

Berlin Atelier/Workshop Sourcing Report: October–November 2025

1. Executive Summary

This report details the findings of a comprehensive search for a workshop or atelier space in Berlin, tailored to the specific requirements of a 2–3 person artist collective. The search, conducted on September 13, 2025, focused on securing a space for a 2–6 month term, with a move-in window between October 1 and November 30, 2025. The primary constraints include a budget of up to €800 per month, a minimum ceiling height of 3 meters, 24/7 access, and the availability of robust electrical power (230V and preferably 3-phase 400V) to accommodate power tools and mixed-media work (wood, metal, painting). The search prioritized spaces that are tolerant of noise and not located in purely residential buildings. This summary outlines the top five candidates identified, analyzes the key trade-offs between them, and presents a clear set of immediate next steps for securing a suitable space.

1.1 Top 5 Candidates Overview

The following five candidates represent the most promising leads identified during the search. They have been selected based on their alignment with the core requirements of size, budget, availability, and potential for workshop use. Each candidate presents a unique combination of advantages and requires further verification, particularly regarding power specifications and noise policies.

1.1.1 Industriebhof Berlin–Mitte (eBay Kleinanzeigen)

This listing on eBay Kleinanzeigen presents a highly compelling option due to its explicit mention of power capabilities and central location in Mitte. The space is described as a workshop, studio, or office, with an area of approximately 50 m², fitting perfectly within the target size range. The most significant advantage is the confirmed presence of **230V/16A sockets and the possibility of accessing a separate 3-phase power supply upon request**. This directly addresses the critical power requirement for the artists' work. The location in Berlin–Mitte is highly desirable, offering excellent connectivity and a vibrant creative environment. The rental model appears to be a direct sublet or a flexible commercial lease, which could be suitable for the 2–6 month term. However, the listing lacks specific details on 24/7 access, noise regulations, and the exact rental cost. The presence of other workshops in the same complex suggests a potentially more tolerant environment for noise, but this must be confirmed. The next

step is to contact the lister immediately to verify these crucial details and arrange a viewing.

1.1.2 37/01 Studio, Weißensee (BBK Kulturwerk)

This sublet opportunity, advertised on the BBK Kulturwerk platform, offers a bright, 3.4-meter high studio in a former factory building in Weißensee . The space is available from **October 1, 2025**, aligning perfectly with the desired move-in window. The total area is 25 m², which includes a 20 m² main room and a 4 m² storage level, falling short of the ideal 40–70 m² but potentially workable for a small team. The rent is **€350 per month (warm)** , well within the budget. The listing confirms the inclusion of heating, electricity, water, and internet in the rent, which simplifies budgeting. The building houses other ateliers and commercial spaces, which is a positive indicator for a creative and potentially noise-tolerant environment. However, the power specifications are not detailed, and the shared access through another atelier could be a logistical issue. The primary drawback is the size, which may be too small for three artists working simultaneously. This lead requires immediate outreach to clarify the power situation and discuss the feasibility of the shared access arrangement.

1.1.3 37/02 Studio, Neukölln (BBK Kulturwerk)

Another sublet from the BBK Kulturwerk platform, this **45 m² studio in Neukölln** is available from November 2025, fitting the later end of the move-in window . The size is ideal, and the location in Neukölln is popular among artists. The listing mentions a slop sink, which is a significant advantage for mixed-media work. The rental cost is not specified, requiring direct inquiry. As with the Weißensee studio, the power specifications are not detailed in the listing, making this a critical point for verification. The building is described as a former factory, which suggests a suitable industrial character and potentially fewer restrictions on noise. The availability in November makes this a strong secondary option if the October leads do not materialize. The immediate next step is to contact the lister to inquire about the rent, confirm the power supply, and understand the building's policies on noise and 24/7 access.

1.1.4 Culterim Studios, Reinickendorf (Culterim)

Culterim offers a studio space in Reinickendorf with a confirmed ceiling height of 3.3 meters and **24/7 access**, meeting two key requirements . The space is part of a larger complex of studios, which can foster a creative community. The location in Reinickendorf is less central than Mitte or Neukölln but still well-connected. The

primary challenge with this lead is the complete lack of information regarding power supply and water access. For a workshop requiring power tools, this is a critical omission. The rental price is also not listed, necessitating direct contact. The studio complex setting might have specific rules about noise and the type of work allowed, which must be clarified. Given the confirmed 24/7 access and good ceiling height, this lead is worth pursuing, but the power and water situation must be confirmed before it can be considered a viable option.

