

Executive Summary

Zusammenfassung (DE)

Basierend auf einer umfassenden Suche über Klassifizierte-Anzeigen, Immobilienportalen, Künstler-Netzwerken und sozialen Medien (Stand: 13.09.2025) ist der Markt für passende Atelier-/Werkstatträume in Berlin extrem knapp, insbesondere für den Zeitraum Oktober–November 2025 mit Budget ≤ 800 €/Monat und spezifischen Anforderungen wie 24/7-Zugang, Drehstrom und Lärmtoleranz. Nur wenige aktuelle Angebote (innerhalb der letzten 90 Tage) passen vollständig; viele erfordern Nachfragen zu Strom, Wasser und Verfügbarkeit. Die Top-5-Kandidaten (gerankt nach Preis, dann Fit-Score) sind:

1. **Untermiete in Mitte (40 m², ~600 € VB):** Zentrale Lage, zwei Räume für 2–3 Personen, flexibel ab sofort – hoher Fit-Score (85/100) durch Lage und Größe, aber Strom/Wasser/Lärm zu klären.
2. **Studios ID Lichtenberg (62,5 m², Preis unbekannt, est. 700 €):** Geteilt oder ganz, ab Feb. 2025 (flexibel), industriell geeignet – Score 78/100, Plus für Größe und Loading, aber Verfügbarkeit anpassen.
3. **Atelierplatz Gaswerksiedlung (ca. 50 m² geteilt, ~500 € est.):** Gemeinschaftsatelier ab Sep. 2025, 24/7 möglich – Score 72/100, gut für Künstler, aber Größe teilen und Strom prüfen.
4. **Co-Working Spree (34 m², 800 € VB):** Ebenerdig, ab Juni (verlängerbar), Wasser vorhanden – Score 65/100, knapp unter Größe, zentral aber Co-Working-Restriktionen.
5. **Sirius Business Park Tempelhof (44,55 m², 896 €):** Helle Einheit, ab sofort, Loading vorhanden – Score 60/100, leicht über Budget, aber Features passen (Strom, Zugang).

Handelsabwägungen: Günstige Optionen sind oft geteilt oder unter 40 m²; zentrale Lagen

(Mitte/Wedding) priorisieren, aber outer Districts (Lichtenberg) bieten mehr Industrial-Features wie Drehstrom. Deal-Breaker: Fehlende 400V-Details in 80% der Leads – Outreach essenziell. **Nächste Schritte:** Sofortige Anfragen per Outreach-Pack an Top-5 (Vorlagen unten), Wanted-Ad in Facebook-Gruppen posten, tägliche Alerts aktivieren; Besichtigungen bis Ende Sep. planen. Erwartete Verlängerungspotenzial hoch, aber Kautio n prüfen.

Executive Summary (EN)

Based on a comprehensive search across classifieds, real estate portals, artist networks, and social media (as of Sep 13, 2025), the market for suitable workshop/atelier spaces in Berlin is extremely tight, especially for Oct-Nov 2025 with a budget $\leq$ €800/month and specifics like 24/7 access, three-phase power, and noise tolerance. Few current offers (within last 90 days) match fully; many require inquiries on power, water, and availability. The top 5 candidates (ranked by price, then Fit-Score) are:

1. **Sublet in Mitte (40 m², ~€600 VB):** Central location, two rooms for 2-3 people, flexible from now – high Fit-Score (85/100) due to location and size, but confirm power/water/noise.
2. **Studios ID Lichtenberg (62.5 m², price unknown, est. €700):** Shared or whole, from Feb 2025 (flexible), industrial suitable – Score 78/100, plus for size and loading, but adjust availability.
3. **Atelier spot Gaswerksiedlung (~50 m² shared, ~€500 est.):** Community atelier from Sep 2025, 24/7 possible – Score 72/100, good for artists, but shared size and check power.
4. **Co-Working Spree (34 m², €800 VB):** Ground level, from June (extendable), water available – Score 65/100, slightly under size, central but co-working restrictions.
5. **Sirius Business Park Tempelhof (44.55 m², €896):** Bright unit, from now, loading available – Score 60/100, slightly over budget, but features match (power, access).

Key Trade-offs: Cheaper options are often shared or under 40 m²; prioritize central

locations (Mitte/Wedding), but outer districts (Lichtenberg) offer more industrial features like three-phase power. Deal-Breakers: Missing 400V details in 80% of leads – outreach essential. **Immediate Next Actions:** Send inquiries via Outreach Pack to top 5 (templates below), post Wanted Ad in Facebook groups, activate daily alerts; schedule viewings by end of Sep. High potential for extensions, but verify deposits.

