

Allocation of one artistic workspace for dance long term

(2+2 Years)

→ Kultur Räume Berlin
Bündnis Raum für künstlerische
Arbeit der Freien Szene
<https://kulturraeume.berlin>

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Amtsgericht: Berlin Charlottenburg

Kultur Räume Berlin, represented by Kulturraum Berlin GmbH, allocated artistic workspaces funded by the Workspace Programme (Arbeitsraumprogramm) for the artistic work of Berlin's independent scene. The Workspace Programme is a funding instrument for the provision and safeguarding of spaces for artists and cultural workers in the State of Berlin.

To be allocated: 1 large artistic workspace for dance in Lichtenberg

Branch	Performing Arts/Dance
Address	Hauptstr. 13, 10317 Berlin
Total rental space	301.49 m ²
Room size of the rehearsal room	201.3 m ²
Period	2 + 2 years
Expected start of rental	15.06.2022
Monthly rent (plus electricity cost flat rate 80 € monthly)	€1,507.45
On-site viewing appointment	14.04.2022
Digital viewing and consultation appointment	28.04.2022
Deadline for applications	12.05.2022

Who can apply?

Professionally working individual artists, groups, ensembles and collectives from the fields of performing arts and dance can apply. Joint applications from several individuals and/or groups are also welcome to apply.

→ Students or artists still in training are not taken into account.

Which requirements must be met?

Artistic professionalism is a basic requirement and must be proven accordingly by proof of artistic training or several years of practical experience (CV). Applicants must prove their first place of residence in Berlin (Anmeldung). In the case of groups, ensembles, etc., the majority of the members must have their first residence in Berlin. A residence in Berlin is required for the conclusion of the rental agreement.

If several user groups would like to use the space together, we recommend connecting in advance and submit a joint application.

The following uses are not allowed:

- The spaces may not be used for the implementation of workshops, castings, lessons, advisory services and other commercial or profit-oriented events or activities. The purpose of the funding does not allow commercial uses. The premises can only be used as a rehearsal and production room.

Basic information about the workspace

One workspace for dance in the Hauptstr. 13, 10317 Berlin, in the district of Lichtenberg (OT Rummelsburg).

The offered workspace for dance situated directly on the waterfront with a view of the Rummelsburg Bay is located on the 4th floor of a former industrial building. With its bright and light-flooded rehearsal area of 201.3 m², it offers plenty of space and optimal rehearsal conditions even for larger companies, groups and ensembles. The space is also suitable for working on performances, choreography and dance and music theatre or interdisciplinary projects with a focus on dance. As an immediate neighbor on the floor, you'll find the production facility of the company Christoph Winkler. In addition, the rehearsal stages of the Maxim Gorki Theatre and the Volksbühne are also located in the front part of the building.

Features of the workspace:

The workspace includes the rehearsal room (201.3 m²), a storage area (48.8 m²), a changing room (13.57 m²) and a shared toilet (unisex).

Equipment:

Clear room/ceiling height:	5 - 7 meters
Ceiling/ceiling load:	The ceiling suspension points are permissible for a static load of 90 kg per eyelet. Dynamic loads, i.e. moving loads (for e.g. trapezoids) are not permitted.
Door widths:	1.78 m (double wing door)
Windows:	Simple windows with double glazing equipped with interior blinds (possibility of darkening the windows)
Flooring:	OSB swinging floor (light grey sealed), dance carpet (used condition)
Electrics:	high-voltage connection, as well as large number of sockets available in the room
Storage area:	available (with a room height of approx. 3m)
Lift:	Freight elevator available
Type of heating:	Central heating
Cloakroom/changing room:	available
Sanitary facilities:	On the floor there is a toilet (unisex) and showers (shared use). The showers are simple shower cubicles in a very used condition.
Kitchen/kitchenette:	none
Barrier poverty:	Access to the building or room is not barrier-free
Accessibility:	The building and the rooms are accessible 24/7
Wi-Fi:	Connection available. Users must conclude a contract with an internet provider themselves for the use of WLAN.

How much is the rent?

The rent is subsidised within the framework of the work space program, i.e. the actual rental condition is compensated by subsidies from the State of Berlin, so that the monthly rent to be paid is **5 €/m² gross warm**.

The rent is composed as follows:

Rehearsal room	Storage area	Changing room	Side areas, toilet, hallway	Total area/ m ² (incl. ancillary areas)	Rent monthly / per m ²	Total rent per month*
201.3 m ²	48.8 m ²	13.57 m ²	37.78 m ²	301.49 m ²	5 €	1,507.45 €

*plus electricity fee 80 € per month

Viewing and consultation appointments

There will be an on-site viewing appointment as well as a digital viewing and consultation appointment via Zoom:

- 1. Viewing appointment on site: Thursday, 14.04.2022 from 16:30 to 18:30**
- 2. Digital viewing and consultation appointment via Zoom: Thursday, 28.04.2022 from 16:30 to 18:00**

Please be punctual so that we can guarantee a smooth process.