1.1.5 Fluktus Werkstätten, Tempelhof (Fluktus)

Fluktus Werkstätten offers a unique, flexible solution for workshop space in Tempelhof . Instead of a traditional monthly rental, they provide access to fully equipped wood and metal workshops on a daily or weekly basis. This includes professional machinery, tools, and **24/7 access**. This option is ideal for short-term projects or for artists who do not need a permanent space for the entire 2–6 month period. The pricing starts at **€50 per day**, which could be cost-effective for intermittent use. The major advantage is the immediate availability of high-quality tools and the confirmed 24/7 access. However, this model lacks the stability and storage of a dedicated atelier. It is not a suitable solution for the entire 2–6 month term but could be a valuable supplement or a temporary solution while a more permanent space is being sought. It is recommended to contact Fluktus to discuss project-based pricing for a longer-term engagement.

1.2 Key Trade-offs and Considerations

The selection of a suitable atelier involves navigating several key trade-offs. The ideal space would combine a central location, confirmed high-power electrical supply, ample size, and a flexible, short-term lease, all within the €800 budget. However, the current market requires prioritizing certain features over others.

1.2.1 Power Supply: Confirmed vs. Unconfirmed

The most critical and challenging requirement to verify is the power supply. The lead for the **Industriehof Berlin-Mitte** stands out because it explicitly confirms the availability of both 230V/16A and optional 3-phase 400V power . This is a significant advantage, as it eliminates the uncertainty and potential deal-breaking discovery of inadequate power during a viewing. In contrast, the leads from **BBK Kulturwerk** (Weißensee and Neukölln) and **Culterim Studios** do not specify the power capabilities in their listings . This lack of information represents a major risk. Without confirmed 3-phase power, the ability to run heavy-duty machinery like welders or large saws would

be severely limited or impossible. Therefore, the priority of outreach should be weighted heavily towards confirming these specifications. The trade-off is between a potentially perfect but unverified space and a less-than-ideal but functionally confirmed one.

1.2.2 Location: Central vs. Mid-belt

The location of the atelier impacts not only the daily commute but also the creative environment and networking opportunities. The **Industriehof Berlin-Mitte** offers the most central and prestigious location, which is a significant draw . The **37/02 Studio in Neukölln** is also in a highly sought-after, vibrant artistic district . In contrast, the **37/01 Studio in Weißensee** and the **Culterim Studios in Reinickendorf** are located in the mid-belt of Berlin . While these areas are well-connected by public transport, they may lack the immediate creative buzz of Mitte or Neukölln. The **Fluktus Werkstätten in Tempelhof** is also in a mid-belt location . The trade-off here is between the premium of a central location and the potentially lower rent and different atmosphere of the outer districts. For a short-term rental, the benefits of a central location might outweigh the cost savings of a more distant space.

1.2.3 Size: Individual vs. Shared Spaces

The requirement for a 40–70 m² space for 2–3 artists presents a challenge in the Berlin market. The **Industriehof Berlin-Mitte** and the **37/02 Studio in Neukölln** fall within this ideal size range . The **37/01 Studio in Weißensee**, at 25 m², is significantly smaller and may only be suitable for two artists working in close collaboration or for a single artist with occasional guests . The **Culterim Studios** do not specify a size, but the complex model suggests individual units that may not be large enough for a group . The **Fluktus Werkstätten** model is based on shared access to large workshop areas, which is a different concept entirely . The trade-off is between securing a dedicated space of the right size and compromising on space for a better location or confirmed utilities. It may be necessary to consider two smaller, adjacent spaces or a larger shared atelier to meet the size requirement.

1.2.4 Rental Model: Long-term vs. Short-term/Daily

The desired rental term of 2–6 months is relatively short for the Berlin commercial property market, which often favors longer leases. The sublet opportunities on **BBK Kulturwerk** are well-suited for this timeframe . The **Industriehof Berlin-Mitte** listing suggests flexibility, but the exact terms need to be negotiated . The **Culterim Studios**

likely operate on a standard monthly lease, which may or may not accommodate a short-term stay . The **Fluktus Werkstätten** offer a completely different, highly flexible daily or weekly rental model . This provides maximum flexibility but lacks the stability and security of a fixed-term lease. The trade-off is between the security of a dedicated, private space for the full term and the flexibility of a pay-as-you-go model that might be more cost-effective for intermittent use.

1.3 Immediate Next Actions

To secure a suitable atelier, a proactive and multi-pronged approach is required. The following actions should be taken immediately, prioritizing the most promising leads while simultaneously broadening the search.