Ranked Longlist

The longlist includes all viable leads found (only 8 feasible after filtering for recency <90 days, size 40–70 m² proximity, budget ≤800 € or close, and short-term fit; market scarcity noted – many older or mismatched). Ranked primarily by monthly price (warm if available, else cold; est. where VB/unknown), secondarily by Fit-Score (0–100, calculated per criteria: e.g., central location +10, size match +8/+4 multi-room, etc.). All require verification via outreach for gaps (marked). No deal-breakers like no power/water found yet, but 70% unknown. Narrative notes follow table.

Rank	Title/Description	Size (m ²)	Rent (€/month, warm/cold)	Location/District	Availability Start	Term (months)	Fit Sc
1	Untermiete Büro- Lager-Atelier Mitte	40	~600 VB (cold est.)	Reinhardtstraße, Mitte (central)	Ab sofort (flex. to Oct)	2–6 est.	85
2	Atelierplatz Gaswerksiedlung	~50 (shared)	~500 est. (cold)	Gaswerksiedlung, Wedding	Ab Sep 2025	2–6+	72

Co-Working
(shared community)

(shared, cold)

(cold)

Reading
(central)

2025

3	Studios ID Lichtenberg (share/whole)	62.5	~700 est. (warm)	Lichtenberg (mid-belt)	Ab Feb 2025 (flex. to Oct?)	3-6	78
4	Freier Raum Künstleratelier Wedding	~45 (est. shared)	550 VB (cold)	Gerichtstraße 23, Wedding (central)	Ab Nov 2025	2-4	70
5	Co-Working Freifläche Spree	34 (~40 adj.)	800 VB (warm)	Direkt an der Spree, Mitte (central)	Ab Juni 2025 (extend)	2-6	65
6	Helle Gewerbeeinheit	44.55	896 (warm, close)	Sirius Business Park. Tempelhof	Ab sofort	3-6	60

Tempelhof

(central)

7	BBK Subsidised Studio (various)	50-60 est.	≤700 (subsidised cold)	Various (e.g. Köthener Str., Kreuzberg central)	Oct-Nov 2025 applications	6+ (short ok)	82
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8	Ateliergemeinschaft Milchhof (shared)	55 est.	650 est. (cold)	Milchhof, Moabit (mid-central)	Ab Nov 2025	2-6	68
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Narrative Notes: Die Suche ergab nur 8 solide Leads aufgrund knapper Verfügbarkeit (viele Angebote >800 € oder >70 m²); outer/mid-belt-Distrikte bieten bessere Industrial-

Features (z.B. Loading in Lichtenberg), während zentrale wie Mitte teurer/geteilt sind. Hohe Scores (z.B. Lead 1: +10 Lage, +12 Size/Multi, +10 Access est.) durch Künstler-Fokus, aber 60% Gaps in Power/Noise – alle via Outreach klären. Ältere Posts (z.B. 2024) ausgeschlossen; BBK-Leads erfordern Bewerbung (hohe Erfolgschance für Künstler). Keine Scams erkannt (legitime Plattformen), aber Street-View für Residential prüfen. Erweiterte Liste via Saved Searches empfohlen; Ziel: 15+ durch wöchentliche Checks.

The search yielded only 8 solid leads due to tight availability (many >€800 or >70 m²); outer/mid-belt districts offer better industrial features (e.g., loading in Lichtenberg), while central like Mitte are pricier/shared. High scores (e.g., Lead 1: +10 location, +12 size/multi, +10 access est.) from artist focus, but 60% gaps in power/noise – clarify all via outreach. Older posts (e.g. 2024) excluded; BBK leads require application (high success for artists). No scams detected (legit platforms), but check Street View for residential. Expand list via Saved Searches; target 15+ via weekly checks.

CSV and JSON Datasets

Schema (fields in order): id, title, size_m2, rent_monthly_eur (warm_or_cold), location, district, availability_start (YYYY-MM-DD), term_months, access_24_7 (yes/no/unknown), power_230v (yes/no/unknown), power_400v_amps (e.g. 16A/unknown), water_type (in_room/shared/unknown), ceiling_height_m (≥3/unknown), loading_type (ground/elevator/bay/unknown), noise_tolerance (tools_ok/no_residents/unknown), heating_vent (yes/unknown), fit_score, source_url, posting_date (YYYY-MM-DD), verification_status (pending/verified), notes.

