

FLORENTIA

NIK NAK



OVERVIEW

The Nik Nak building is being created as prime workspace at Florentia, a much-loved and highly-respected creative business hub in North London.

7,061 SQFT of Self contained and sustainably built-for-purpose studio space with generous and inspiring design features over two floors.

Located in Harringay Warehouse District, an area rapidly becoming a leading centre of creative excellence for designers, technologists, craftspeople and makers.



CGI of existing and new development

COMMUNITY

FLORENTIA

We are proud that the Florentia environment and atmosphere can truly be inspiring and encouraging.

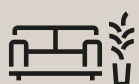
Through a lively mix of a genuinely communal spirit and a diverse choice of social and sharing spaces, Florentia offers the right profile for personal and professional growth.

The average time for people to stay with us is 5 years. That's way, way, way above the industry benchmark.

AMENITIES / ON SITE SOCIAL SPACES



Coffee Shop



Outdoor Break
Out Spaces



Weekend
Markets

GENERAL ESTATE FACILITIES



24/7 Security
& Access

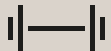


Parking

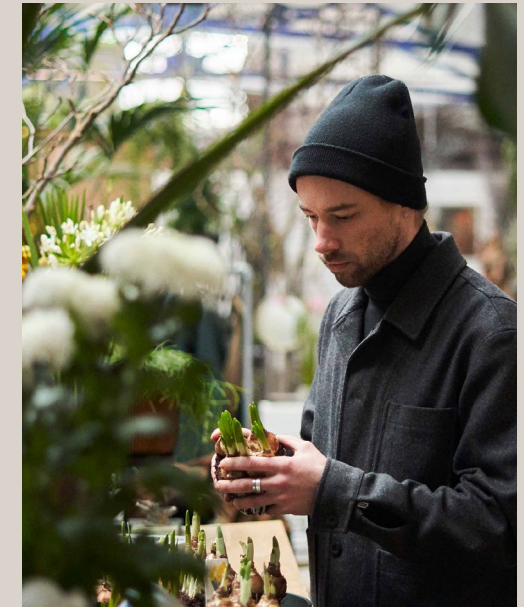


Cycle Spaces

2024: COMING SOON



Outdoor Gym /
Exercise Zone



LOCATION

TRAIN

12 mins

Walk from Harringay Green Lanes
(Overground from Liverpool Street).

15 mins

Walk from Manor House (Piccadilly Line).
Seven Sisters (Victoria Line).
Stamford Hill (Overground from
Liverpool Street).





