



FLORENTIA VILLAGE

NORTH LONDON'S NEWEST INDUSTRIAL CAMPUS
(N4 1TD)



**STUDIOS, WORKSHOPS &
LIGHT INDUSTRIAL UNITS**



FOR MAKERS AND CREATORS

FLORENTIA VILLAGE

STRATFORD

EXISTING DEVELOPMENT

CANARY WHARF

NEW DEVELOPMENT

CITY OF LONDON



WHAT IS FLORENTIA?

The existing campus comprises 80,000 sq ft of studios, workshops and light industrial units, already home to a vibrant mix of design-led businesses from fashion designers to florists, bike creators to sign makers.



9 Buildings

40 Existing Units

57 Newly Developed Units

97 Total Units

309 sq ft Smallest Size Unit

15,000 sq ft Largest Size Unit

4 Goods Lifts

46 Car Parking Spaces

66 Bicycle Storage

6.45m Floor to Ceiling Heights on Ground

3.45m Floor to Ceiling Heights on First

WE'RE EXTENDING

Florentia Village is expanding to provide a further 90,000 sq ft of purpose built, Grade A space, making the district the largest hub of its kind in North London. The range of workspaces available are flexible to your needs, with an on-the-ground team on hand to help, surrounded by an active community who inspires new ideas.