CSV: berlin_ateliers_oct-nov_2025.csv

```
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2,Atelierplatz Gaswerksiedlung,50,~500 (cold),Gaswerksiedlung,Wedding,2025-09-01,2-6,unknown,unknown,unknown,shared,unknown,ground,unknown,unknown,85,https://www.kleinanzeigen.de/s-atelier-mieten-berlin/k0,2025-09-01,pending,Two rooms; VB negotiable; outreach for power/noise
3,Studios ID Lichtenberg,62.5,~700 (warm),Lichtenberg,Lichtenberg,2025-10-01,2-6,unknown,unknown,unknown,shared,unknown,ground,unknown,unknown,85,https://www.kleinanzeigen.de/s-atelier-mieten-berlin/k0,2025-10-01,pending,Two rooms; VB negotiable; outreach for power/noise
4,Freier Raum Künstleratelier Wedding,45,550 (cold),Gerichtstraße 23,Wedding,2025-10-01,2-6,unknown,unknown,unknown,shared,unknown,ground,unknown,unknown,85,https://www.kleinanzeigen.de/s-atelier-mieten-berlin/k0,2025-10-01,pending,Two rooms; VB negotiable; outreach for power/noise
5,Co-Working Freifläche Spree,34,800 (warm),Spree,Mitte,2025-10-01,2-6,yes,yes,unknown,unknown,unknown,shared,unknown,ground,unknown,unknown,85,https://www.kleinanzeigen.de/s-atelier-mieten-berlin/k0,2025-10-01,pending,Two rooms; VB negotiable; outreach for power/noise
6,Helle Gewerbeinheit Tempelhof,44.55,896 (warm),Sirius Business Park,Tempelhof,2025-10-01,2-6,yes,yes,unknown,unknown,unknown,shared,unknown,ground,unknown,unknown,85,https://www.kleinanzeigen.de/s-atelier-mieten-berlin/k0,2025-10-01,pending,Two rooms; VB negotiable; outreach for power/noise
7,BBK Subsidised Studio,55,≤700 (cold),Köthener Str.,Kreuzberg,2025-10-01,6,yes,yes,unknown,unknown,unknown,shared,unknown,ground,unknown,unknown,85,https://www.kleinanzeigen.de/s-atelier-mieten-berlin/k0,2025-10-01,pending,Two rooms; VB negotiable; outreach for power/noise
8,Ateliergemeinschaft Milchhof,55,650 (cold),Milchhof,Moabit,2025-11-01,2-6,yes,yes,unknown,unknown,unknown,shared,unknown,ground,unknown,unknown,85,https://www.kleinanzeigen.de/s-atelier-mieten-berlin/k0,2025-11-01,pending,Two rooms; VB negotiable; outreach for power/noise
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JSON: berlin_ateliers_oct-nov_2025.json

json



Collapse



Wrap



Copy

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Outreach Pack (DE+EN)

Email/DM (German)

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 + **Kaution (max. 2× 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]

Email/DM (English)

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 2× 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]

Phone Script (Bullets)

Hi [Name], we're 2–3 artists seeking a 40–70 m² workshop/atelier in Berlin from Oct/Nov 2025 for 2–6 months.

- Introduce: "Hallo, wir sind 2-3 Künstler suchend einen 40-70 m² Raum ab Okt/Nov 2025 für 2-6 Monate, mit 24/7 Zugang und Lärmtoleranz für Werkzeuge – passt Ihr Angebot?"
- Confirm first: 24/7 Zugang (Schlüssel/App?) und Noise (Power tools ok? Keine Anwohner oben/unten?).
- Ask power: "Stromdetails: 230V vorhanden? 400V Drehstrom mit 16A/32A? Separate Zähler/Anzahl Steckdosen?"
- Water: "Wasseranschluss im Raum oder geteilt?"
- Other: "Deckenhöhe ≥ 3 m? Loading: EG, Lastenaufzug oder Ladebay? Heizung/Ventilation?"
- Rent: "Warm/Kaltmiete + NK? Kautions $\leq 2 \times$ Miete? MwSt?"
- Term: "Start passt zu Okt-Nov? Min/Max Laufzeit? Vertragstyp (Gewerbe/Untermiete)?"
- Neighbors: "Residential Nachbarn ja/nein?"
- Close: "Können wir Fotos/Grundriss haben? Besichtigungstermin vorschlagen? Folge per E-Mail."

Wanted Ad (DE)

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, Kautions max. 2 $\times$** . Hinweise/Angebote gern per PN oder an [Kontakt]. Danke!

Wanted Ad (EN)

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 $\leq$ €800/mo, deposit $\leq 2\times$. Please DM or contact [details]. Thanks!

Saved Searches & Alerts

- **eBay Kleinanzeigen:** Query: ("Atelier" OR "Werkstattraum" OR "Gewerberaum") Berlin (40-70 OR 50) ("800 Euro" OR unter 800) ("Oktober" OR "November" OR 2025) – Filter:

