



Filming and Photography Rate Card

1. Overview

Leake Street Arches offers a unique tunnel environment for filming, photography, and content production.

The site is one of London's most distinctive urban locations, known for its evolving street art and unique tunnel environment.

All fees below are **guideline rates** and may vary depending on:

- Production scale & complexity
- Level of impact on public access/ tenants
- Space required (partial vs exclusive use)
- Time of day/ night
- Notice period

All filming is subject to approvals, insurance, and a location agreement.

2. Filming Fee Tiers

Filming Fee Tiers	Typical use	Typical Characteristics	Rates
Tier A – Low impact	<ul style="list-style-type: none"> • Student films • Charities • Small creators • Influencer content (under 5,000) • Personal projects 	<ul style="list-style-type: none"> • Handheld or minimal equipment • No obstruction to public access • No tripods, lighting rigs, or set dressing • No reserved or controlled areas 	<ul style="list-style-type: none"> • £75 per hour • £250 half day (up to 4 hours) • £400 full day (up to 8 hours) <p><i>Fees may be reduced or waived at Landlord discretion.</i></p>
Tier B – Controlled impact	<ul style="list-style-type: none"> • Small commercial shoots • Social media content • Photoshoots • Lookbooks • Influencers (medium following) 	<ul style="list-style-type: none"> • Small crew with limited equipment (tripods, small cameras) • Minimal and short-duration impact on pedestrian flow • No exclusive use of space • No large-scale setup or infrastructure 	<ul style="list-style-type: none"> • £150 per hour • £500 half day (up to 4 hours) • £900 full day (up to 8 hours)



<p>Tier C – Moderate Impact</p>	<ul style="list-style-type: none"> Commercial Events Music Videos Corporate Filming Branded Content 	<ul style="list-style-type: none"> Use of lighting, stands, and moderate equipment Managed impact on public access Small areas may be informally controlled Light infrastructure or production activity 	<ul style="list-style-type: none"> £250 per hour £900 half day (up to 4 hours) £1,750 full day (up to 8 hours) <p><i>Fees may be reduced or waived at Landlord discretion.</i></p>
<p>Tier D – High Impact</p>	<ul style="list-style-type: none"> Large Productions & Shoots TV Productions Advertising Feature Films <p>(typically requiring significant infrastructure, footfall management, or partial/full tunnel control)</p>	<ul style="list-style-type: none"> Significant crew and technical setup Controlled access or managed public interface Potential temporary closures or restrictions Production vehicles, generators, or infrastructure 	<ul style="list-style-type: none"> From £5,000 - £7,500 per day. Cost dependent on set up and impact.
<p>Tier E – Very High Impact</p>	<ul style="list-style-type: none"> Major TV Advertising campaign Feature films 	<ul style="list-style-type: none"> Significant impact on tunnel access Exclusive use of space Large crew, technical vehicles, and set build Extended setup and derig periods Significant operational and tenant impact <p>In exceptional circumstances where the tunnel must be fully closed, tenant approval may be required. There may also be a need to reimburse tenants for any loss of income resulting from the closure.</p>	



3. Additional Charges

Application and Admin

- Standard administration fee (for RAMS approval etc.): £350
- Late notice (<5 working days): £150 - £300

Staffing and Supervision

- Leake Street General Site Security: Included in rate costs (if additional, dedicated security is required for event/ activation the production team would need to arrange this separately).
- Out-of-hours (before 8am/ after 8pm): +£100/hour

Impact Fees (if applicable)

Additional Charges may apply where filming:

- Restricts or redirects public access
- Affects tenants/ trading businesses
- Requires exclusive use of areas
- Involves lighting rigs, cabling or generators

Typical uplift: +25%–100% of base fee (in certain cases, this uplift may exceed 100%, for example where a full tunnel closure is required).

Overtime

- 1.5x hourly rate (standard overtime)
- 2x hourly rate (after 10pm)
- Charged in 30-minute increments

Logistics

- Unit base / parking: POA
- Power usage / generators: Separate rate card applicable.
- Temporary structure: POA

4. Discounts and Special Rates

- Students / education (Tier A)
- Multi-day bookings (negotiable)
- Cultural / arts projects (discretionary)
- Charities (discretionary)



- PR / social media value exchange (discretionary)
- Adjustments may be made at the Landlord's discretion to any fees detailed

5. Requirements

All productions must provide:

- Minimum £10m Public Liability Insurance
- Risk Assessment and Method Statement (RAMS)
- Crew list and schedule

6. Cancellation Charges

To cover administration, site preparation, and lost opportunity, cancellation fees are applied as follows:

Notice Period	Fee
More than 14 working days	10% of total booking fee (minimum £100)
7–14 working days	25% of total booking fee
3–6 working days	50% of total booking fee
Less than 3 working days	100% of total booking fee

Where possible, rescheduling may be offered at Landlord discretion.

7. Disclaimer

All rates, fees, and terms set out in this Filming and Photography Rate Card are indicative only, provided as a guideline. The Landlord reserves the right to amend, vary, or withdraw any rates, charges, or conditions at any time without prior notice.

All bookings are subject to review and approval, and final pricing will be confirmed on a case-by-case basis depending on the specific requirements, scale, and impact of the production. The Landlord further reserves the right to refuse any application at its sole discretion.

Nothing in this document constitutes a binding offer, and no booking shall be confirmed until a formal agreement has been executed.

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