HIGHLIGHTS & AMENITIES

INDUSTRIAL SPECIFICATION

3,000 - 15,000 sq ft

6.45m internal eaves height

Self-contained toilets

3.3m electronic roller shutters

Demised loading bay

3.15m mezzanine height

WORKSHOPS SPECIFICATION

1,000 - 3,000 sq ft

6m+ internal eaves heights

Self-contained toilets

2.7m+ mezzanine heights

Demised loading bay

STUDIO SPECIFICATION

Up to 1,000 sq ft

Natural light throughout

Goods lift access for deliveries

3.4m - 6m internal eaves height

SHARED BUILDING AMENITIES

On site cafe

On site parking facilities

On site management team

EV charging points

Goods lifts

24/7 security & access

Cycle storage

On site gym

PV panels for reduced operational expense

Communal break out areas

LED lighting

Shared WC & showers



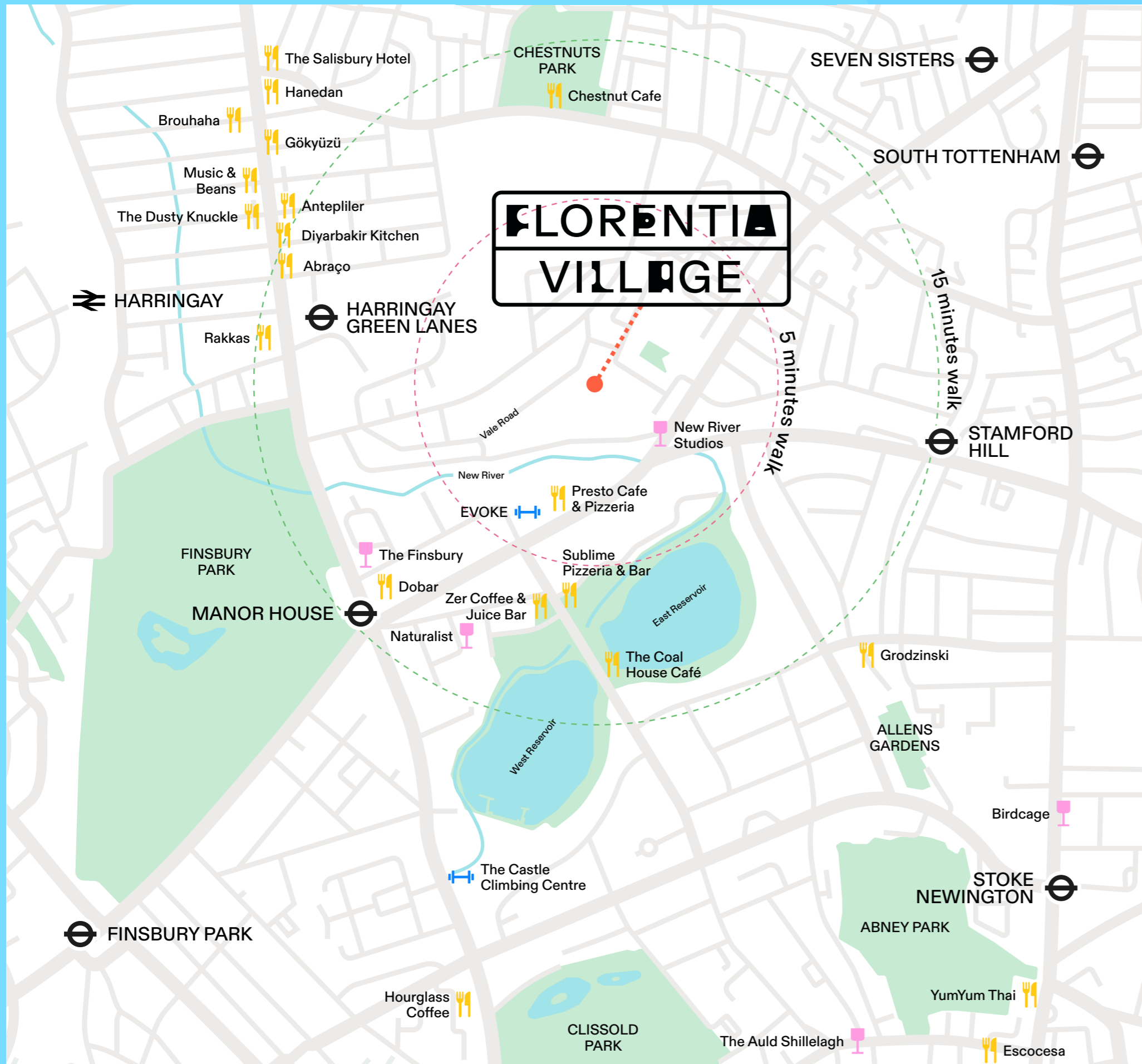
FLORENTIA VILLAGE

LOCATION

Nestled within the heart of Harringay (N4 1TD), Florentia Village is surrounded by a vibrant community. The bustling creative hub is home to eclectic shops, chic cafes and trendy restaurants found along Green Lanes. Pockets of green space surround Florentia Village with Finsbury Park and Woodberry Wetlands both within walking distance. Florentia Village benefits from excellent connectivity, the closest stations are, Manor Park and Harringay Green Lanes which provide Underground and Overground services.