CAR

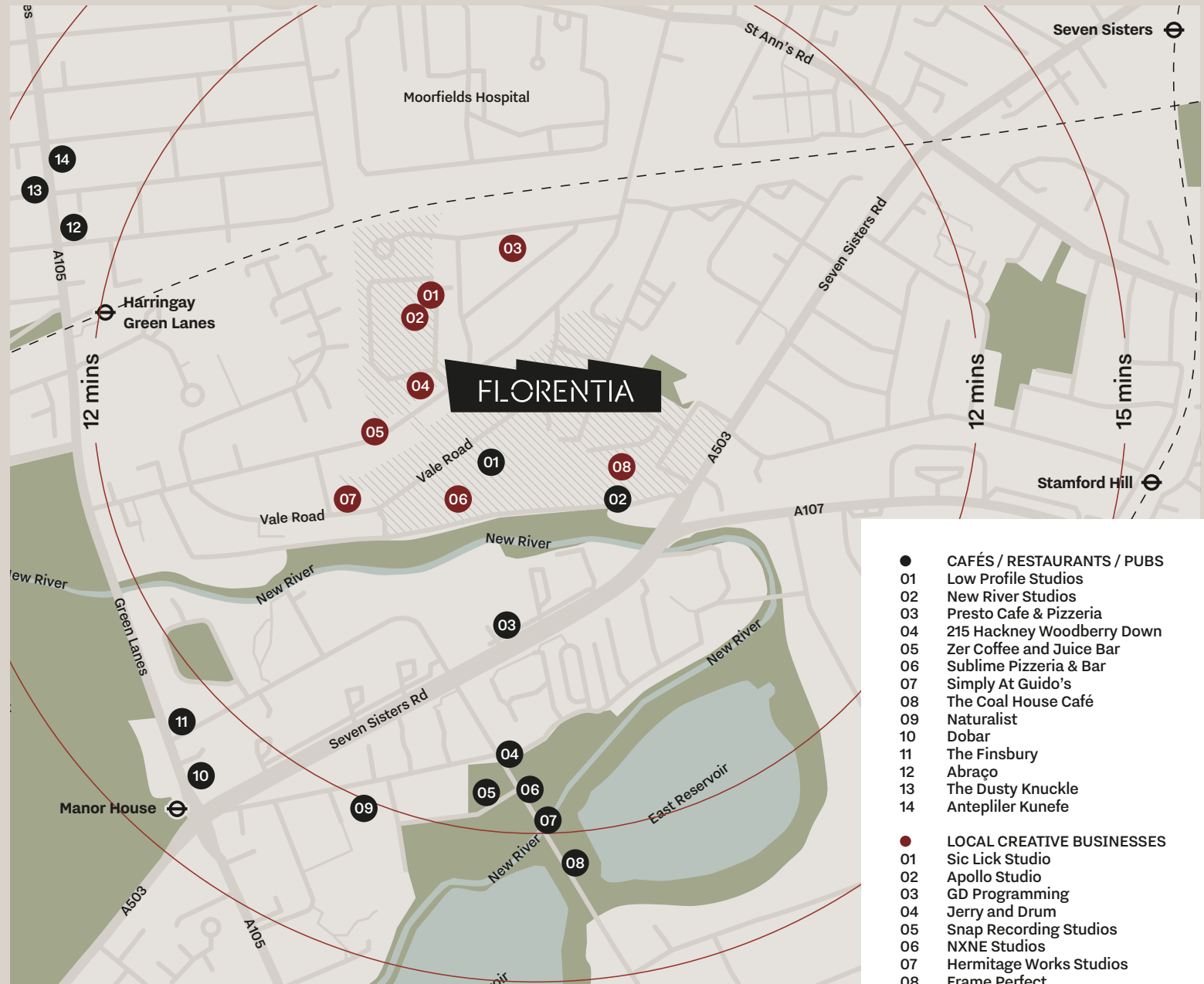
7 mins

Drive to the North Circular.

24 mins

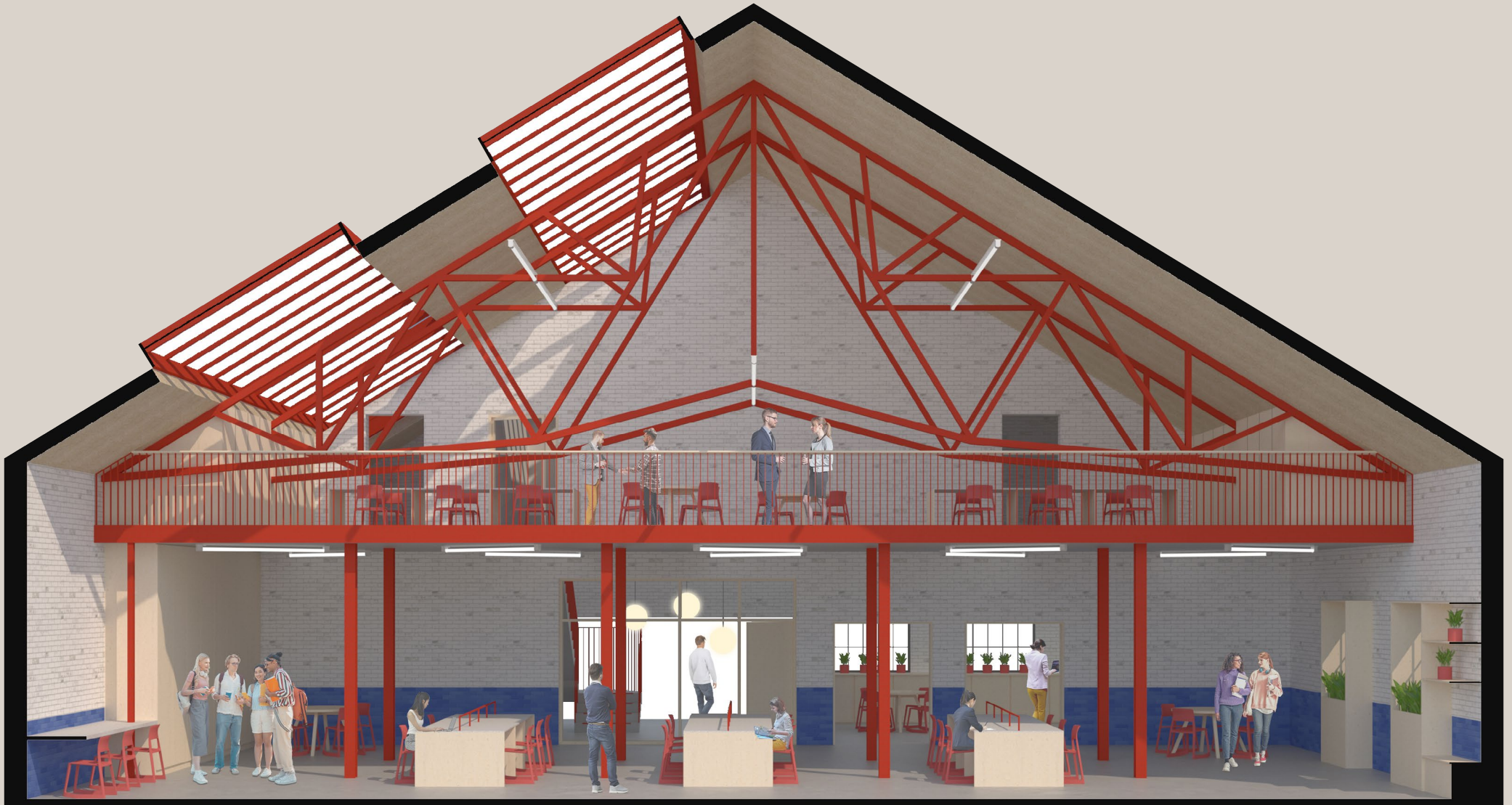
Drive to the M25.