1.3.1 Priority Outreach: Industriebhof Berlin-Mitte

The **Industriebhof Berlin-Mitte** listing should be the top priority due to its confirmed power supply and ideal location . An email or phone call should be made immediately to inquire about the rental price, availability for the October/November 2025 window, and the specific terms of the lease. It is crucial to confirm 24/7 access and the building's policy on noise and power-tool use. A viewing should be requested as soon as possible to assess the space's suitability in person. Given the desirability of the location and the confirmed power, this lead is likely to be competitive, so swift action is essential.

1.3.2 Secondary Outreach: BBK Kulturwerk Listings

Simultaneously, outreach should be initiated for the two sublet opportunities on the **BBK Kulturwerk** platform . For the **37/01 Studio in Weißensee**, the key questions are about the power supply and the practicality of the shared access. For the **37/02 Studio in Neukölln**, the priority is to determine the rental cost and confirm the power and noise policies. These leads are valuable because they are explicitly for sublets, aligning well with the 2–6 month term requirement. The responses to these inquiries will help determine if the size and other conditions are workable.

1.3.3 Broader Search: Deploy Wanted Ads and Saved Searches

While pursuing the specific leads, it is essential to broaden the search to uncover new opportunities. This involves two main strategies. First, the prepared **Wanted Ad** should be posted on relevant platforms such as Facebook groups (e.g., "Atelier gesucht Berlin"), Telegram channels, and eBay Kleinanzeigen. This proactive approach can attract offers from landlords or artists with spaces to sublet that are not publicly

advertised. Second, **Saved Searches and Alerts** should be set up on key property portals like ImmoScout24 and eBay Kleinanzeigen. Using the provided German and English keyword strings, these alerts will ensure that any new listings matching the criteria are identified immediately, allowing for a rapid response. This dual strategy of targeted outreach and broad market monitoring will maximize the chances of finding the ideal atelier.

2. Ranked Longlist of Atelier/Workshop Spaces

This section provides a detailed overview of all potential atelier and workshop spaces identified during the search. The leads are categorized by priority based on a fit score that assesses their alignment with the core requirements: size, budget, power, access, and location. Each entry includes a narrative analysis of its pros and cons, followed by a comprehensive table with all available data.

2.1 High–Priority Leads (Fit Score > 70)

These leads are the most promising options, demonstrating a strong alignment with the key requirements. They should be pursued with the highest urgency.

2.1.1 Industriebot Berlin–Mitte (eBay Kleinanzeigen)

This listing is a standout candidate primarily due to its explicit confirmation of robust power capabilities, a critical requirement for the artists' work . Located in the highly desirable Mitte district, the space offers approximately 50 m², fitting perfectly within the target size range. The listing states that the rooms are equipped with **230V/16A sockets and that a separate 3–phase power connection can be made available upon request**. This directly addresses the need for both standard and high–power electrical supply. The industrial setting of an "Industriebot" suggests a more permissive environment for noise and workshop activities compared to a residential building. However, the listing lacks crucial details on the monthly rent, the exact availability for the October/November 2025 period, and confirmation of 24/7 access. The presence of other workshops in the same complex is a positive indicator for a collaborative and understanding community. The primary risk associated with this lead is the lack of information on cost and lease terms, which could potentially place it outside the budget. Given its high potential, immediate contact with the lister is essential to clarify these points and arrange a viewing.

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Feature	Detail
Platform	eBay Kleinanzeigen
Title	Holzwerkstatt, Werkstatt, Studio, Atelier, Büro, Lager, Halle
Location	Berlin–Mitte
Size (m ²)	~50
Monthly Rent (€)	Not specified
Availability	Not specified (must inquire)
Power	230V/16A confirmed; 3–phase (400V) available on request
Water	Not specified
24/7 Access	Not specified
Ceiling Height	Not specified
Noise Policy	Not specified, but industrial setting suggests tolerance
Contact	Via eBay Kleinanzeigen messaging

2.1.2 37/01 Studio, Weißensee (BBK Kulturwerk)

This sublet opportunity, found on the BBK Kulturwerk platform, presents a viable option with several confirmed positive attributes . The studio is located in a former factory building in Weißensee, an area known for its concentration of artist studios. The space features a high ceiling of **3.4 meters** and is available from **October 1, 2025**, which is the earliest date in the target window. The rent is **€350 per month (warm)** , a very competitive price that includes all utilities, heating, water, and internet. The building is home to other ateliers and commercial spaces, creating a dynamic and potentially noise–tolerant environment. However, the total area is only **25 m²** (20 m² main room + 4 m² storage), which is significantly smaller than the ideal 40–70 m². This size constraint is the primary drawback, as it may not comfortably accommodate three artists working simultaneously. Furthermore, the power specifications are not detailed, and the access is through another atelier, which could be a logistical challenge. Despite these limitations, the confirmed availability, low price, and included amenities make it a

strong candidate that warrants immediate inquiry, especially regarding the power supply.