FLORENTIA VILLAGE



Florentia Village
 108 Vale Road
 Harringay Warehouse District
 London, N4 1TD

TRANSPORT

- | | |
|---|---|
|  MANOR HOUSE
15 mins walk |  SOUTH TOTTENHAM
23 mins walk |
|  STAMFORD HILL
15 mins walk |  HARRINGAY
25 mins walk |
|  HARRINGAY GREEN Lanes
16 mins walk |  FINSBURY PARK
16 mins (by bus) |
|  SEVEN SISTERS
21 mins walk |  STOKE NEWINGTON
21 mins (by bus) |

BY ROAD

A 406

7 mins drive to North Circular

M25

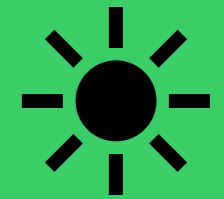
24 mins drive to M25

STUDIOS

Up to 1,000 sq ft
Flexible and fully customisable studios designed
for creators and innovators of all kinds.



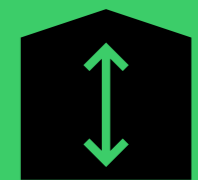
Fully refurbished



Light filled



LED lighting



3.4-6m internal eaves height



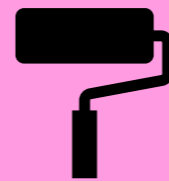
Goods lift access
for deliveries



Flexible contract
terms

WORKSHOP

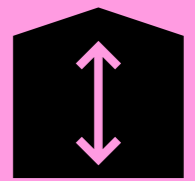
1,000 - 3,000 sq ft
Characterful spaces geared towards
experimentation and creativity.