-  Harringay Warehouse District
-  Rail Lines
-  Water
-  Green Spaces



- CAFÉS / RESTAURANTS / PUBS
- 01 Low Profile Studios
- 02 New River Studios
- 03 Presto Cafe & Pizzeria
- 04 215 Hackney Woodberry Down
- 05 Zer Coffee and Juice Bar
- 06 Sublime Pizzeria & Bar
- 07 Simply At Guido's
- 08 The Coal House Café
- 09 Naturalist
- 10 Dobar
- 11 The Finsbury
- 12 Abraço
- 13 The Dusty Knuckle
- 14 Antepililer Kuneke
- LOCAL CREATIVE BUSINESSES
- 01 Sic Lick Studio
- 02 Apollo Studio
- 03 GD Programming
- 04 Jerry and Drum
- 05 Snap Recording Studios
- 06 NXNE Studios
- 07 Hermitage Works Studios
- 08 Frame Perfect

PROPOSED / INDICATIVE
INTERNAL VIEW



CGI from the back of the unit, facing towards the entrance

AVAILABLE UNIT

N1K
N1AK

SPECIFICATION

- >> Fully refurbished
- >> LED lighting
- >> 11M apex height
- >> 5M eaves height
- >> 3 parking spaces
- >> Loading facilities
- >> Electronic roller shutters (proposed)
- >> Concertina doors (proposed)
- >> 24/7 access to the estate
- >> 24/7 security on-site
- >> Mezzanine
- >> Self-contained toilets

