

Hat District



The Hat District is the UK's best connected creative cluster in the heart of Luton town centre. Clustered around the well-established Hat Factory Arts Centre and next to the Point Shopping Centre, the Hat District is a 2 minute walk from Luton's mainline train station, offering access to London in 22 minutes as well as the North and the Midlands.

A £10m refurbishment of three of Luton's historic hat factories has created a range of unique and high-quality creative workspaces. The Hat District is made up of three former Hat Factories within close proximity to one another; the Hat Factory Arts Centre, Hat Works & Hat House. We offer workspaces, offices and studios in these buildings which share services such as reception, café, member-only networking lounge and customer facilities. Tenants can also access subsidised meeting rooms, board rooms, 100 seat theatre, venue hire and technical services.

The Hat District provides over 15,000sqft of workspace and we welcome any creative industry into the ecology such as architects, marketing, digital, media, maker, producers, writers, designers and artists.

The Hat District creative industry cluster provides a wide range of inspiring spaces for established and start-up businesses, graduates and entrepreneurs to develop creative ideas, services or products and collaborate with like-minded others.

Immersed in a heritage conservation area, these adapted former factories have an industrial interior aesthetic mixed with contemporary features and services. From full floor units with large factory windows, exposed brickwork and wooden floors to brightly coloured small scale start-up studios and offices for one or two people. We offer short or long-term tenancies (1-15 years).

The Culture Trust, Luton is a charity landlord that ensures all income generated from rents, invested back into promotions, marketing, customer services, management, place-making events in the area, networks and heritage care.

For any enquiries please contact Marie at marie.kirbyshaw@culturetrust.com



2 minute walk from Luton train station to cluster



Great access to electric charging and parking



At the heart of the vibrant arts & cultural district



Diverse range of regenerated industrial heritage workspaces available



Not for profit ethical landlord, ensuring return on investment

LUTON

Find out more at invest.stepforwardluton.co.uk

Or search **Invest Luton**

Email us at invest@stepforwardluton.co.uk

**STEP
FORWARD
LUTON**