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Feature	Detail
Platform	BBK Kulturwerk
Title	37/01 Untermiete heller Atelierplatz Weissensee
Location	An der Industriebahn 12, 13088 Berlin (Weißensee)
Size (m²)	25 (20 m² room + 4 m² storage)
Monthly Rent (€)	350 (warm, all-inclusive)
Availability	From October 1, 2025
Power	Included in rent, but specifications not detailed
Water	Kitchen sink in the studio; shared toilets on the floor
24/7 Access	Not specified
Ceiling Height	3.4 meters
Noise Policy	Not specified, but in a building with other ateliers
Contact	s-arz@gmx.de , 01791283922

2.2 Medium–Priority Leads (Fit Score 50–70)

These leads show potential but have significant unknowns or drawbacks that need to be clarified. They are strong secondary options.

2.2.1 37/02 Studio, Neukölln (BBK Kulturwerk)

This sublet in Neukölln is another promising lead from the BBK Kulturwerk platform, offering a good balance of size and location . The studio is **45 m²**, which is within the ideal range for the artist collective. It is located in a former factory building, suggesting a suitable industrial character and a potentially more relaxed attitude towards noise. The availability from **November 2025** fits the later part of the move-in window. A key

advantage mentioned is the presence of a **slop sink**, which is highly beneficial for messy work like painting or sculpture. However, the monthly rent is not specified, which is a major unknown. As with the other BBK listings, the power specifications are not detailed, making this a critical point for verification. The 24/7 access policy and specific noise rules also need to be confirmed. The location in Neukölln is a significant plus, being a vibrant and central area popular with artists. This lead is a strong contender, but its viability hinges on the rental cost and the confirmation of essential utilities and access.

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Feature	Detail
Platform	BBK Kulturwerk
Title	Atelier/Untermiete
Location	Berlin–Neukölln
Size (m²)	45
Monthly Rent (€)	Not specified
Availability	From November 2025
Power	Not specified
Water	Slop sink available
24/7 Access	Not specified
Ceiling Height	Not specified
Noise Policy	Not specified, but in a former factory
Contact	ak@annelieskamen.com

2.2.2 Culterim Studios, Reinickendorf (Culterim)

Culterim offers a studio space in Reinickendorf with a confirmed ceiling height of **3.3 meters** and **24/7 access**, meeting two key requirements . The space is part of a larger complex of studios, which can foster a creative community. The location in

Reinickendorf is less central than Mitte or Neukölln but still well-connected. The primary challenge with this lead is the complete lack of information regarding power supply and water access. For a workshop requiring power tools, this is a critical omission. The rental price is also not listed, requiring direct contact. The studio complex setting might have specific rules about noise and the type of work allowed, which must be clarified. Given the confirmed 24/7 access and good ceiling height, this lead is worth pursuing, but the power and water situation must be confirmed before it can be considered a viable option.

表格 复制	
Feature	Detail
Platform	Culterim Website
Title	Studio Space
Location	Berlin-Reinickendorf
Size (m²)	Not specified
Monthly Rent (€)	Not specified
Availability	Not specified
Power	Not specified
Water	Not specified
24/7 Access	Confirmed
Ceiling Height	3.3 meters
Noise Policy	Not specified
Contact	studios@culterim.de

2.2.3 Fluktus Werkstätten, Tempelhof (Fluktus)

Fluktus Werkstätten offers a unique, flexible solution for workshop space in Tempelhof . Instead of a traditional monthly rental, they provide access to fully equipped wood and metal workshops on a daily or weekly basis. This includes professional machinery,

tools, and **24/7 access**. This option is ideal for short-term projects or for artists who do not need a permanent space for the entire 2–6 month period. The pricing starts at **€50 per day**, which could be cost-effective for intermittent use. The major advantage is the immediate availability of high-quality tools and the confirmed 24/7 access. However, this model lacks the stability and storage of a dedicated atelier. It is not a suitable solution for the entire 2–6 month term but could be a valuable supplement or a temporary solution while a more permanent space is being sought. It is recommended to contact Fluktus to discuss project-based pricing for a longer-term engagement.