AVAILABLE SPACE

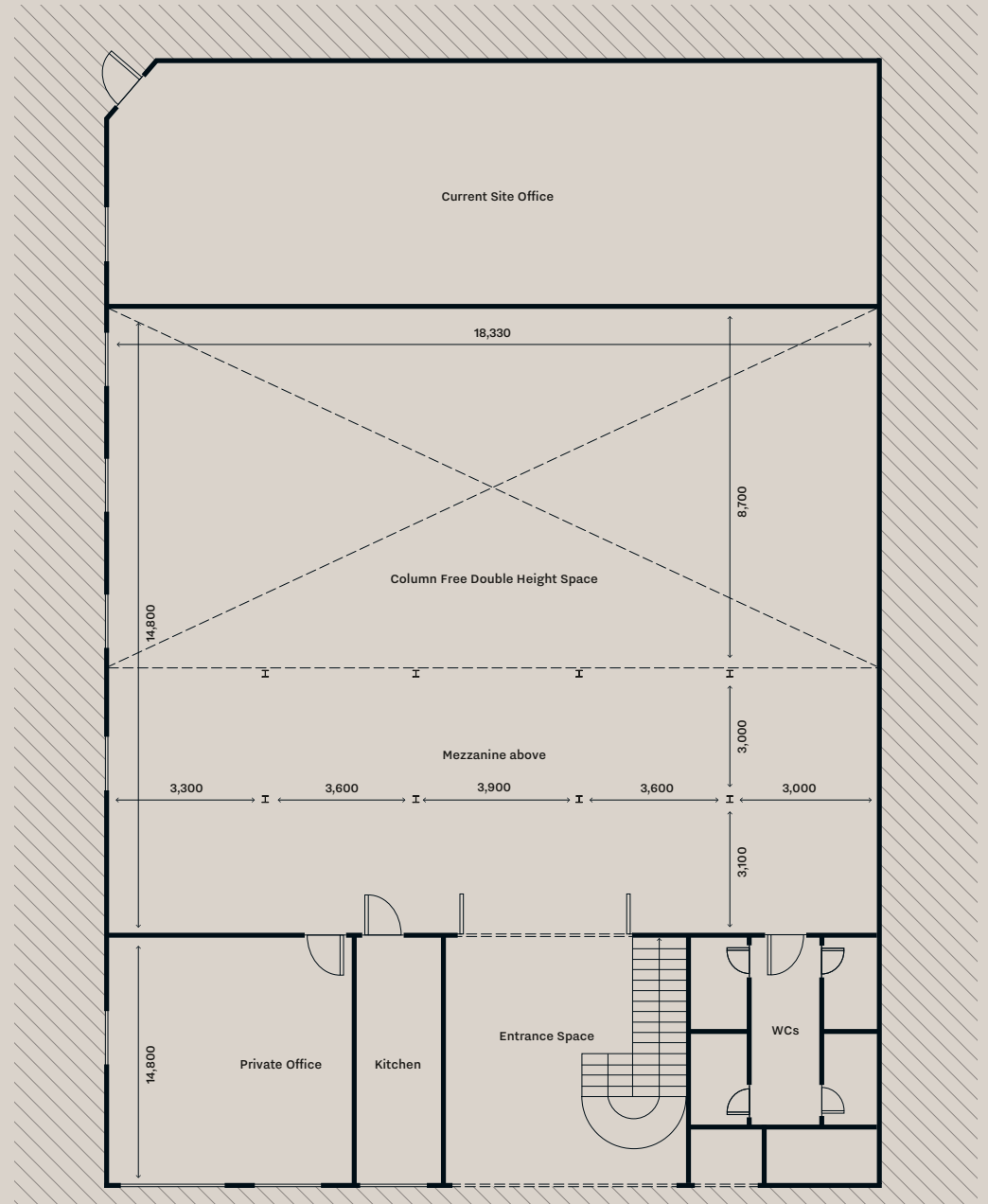
NIK NAK

GROUND FLOOR DIMENSIONS

3,995.5 SQFT 371.2 SQM

SPECIFICATION

- >> New fully height electric roller shutter door
- >> New roof to be installed
- >> New roof lights throughout
- >> Level concrete flooring throughout
- >> Exclusive street entrance
- >> Pedestrian access
- >> Refurbished WC and welfare facilities
- >> Refurbished kitchen area
- >> First floor office accommodation with vast natural light
- >> 3 Phase power
- >> Gas Supply
- >> EPC Rating of C