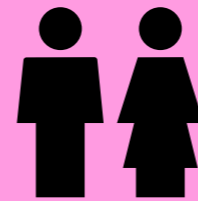
Fully refurbished



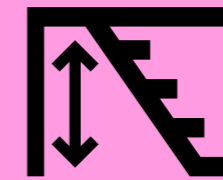
LED lighting



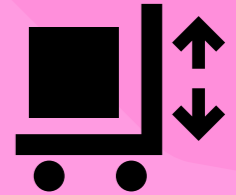
6-6.45m internal eaves
height



Self-contained toilets



2.7-3.15m mezzanine height



Goods lift and
loading yard access



LIGHT INDUSTRIAL

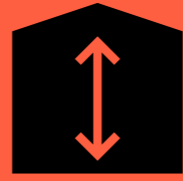
3,000 sq ft and over
Our most spacious option, these are light-filled blank canvases for big ideas.



Fully refurbished



LED lighting



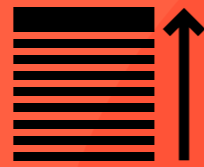
6.45m internal eaves height



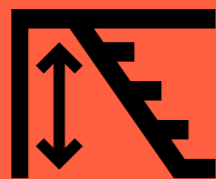
Self-contained toilets



Loading bay



3.3m electronic roller shutters



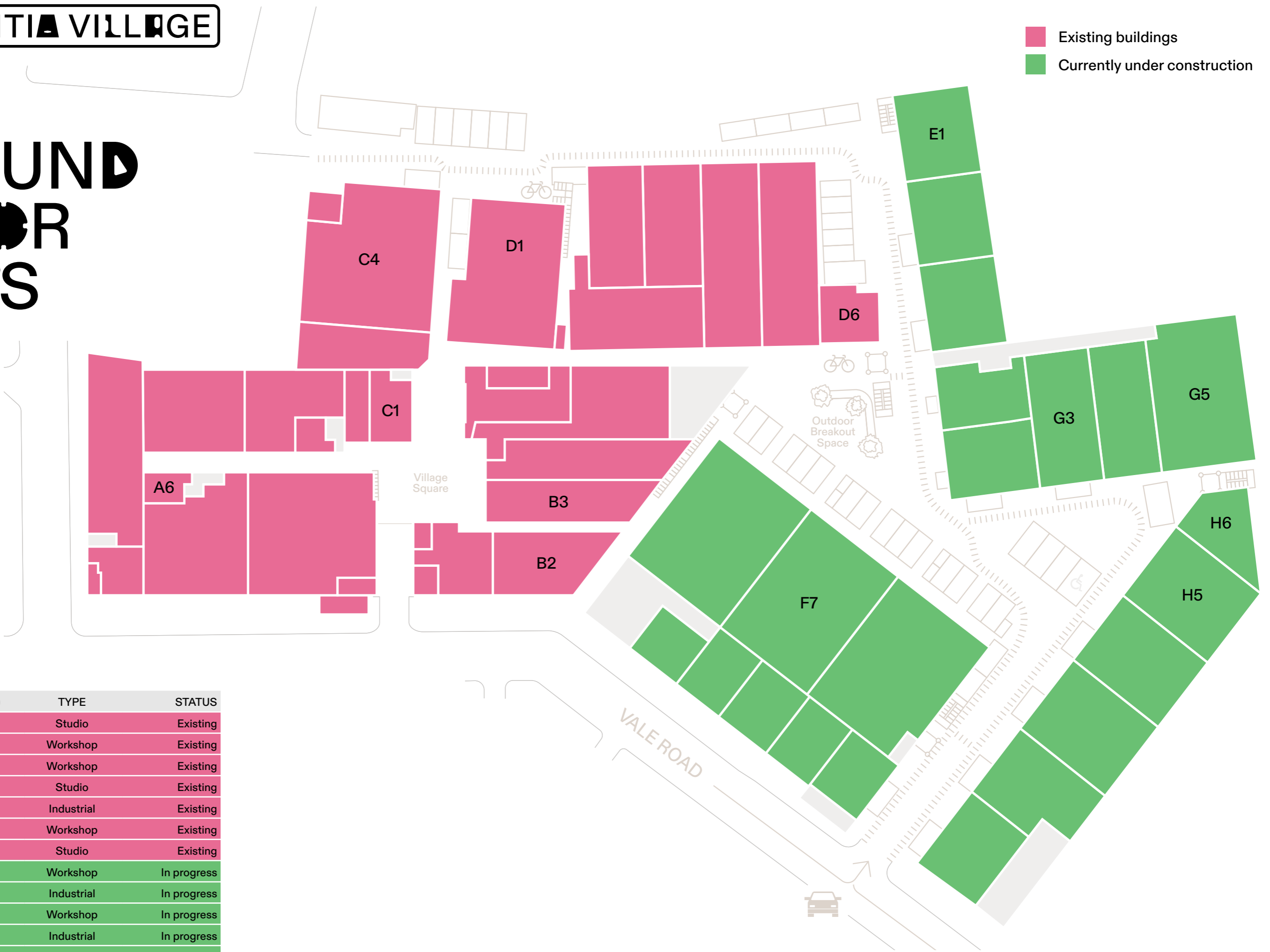