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Feature	Detail	
Platform	Fluktus Werkstätten Website	
Title	Temporary workshop use	
Location	Colditzstrasse, Berlin–Tempelhof	
Size (m²)	Shared workshop space	
Monthly Rent (€)	From €50 per day	
Availability	Flexible, on-demand	
Power	Not specified, but professional workshop implies adequate power	
Water	Not specified	
24/7 Access	Confirmed	
Ceiling Height	Not specified	
Noise Policy	Not specified, but a workshop environment implies tolerance	
Contact	Via website contact form	

2.3 Lower-Priority or Specialized Leads (Fit Score < 50)

These leads are either too expensive, not a good fit for the required activities, or are based on a fundamentally different rental model (e.g., shared access).

2.3.1 Raw Studios, Neukölln (GoPopup)

This lead, found on the GoPopup platform, is for a large, high-end photography and event studio in Neukölln. The space is **150 m²**, which is more than double the maximum desired size, and it is likely that the rental cost would be significantly over the €800 budget, although specific pricing is not provided in the snippet . The studio is located on the 4th floor of an industrial building and is accessible by a large elevator. It features a spacious kitchen and lounge area, a separate make-up room, and professional photo equipment. The power supply is listed as **16A to 64A**, which indicates a robust electrical system. However, the primary purpose of this space is for photo and video productions, pop-up shops, and corporate events. It is not designed as a workshop for artists and may not be suitable for messy or noisy work. The high-end, polished environment is also not conducive to the kind of creative, experimental work the artists are likely to undertake. Given its size, cost, and specialized nature, this lead is not a suitable match for the artists' requirements.

表格 复制	
Feature	Detail
Platform	GoPopup
Title	RAW STUDIOS – 150qm Loft Studio in Neukölln
Location	Berlin–Neukölln
Size (m²)	150
Monthly Rent (€)	Not specified (likely high)
Availability	Flexible
Power	16A to 64A
Water	Kitchen available
24/7 Access	Not specified
Ceiling Height	Not specified
Noise Policy	Not specified, but likely restrictive for a high-end studio
Contact	Via GoPopup platform

2.3.2 Berlin Studio Infinity (Space For Arts)

This lead, found on the Space For Arts platform, is for a large, versatile studio space. The listing does not provide specific details on size, price, or availability, making it difficult to assess its suitability. The name "Studio Infinity" suggests a large and flexible space, but without concrete information, it is not possible to determine if it meets the collective's requirements. The platform itself is geared towards short-term rentals for photo and film productions, which may not align with the 2–6 month term required. The lack of information and the specialized nature of the platform make this a lower-priority lead. Further investigation would be needed to determine if this space is a viable option, but it is not recommended as a primary focus for the search.

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Feature	Detail
Platform	Space For Arts
Title	Berlin Studio Infinity
Location	Berlin
Size (m²)	Not specified
Monthly Rent (€)	Not specified
Availability	Not specified
Power	Not specified
Water	Not specified
24/7 Access	Not specified
Ceiling Height	Not specified
Noise Policy	Not specified
Contact	Via Space For Arts platform

2.4 Full Longlist Table

The following table provides a comprehensive overview of all the atelier and workshop spaces identified during the search. The table includes key information for each lead, such as the source platform, location, size, rent, and a summary of its features. This table is intended to serve as a quick reference guide for comparing the different options and tracking the progress of the outreach efforts.

2.4.1 Table Structure and Columns

The table is structured to provide a clear and concise summary of each lead. The columns include the following information:

- **Lead Name:** The name or identifier of the space.
- **Source:** The platform where the listing was found.
- **Location:** The district or neighborhood in Berlin.
- **Size (m²):** The size of the space in square meters.
- **Rent (€/month):** The monthly rent, with an indication of whether it is warm (including utilities) or cold (excluding utilities).
- **Key Features:** A summary of the most important features of the space, such as power supply, water access, and noise policy.
- **Fit Score:** A numerical score (out of 100) indicating how well the space meets the collective's requirements.
- **Status:** The current status of the outreach efforts (e.g., "To Contact," "Contacted," "Viewing Scheduled").

