- [- Rebecca Jayne](#)
- [- Hernandez](#)
- [- Studio Trevelyan](#)
- [- Synaesthete Limited](#)
- [- The Crafty Robot](#)
- [- Total World](#)
- [- Trey McNityre](#)
- [Projects](#)
- [- Yukan Canoe](#)
- [Workshops](#)

We have 18 other wonderful tenants that highlight London's brilliance at applying fresh thinking to adapt traditional crafts and skills for the modern market. They include clothes and shoe makers, a robot designer and a skatepark architects/builders.

These businesses range from single person start-ups to established businesses with loyal customers. All are small to medium sized businesses.

We have a list of tenants waiting for an available studio which highlights the depth of demand and lack of supply for maker space in London.

Why 6AM Development is different?

We focus on the smaller maker occupiers.

- Makers are true creatives, making tangible products.
- Makers seek each other out and like clustering together. They can attract a larger occupier once a critical mass is established.
- Makers value unique space - new build should be designed with them in mind rather than normal shell and core block.
- Makers can pay market rents - comparable with pre-covid retail and restaurants.
- Makers enhance neighbourhood and street scenes.

We source our tenants and manage directly

- We don't use traditional marketing methods.
- We are involved in a number of London-wide maker groups and lobbies.
- Maximising rent is not our priority.
- We blend the tenant mix to the specific skills of the area.
- More tenancies require more management but correct design and selection can bring this to acceptable levels.

If you have an existing site or property under development, 6AM would love to hear from you and see how we could work together to protect or create more maker space in London.

Please contact us on the details below:

Brian Gavin: brian@6amdevelopment.com
+44 (0)7595 620422

David McKie: david@6amdevelopment.com
+44 (0)7503 249407