3.15m mezzanine height



FLORENTIA VILLAGE

GROUND FLOOR UNITS

Existing buildings
Currently under construction



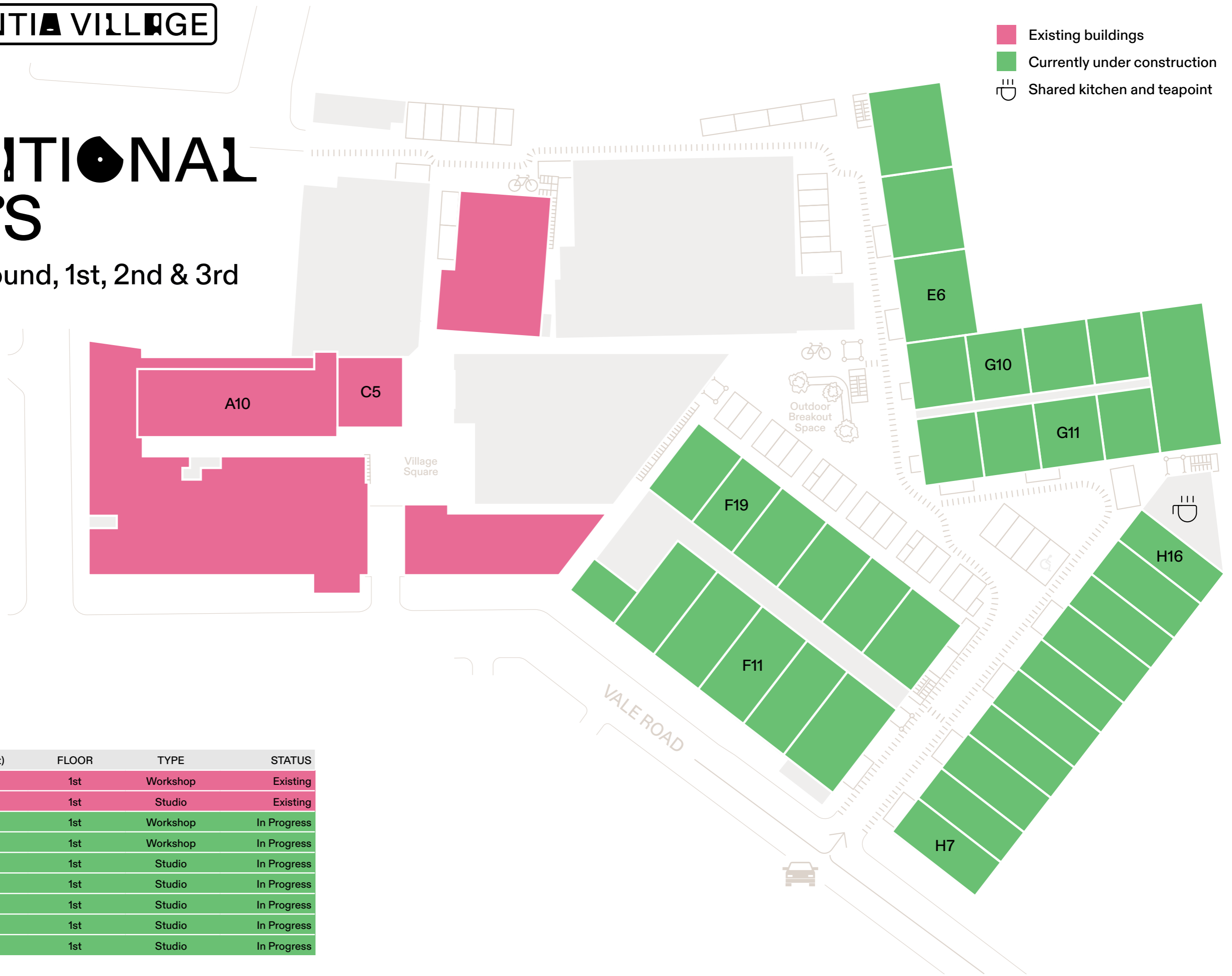
Typical Units

BLOCK	SIZE (sq ft)	TYPE	STATUS
A6	234	Studio	Existing
B2	1,202	Workshop	Existing
B3	1,485	Workshop	Existing
C1	622	Studio	Existing
C4	7,032	Industrial	Existing
D1	2,996	Workshop	Existing
D6	644	Studio	Existing
E1	1,771	Workshop	In progress
F7	5,235	Industrial	In progress
G3	2,626	Workshop	In progress
G5	4,026	Industrial	In progress
H5	3,012	Industrial	In progress
H6	1,157	Workshop	In progress

ADDITIONAL UNITS

Lower Ground, 1st, 2nd & 3rd

- Existing buildings
- Currently under construction
- Shared kitchen and teapoint