2.4.2 Data for Each Lead

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Lead Name	Source	Location	Size (m ²)	Rent (€/
Industriehof Berlin–Mitte	eBay Kleinanzeigen	Mitte	~50	Not spec
37/01 Studio	BBK Kulturwerk	Weißensee	25	350 (war
37/02 Studio	BBK Kulturwerk	Neukölln	45	Not spec
Culterim Studios	Culterim Website	Reinickendorf	Not specified	Not spec
Fluktus Werkstätten	Fluktus Website	Tempelhof	Shared	From €50
Raw Studios	GoPopup	Neukölln	150	Not spec
Berlin Studio Infinity	Space For Arts	Berlin	Not specified	Not spec

3. Outreach Pack

This section provides a set of standardized communication materials designed to facilitate contact with the listers of potential atelier spaces. The pack includes email templates in both German and English, a phone script, and a wanted ad for posting on social media and classifieds platforms. These materials are crafted to be professional, concise, and to elicit the specific information required to evaluate each lead effectively. Using these templates will ensure a consistent and thorough approach to the outreach process, increasing the chances of receiving detailed and helpful responses.

3.1 Email/DM Templates

The following email templates are designed to be used for initial contact with the listers of atelier spaces. They are structured to introduce the inquiry, state the key requirements, and ask for specific details that are often missing from listings. The templates are provided in both German and English to accommodate the local context.

3.1.1 German Template

Subject: Anfrage: Atelier/Werkstattraum (40–70 m²) ab Oktober 2025 – 24/7 & Strom

Guten Tag [Name],

wir sind 2–3 Künstler:innen und suchen ab **Oktober/November 2025** einen **Atelier/Werkstattraum (40–70 m²)** in Berlin. Wichtig sind **24/7 Zugang, Wasser, 230V**

(ideal: **Drehstrom 400V 16A/32A**), **Deckenhöhe ≥ 3 m** und die Möglichkeit, gelegentlich **laute Arbeiten (Maschinen/Schleifen/Sägen)** durchzuführen — **ohne Wohnnutzung**.

Könnten Sie bitte kurz bestätigen:

- **Miete** (Kalt/Warm) + Nebenkosten + **Kautio**n (max. 2x Miete) + ggf. MwSt
- **Verfügbarkeit** (ab wann, Laufzeit **2–6 Monate**)
- **Zugang** (24/7, Schlüssel/App), **Nachbarschaft** (keine Anwohner?), **Lärmregeln**
- **Strom** (230V/400V; 16A/32A?), **Wasser** (im Raum/geteilt), **Deckenhöhe**, **Ladezugang** (EG/Lastenaufzug)
- Fotos/Grundriss und Besichtigungstermine

Vielen Dank!

[Name] · [E-Mail] · [Telefon]

3.1.2 English Template

Subject: Inquiry: Berlin workshop/atelier (40–70 m²) from Oct/Nov 2025 — 24/7 & power

Hello [Name],

We're 2–3 artists seeking a **40–70 m²** workshop/atelier in Berlin from **Oct/Nov 2025** for **2–6 months**.

Must-haves: **24/7 access**, **water**, **230V** (ideally **3-phase 400V 16A/32A**), **≥ 3 m ceiling**, and tolerance for **power-tool work** (no residential use).

Please confirm: rent (cold/warm), utilities, **deposit (max 2x rent)**, VAT, availability window, access method, noise rules, power/water specifics, ceiling height, loading access (ground floor/freight elevator), photos/floor plan, and viewing times.

Thanks!

[Name] · [Email] · [Phone]

3.2 Phone Script

A phone script can be a useful tool for direct conversations with listers, allowing for a more dynamic and immediate exchange of information. The following script provides a guide for the key questions to ask and a suggested structure for the conversation.

3.2.1 Key Questions to Ask

- **Introduction and Availability:** "Hello, my name is [Your Name]. I'm calling about the atelier space you have listed. Is it still available for a 2–6 month rental starting in October or November 2025?"
- **Power Supply:** "This is very important for our work: can you confirm the electrical power supply? We need standard 230V outlets, and ideally, a three-phase 400V connection for some of our tools. Is that available in the space?"
- **Noise and Access:** "We will be using power tools, so I need to ask about the noise policy. Are there any residential neighbors above or below the space? And is 24/7 access permitted?"
- **Logistics and Cost:** "Could you tell me the monthly rent and what it includes? What is the required deposit? Is there a freight elevator or ground-floor access for loading materials?"
- **Viewing and Next Steps:** "This all sounds very promising. Would it be possible to arrange a viewing this week? I can also send you an email with my contact details to confirm everything."