AVAILABLE SPACE

NIK NAK

FIRST FLOOR DIMENSIONS

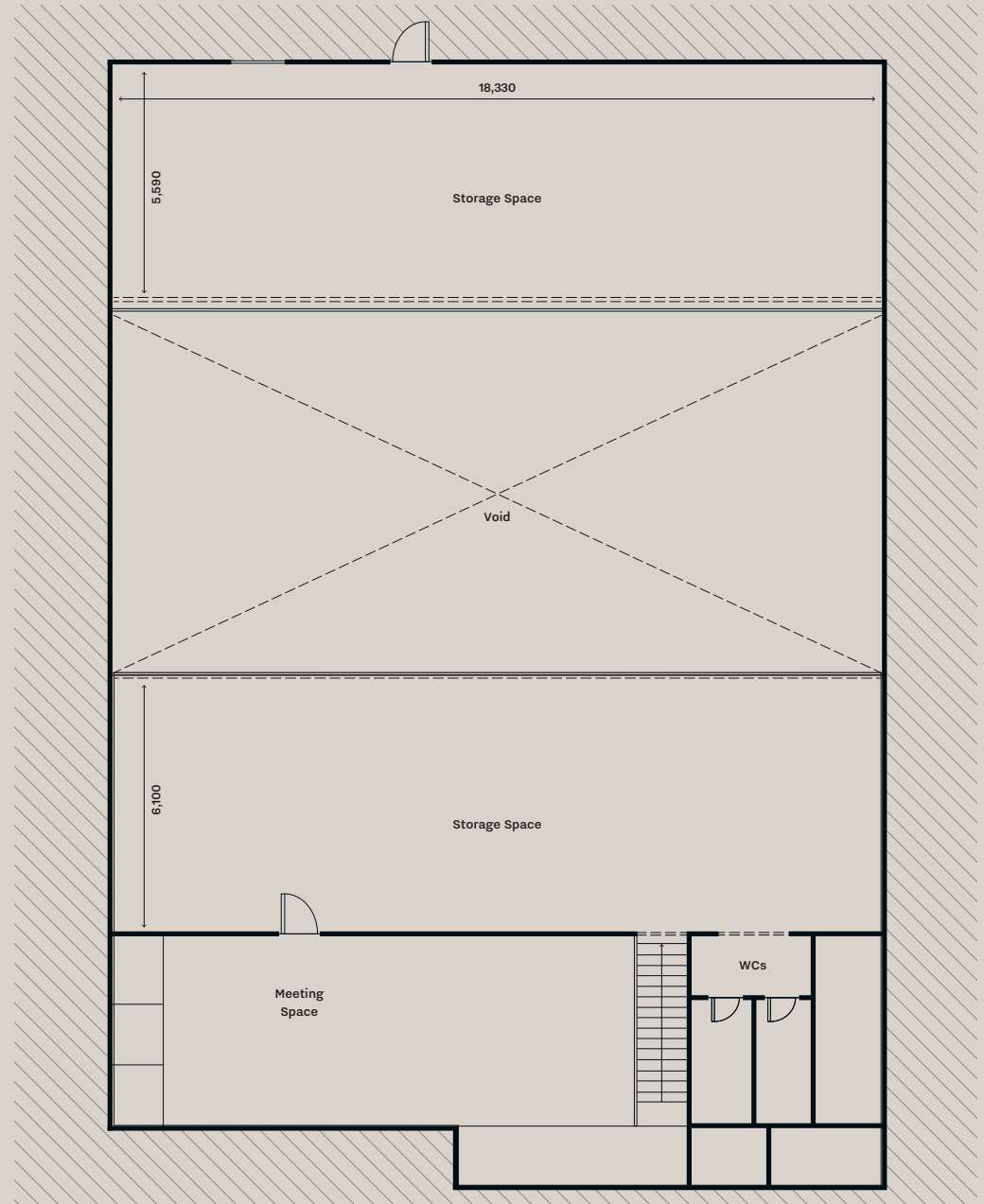
3,065.5 SQFT 284.7 SQM

TOTAL UNIT DIMENSIONS

7,061 SQFT 655.9 SQM

PRICE

£27.50 PER SQFT
(inclusive of rent, service charge
and business rates).





CGI of new development

FLORENTIA REDEVELOPMENT INTO 2024

PLAN YOUR FUTURE AT FLORENTIA

With an anticipated £16m+ investment over the next three years, Florentia creative business hub will continue its rapid and successful growth as a thriving community of creative, entrepreneurial small SME's.

Operated by General People, the award winning services company, the well-trained team are here to support you and your business through all phases of growth.

All the time you are with us, we appreciate that your priorities and needs might change. However our care and commitment to addressing them doesn't. We have the resource, energy and experience to respond directly and effectively. Tending to the smallest of details helps build the best working environment.

Management is transparent and always, light touch. All enquiries and requests are taken, and are handled, professionally. Communications are always clear and in confidence.

PROPOSED SCHEME EXTENSION



CGI of new development



CGI of future unit within the new development

FLORENTIA

THANK YOU

MIMI
General Manager

Mimi has been working at Florentia for 5 years and has been leading our service on-site. If you have any questions about Nik Nak Cottage, or the wider village, feel free to give her an email.

Mimi@generalpeople.com
Florentia@generalpeople.com