If you are interested in a room, click on "Besichtigung vereinbaren". You will receive an invitation from us with the available dates. After the visit, you can apply for the space. You will receive an online application link after the viewing appointment. Please take advantage of one of the offered dates, as we unfortunately cannot offer individual viewings.

Rental period

Rental is **expected to start on 15.06.2022**.

The lease is concluded for four years (2+2), i.e. after one and a half years at the latest, a review is due. The review shall demonstrate that the funding criteria are still met. An extension beyond that is not possible. If you are still interested in the room beyond the four years, you will have to apply for the space again as part of a new call for applications.

As a tenant, you will enter into a sublease agreement with Kulturraum Berlin GmbH, represented by BIM Berliner Immobilienmanagement GmbH. BIM Berliner Immobilienmanagement GmbH will manage your contract on behalf of Kulturraum Berlin GmbH and will be your contact person for all matters relating to your contract.

How can I apply?

Please submit your application – including all required attachments – electronically via our online portal. Documents in paper form will not be accepted.

The online application form (Selbstauskunft) will be made available to registered applicants after the viewing. If you are not able to participate in the visit, it is also possible to receive it by request, but only after you have registered.

In addition to the **application form (Selbstauskunft)**, your application must contain the following attachments. Please name your attachments as stated below.

- **Scan of the identity card or registration certificate** of the applicant or all group members (designation: name of applicant/Gruppe_WOHNSTZ)
- **CV incl. the artistic career (common CV also for groups)** PDF file, max. 3 MB (name: name applicant/Gruppe_CV)

- **Documentation/portfolio of realized projects with text and image material** max. 5 MB, PDF file, max. 5 DIN A4 pages (name: name applicant*in_DOK)
- **If applicable, association statutes/self-image** PDF file (name: name applicant*in_SATZ)
- **De minimis declaration (De-Minimis-Erklärung)** Please find the PDF download form in the exposé of the advertisement. Please upload the signed form (name of applicant_De minimis)

Application as a group, ensemble or collective

Applications by several users/groups, ensembles or collectives, that work separately from each other and want to share the space are possible. In this case, each applicant fills out their own application form (Selbstauskunft) and indicates in the corresponding field with whom they are applying together.

Groups that work together and have existed for at least over a year submit a joint application. It is important that a person is specified as the contact person for the application and the rental contract.

In both cases, however, only **a joint rental contract** can be issued, i.e. several leases for the room are not possible.

Important notes:

- Persons who have not participated in the application process cannot subsequently be included in the rental agreement.
- The subletting of the workspace or parts thereof is only permitted with the prior written consent of Kulturraum Berlin GmbH or represented by BIM.
- Good neighbourly behaviour and mutual consideration are required. Reckless behavior and non-compliance with the house rules can lead to termination without notice.

Deadline

The application deadline is Thursday, 12.05.2022 at 23:59.

We only consider applications submitted via the online portal. We recommend that you start the application in good time and prepare all necessary documents in advance. Entries after 23:59 will no longer be considered.

Important note on the de minimis declaration:

Since the workspace program is a state-sponsored program, you must submit a de minimis declaration with the application. You can download the form [here](#). Please fill out the form and upload it signed with your application. Note: If you have received or applied for funding in the current and/or last two calendar years that has been certified as aid, please set out the information. Otherwise, you can tick "none".

Exclusion

Members of the Award Advisory Board Performing Arts/Dance and of the Kultur Räume Berlin Berlin – Bündnis Raum für künstlerische Arbeit der Freien Szene, as well as their relatives are excluded from the application.

How does the selection process work?

The selection is made by a division-specific, independent advisory board, which has been appointed for the performing arts/dance division as part of the Workspace Programme (ARP).

The focus is on the following award criteria:

- artistic professionalism
- Residence in Berlin (in the case of groups, the majority should have their residence in Berlin)
- Compatibility of space and project
- Urgency of an own rehearsal/production room based on work experience and perspective

Remarks on the award procedure:

- Only complete applications can be considered.
- All information will be treated confidentially and is used exclusively for decision-making or funding purposes.
- After completion of the selection process, all applicants will receive a notification by e-mail about the result of their application.
- Double funding (promotion of the same purpose here: spatial funding within the framework of basic or conceptual funding) must be excluded.
- There is no entitlement to funding.

Contact / further information

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Referentin für Kultur

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Tuesday: 10 a.m. to 1 p.m.

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