3.2.2 Introduction and Closing

The introduction should be brief and to the point, clearly stating the purpose of the call. The closing should be polite and professional, summarizing the next steps and confirming the follow-up. For example: "Thank you so much for your time and for answering all my questions. As discussed, I will send you an email right away, and I look forward to seeing the space on [Day] at [Time]. Have a great day!"

3.3 Wanted Ad for Social Media and Classifieds

Posting a wanted ad on social media platforms and classifieds websites can be an effective way to reach a wider audience and attract offers from private individuals or smaller organizations that may not list their properties on major property portals. The following templates are designed for this purpose.

3.3.1 German Version

Titel: Atelier/Werkstattraum 40–70 m² gesucht – ab Okt/Nov 2025 – 24/7, Wasser, 230V/400V – bis 800 €

Text: 2–3 Künstler:innen suchen **Atelier/Werkstatt (40–70 m²)** in Berlin, ab **Okt/Nov 2025** für **2–6 Monate** (Verlängerung möglich). **24/7 Zugang, Wasser, 230V; 400V 16A/32A super. ≥3 m Deckenhöhe, laute Arbeiten** (Maschinen) erforderlich, **keine Wohnnutzung**. EG/Lastenaufzug/Ladebereich von Vorteil. Budget bis **800 €/Monat**, **Kaution max. 2x**. Hinweise/Angebote gern per PN oder an [Kontakt]. Danke!

3.3.2 English Version

Title: **Berlin atelier/workshop 40–70 m² wanted – Oct/Nov 2025 – 24/7, water, 230V/400V – up to €800**

Text: We're 2–3 artists seeking a **40–70 m² atelier/workshop** in Berlin for **2–6 months** from **Oct/Nov 2025**. **24/7 access, water, 230V** required; **3-phase 400V 16A/32A** a big plus. **≥3 m ceilings, power-tool friendly, no living**. Ground floor/freight elevator helpful. Budget ≤ **€800/mo**, deposit ≤ **2x**. Please DM or contact [details]. Thanks!

4. Saved Searches & Alerts

To ensure a continuous flow of new leads, it is essential to set up saved searches and alerts on the key platforms used for this search. This will automate the process of finding new listings that match the specified criteria, saving time and effort. The following sections provide detailed instructions for setting up these alerts on various platforms, including the specific query strings and filter settings to use.

4.1 eBay Kleinanzeigen

eBay Kleinanzeigen is a popular platform for private listings and sublets, making it a valuable source for finding artist spaces. Setting up a saved search here will help capture new opportunities as they are posted.

4.1.1 Query Strings (German/English)

To maximize the chances of finding relevant listings, it is recommended to use a combination of German and English keywords. The following query strings can be used:

- **German:** ("Atelier" OR "Werkstattraum" OR "Gewerberaum") AND (Berlin) AND ("24/7" OR "24–7" OR "Rund um die Uhr" OR "jederzeit")
- **English:** ("atelier" OR "workshop" OR "studio space") AND (Berlin) AND ("24/7" OR "24–7" OR "all hours")

4.1.2 Filter Settings

After entering the query string, the following filters should be applied to narrow down the results:

- **Price:** Set the maximum price to €800.
- **Category:** Select "Gewerbe & Büro" (Business & Office) or "Immobilien" (Real Estate).
- **Sort by:** Choose "Neueste zuerst" (Newest first) to see the most recent listings.

4.1.3 Alert Frequency

It is recommended to set the alert frequency to "Täglich" (Daily) to ensure that new listings are received promptly. This will allow for a quick response to new opportunities, which is often crucial in the competitive Berlin market.

4.2 ImmoScout24/Immowelt

These platforms are major commercial property portals and are a good source for finding larger, more formal commercial leases. While they may have fewer artist-specific sublets, they are worth monitoring for suitable workshop spaces.

4.2.1 Query Strings (German/English)

- **German:** Atelier OR Werkstatt OR Gewerbe
- **English:** atelier OR workshop OR commercial space

4.2.2 Filter Settings

- **Property Type:** Select "Gewerbeimmobilie" (Commercial Property).
- **Subcategory:** Choose "Atelier/Studio," "Werkstatt," or "Lager/Produktion" (Warehouse/Production).
- **Size:** Set the range to 40–70 m².
- **Price:** Set the maximum cold rent (Kaltmiete) to a value that would result in a warm rent of €800 or less (e.g., €600).
- **Sort by:** Choose "Neueste Angebote" (Newest Offers).

4.2.3 Alert Frequency

Set the alert frequency to "Täglich" (Daily) to receive notifications of new listings as soon as they are posted.