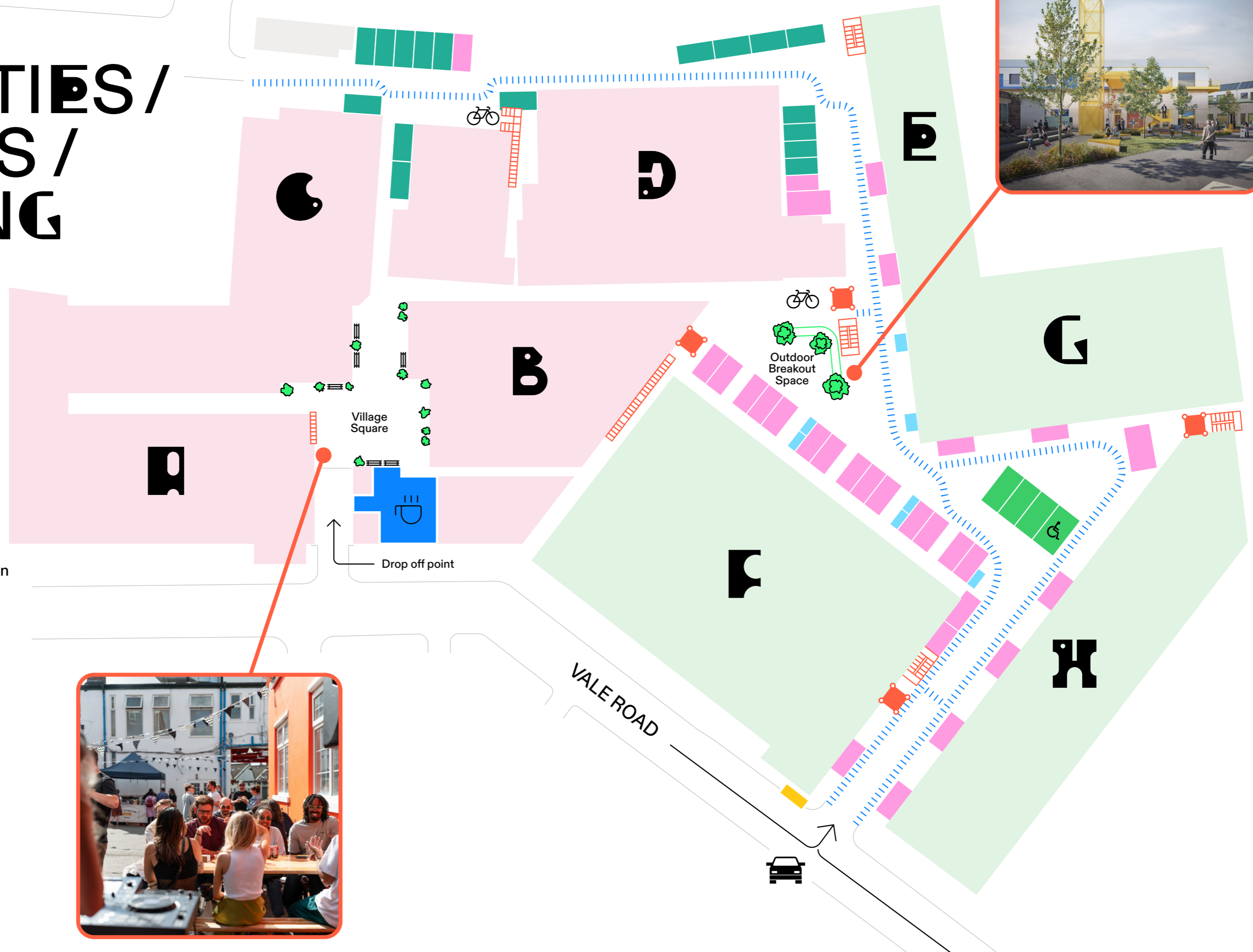
Typical Units

BLOCK	SIZE (sq ft)	FLOOR	TYPE	STATUS
A10	2,835	1st	Workshop	Existing
C5	964	1st	Studio	Existing
E6	1,268	1st	Workshop	In Progress
F11	1,386	1st	Workshop	In Progress
F19	1,025	1st	Studio	In Progress
G10	823	1st	Studio	In Progress
G11	921	1st	Studio	In Progress
H7	982	1st	Studio	In Progress
H16	886	1st	Studio	In Progress

FLORENTIA VILLAGE

AMENITIES / ACCESS / LOADING

- Existing buildings
- Currently under construction
- EV charging bays
- EV loading bays
- Parking spaces
- Motorcycle spaces
- Bicycle racks
- Goods lifts
- Walkways
- Staircase
- Coffee shop
- Security booth
- PV panels



FLORENTIA VILLAGE

LOCAL BUSINESSES

Florentia Village is part of Harringay Warehouse District, a highly connected and fiercely independent community. The district is home to some of the most diverse and creative organisations.

FLORENTIA VILLAGE

Apollo Studio
New & unique rehearsal and recording studio with quality backline.

SNAP Recording Studios
Independent recording studio centered around a 1970s analogue recording console with clients such as Kate Bush, and Liam Gallagher.

PRINCESS & KŌ
Bespoke florist, supplying tailor-made arrangements of top-quality seasonal blooms as well as a range of hand-crafted unique vases.

Sic Lick Studio
Fully equipped, acoustically treated rehearsal and recording studio.