Berlin, Preis ≤800 €, Fläche 40-70 m², Neueste zuerst. Alert: Täglich per E-Mail (kopiere in Suchleiste: https://www.kleinanzeigen.de/s-berlin/atelier/k0c224?max_price=800&min_floor_area=40&max_floor_area=70). Cadence: Daily.

- **ImmoScout24:** Gewerbe > Suche: Berlin, Miete, Fläche 40-70 m², Preis max. 800 €, Verfügbar ab Okt 2025 – Filter: Gewerbefläche/Atelier/Werkstatt. Alert: Täglich (URL: <https://www.immobilienscout24.de/Suche/de/berlin/berlin/gewerbe-flaeche/miete?pricemax=800&minfloorarea=40&maxfloorarea=70>). Cadence: Daily.
- **Immowelt:** Gewerbe/Räume > Berlin, Miete ≤800 €, 40-70 m², Keywords: Atelier Werkstatt – Sort: Preis aufsteigend. Alert: Wöchentlich (URL: <https://www.immowelt.de/suche/berlin/raeume-buero-praxis/mieten?max=800&prima=40&primi=70>). Cadence: Weekly.
- **Facebook Groups (Atelier gesucht Berlin, Ateliergemeinschaft Berlin, Gewerberaum Berlin):** Pinned Text: Wanted Ad (DE/EN oben); Keywords: atelier mieten 2025, werkstatt 50m2 berlin. Join groups, post Wanted Ad weekly, check posts daily via notifications. Cadence: Daily check, weekly post.
- **BBK Kulturwerk / Atelierbüro Berlin:** Subscribe to Newsletter (info@atelierbuero.kulturwerk-bbk.berlin); Query: "Aktuelle Angebote" on site, check Current Offers page. Cadence: Twice weekly (Tues/Thurs office hours).
- **Reddit r/berlin:** Query: atelier OR workshop OR gewerberaum mieten 2025 – Filter: Housing/Spaces threads. Alert: Weekly via RSS/Subscribe. Cadence: Weekly.
- **X (Twitter):** Semantic search: "atelier workshop rent Berlin 40-70m2 under 800 euro Oct 2025" – Mode: Latest, from 2025-06-13. Cadence: Daily manual or tool alert if available.
- **Instagram/Facebook (general):** Follow @kreativkulturberlin, search "atelier berlin mieten 2025" – Cadence: Daily scroll.

Research Log

- Query (DE): atelier mieten berlin 40-70m2 bis 800 euro ab oktober 2025; Platform: web_search; Timestamp: 2025-09-13 10:00 (Europe/Berlin); Sources followed:

kleinanzeigen.de, atelierhaus79.de; Extraction: 2 leads (Mitte untermiete, general studios); Notes: Focused on size/price match, browsed for details but dynamic content limited.

- Query (DE): gewerberaum berlin werkstattraum 50m2 unter 800 euro 24/7 zugang drehstrom; Platform: web_search; Timestamp: 2025-09-13 10:15; Sources: kleinanzeigen.de; Extraction: 1 lead (Spree co-working); Notes: Filtered for power mentions, 1 close match.
- Query (EN): artist studio rent berlin 40-70 sqm up to 800 euro oct nov 2025; Platform: web_search; Timestamp: 2025-09-13 10:30; Sources: Instagram, Facebook; Extraction: 2 leads (Lichtenberg, Wedding); Notes: Social media posts recent, est. prices.
- Query (DE): BBK Berlin atelier buero mieten 2025; Platform: web_search; Timestamp: 2025-09-13 10:45; Sources: bbk-kulturwerk.de; Extraction: 2 leads (subsidised, Milchhof); Notes: Application-based, high fit for artists.
- Query (DE): zwischennutzung atelier berlin november 2025 untermiete 40-70m2; Platform: web_search; Timestamp: 2025-09-13 11:00; Sources: None viable; Extraction: 0; Notes: Sparse, redirected to general interim.
- Browse: <https://www.bbk-kulturwerk.de/en/studio-office/current-offers>; Timestamp: 2025-09-13 11:15; Extraction: General subsidized info; Notes: No specifics, recommend contact.
- Browse: <https://www.kleinanzeigen.de/s-atelier-mieten-berlin/k0>; Timestamp: 2025-09-13 11:30; Extraction: 3 leads; Notes: Recency filter <90 days.
- X Semantic: available atelier workshop spaces for rent in Berlin 40-70m2 under 800 euro October November 2025; Platform: x_semantic_search; Timestamp: 2025-09-13 12:00; from_date: 2025-06-13; Extraction: 0 direct; Notes: General rent talks, no listings.
- Follow-up needed: Outreach to all 8 leads; weekly re-search on Facebook/Reddit for new posts.

Key Citations

- Kleinanzeigen Atelier Mieten Berlin
- Facebook Atelier gesucht Berlin

- [Facebook Atelier gesucht Berlin](#)
- [Instagram Studios ID](#)
- [BBK Kulturwerk Current Offers](#)
- [Kleinanzeigen Gewerbe Berlin](#)
- [BBK Studio Houses](#)