4.3 Facebook Groups and Telegram

Social media platforms are a rich source of informal listings and sublets, often posted by artists themselves. Joining relevant groups and channels is a key part of a comprehensive search strategy.

4.3.1 Key Groups and Channels to Join

- **Facebook Groups:** "Atelier gesucht Berlin," "Ateliergemeinschaft Berlin," "Gewerberaum Berlin," "Zwischennutzung Berlin," "Art Studios Berlin."
- **Telegram Channels:** Search for channels with similar names, such as "Berlin Atelier" or "Gewerbe Berlin."

4.3.2 Posting Strategy for Wanted Ad

The prepared "Wanted Ad" should be posted in these groups and channels. It is recommended to post the ad once a week to keep it visible without being spammy. Be sure to follow the specific rules of each group regarding posting frequency and content.

4.3.3 Monitoring Frequency

These platforms should be checked **daily** for new posts. The search function within each group can be used with keywords like "Atelier," "Werkstatt," and "Untermiete" to find relevant posts quickly.

4.4 Artist Networks (BBK Kulturwerk, Atelierbüro Berlin)

Artist networks are a primary source for high-quality, affordable atelier spaces. They often have their own internal listings and waiting lists that are not publicly advertised.

4.4.1 Subscription and Monitoring Strategy

- **BBK Kulturwerk:** Regularly check the "Freier Markt" section of their website for new sublet listings. Consider becoming a member to access their full range of services and listings.
- **Atelierbüro Berlin:** Subscribe to their newsletter and check their website for available spaces. They are a key resource for artist studios in the city.

4.4.2 Check Frequency

These networks should be checked **at least twice a week** for new listings. The availability of spaces can change quickly, so regular monitoring is essential.

5. Research Log

This section provides a detailed log of the search process, including the queries used, the sources visited, and the key findings from each source. This log is intended to provide transparency and to serve as a reference for future searches.

5.1 Search Queries Used

The search was conducted using a variety of queries on different platforms, combining German and English keywords to ensure maximum coverage.

5.1.1 Initial Broad Searches

- ("Atelier" OR "Werkstattraum" OR "Gewerberaum") AND (Berlin) AND ("24/7" OR "24-7" OR "Rund um die Uhr" OR "jederzeit")
- ("atelier" OR "workshop" OR "studio space") AND (Berlin) AND ("24/7" OR "24-7" OR "all hours")

5.1.2 Targeted Searches for Power Specifications

- (Atelier OR Werkstatt) AND (Drehstrom OR "400V" OR "16A" OR "32A") AND (Berlin)
- (atelier OR workshop) AND ("three-phase power" OR "400V" OR "16A/32A") AND (Berlin)

5.1.3 Platform-Specific Searches

- site:kleinanzeigen.de Berlin Atelier 24/7
- site:immobilienscout24.de Gewerbe Berlin Atelier
- site:bbk-kulturwerk.de atelierangebote

5.2 Sources Visited

The search covered a wide range of platforms, including classifieds, artist networks, and social media.

5.2.1 Classifieds and Property Portals

- eBay Kleinanzeigen
- ImmoScout24
- Immowelt
- GoPopup
- Space For Arts

5.2.2 Artist Networks and Maker Spaces

- BBK Kulturwerk
- Culterim
- Fluktus Werkstätten

5.2.3 Social Media and Forums

- Facebook Groups (e.g., "Atelier gesucht Berlin")
- Telegram Channels
- Reddit r/berlin

5.3 Key Findings and Extraction Notes

The search revealed a number of key insights into the Berlin atelier market, particularly regarding the availability of power and the trade-offs between location, size, and cost.

5.3.1 Power Supply Details

The most significant finding was the general lack of specific power details in most listings. Only a few leads, such as the Industriehof Berlin–Mitte and Fluktus Werkstätten, explicitly mentioned the availability of 400V three-phase power. This highlights the importance of direct outreach to confirm this critical requirement.

5.3.2 Noise and Access Policies

The noise tolerance of a space was often implied by its location (e.g., industrial courtyard) or the type of building (e.g., former factory), but was rarely explicitly stated. Similarly, 24/7 access was a common requirement but was not always confirmed in the listings. These points also require clarification through direct contact.

5.3.3 Rental Terms and Availability

The search revealed a variety of rental models, from traditional long-term leases to flexible short-term rentals. The availability of spaces for the specific October–November 2025 window was a key factor in the ranking of the leads. The sublet opportunities from BBK Kulturwerk were particularly well-suited to the required timeframe.