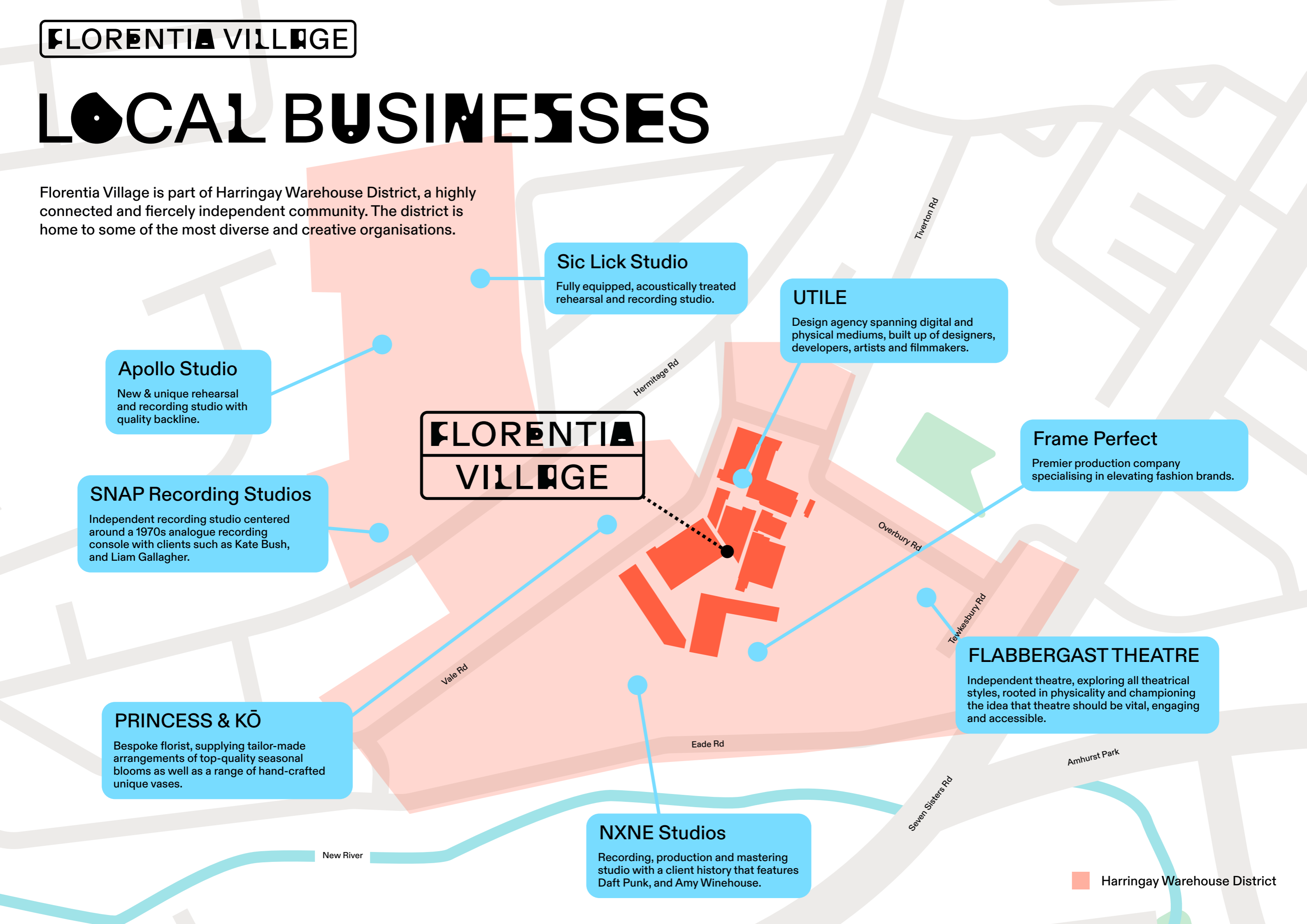
UTILE
Design agency spanning digital and physical mediums, built up of designers, developers, artists and filmmakers.

Frame Perfect
Premier production company specialising in elevating fashion brands.

FLABBERGAST THEATRE
Independent theatre, exploring all theatrical styles, rooted in physicality and championing the idea that theatre should be vital, engaging and accessible.

NXNE Studios
Recording, production and mastering studio with a client history that features Daft Punk, and Amy Winehouse.

Harringay Warehouse District

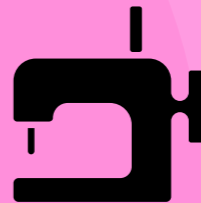




COMMUNITY EVENTS



Seasonal Arts Festival with North London's Makers Market



Skills and Learning workshops



Florentia community events



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