



# FLORENTIA

CLOTHING VILLAGE

EST.  1983

108 Vale Road, London, N4 1TD

# WELCOME TO FLORENTIA

EST. 1983

-> Storage -> Residentials  
-> Workshops -> Warehouses



Florentia Clothing  
108 Vale Road, London, N4 1TD  
+44 (0)20 8800 9555

office@ma-property.com  
clothingvillage.com  
@florentia\_clothingvillage

At Florentia, we offer all types of newly refurbished workspace designed to help fast track your business to success. We pride ourselves on doing this easily, effectively and delivered with an active commitment to communal service.

From ample storage units to an airy residential flat. From generous maker workshops to multi-use warehouses. Our extensive options on size, cost and terms can also mean that we are often way cheaper.

No two businesses are alike but all are like-minded. Successful pioneers in their own fields. Florentia fast movers.

While you are with us at Florentia, we appreciate that your priorities and needs might change. However, our care and commitment to addressing doesn't. Mimi and Kay and the rest of team here have the resource, energy, experience, and authority to respond directly and effectively.

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



# WORKING YOUR OWN WAY

## Workshops and Warehouses

500–9,500 sqft

Private car park

From £25 per square foot +  
including rates and service  
charge

Private workshop space for  
production, manufacturing and  
logistics. Direct road access.

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## Our Business Community

Distribution Hub

Furniture Makers

Textile Manufacturing

Printing Press

Movers & Shakers

Schmoozers & Makers

Sign Makers

Set builders

Florists

Jewellery Designers

Movie & TV production

Cafe

## Amenities



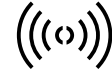
CYCLE  
SPACE



HEALTHY  
CAFE



RESIDENTIAL



24/7  
SECURITY



STORAGE

# WELLBEING WAY



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**Relax, meet, or lunch beside the Lord Caradon Square lush biophilic living wall.**

**Healthy meals and great coffee served by Venus cafe with a Mediterranean influence.**





# ALL WAYS

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We are proud to be located in the Harringay Warehouse District, a creative area providing a mixed live-work zone. This is a new and welcome frontier of opportunity that is beginning to open up and operate in exciting, entrepreneurial ways.

Around the area is a connected community contributing to one of the city's last hidden creative quarters.

On our immediate doorstep are a great network of amenities, leisure, and contacts. From the fantastic Finsbury Park, fresh water swimming at Woodbury Downs and the architectural wonder of Tottenham Stadium.

## Travel Links

Manor House Tube.....	🚶	15 mins
Green Lanes Overground.....	🚶	8 mins
Kings Cross St Pancreas .....	🚇	25 mins
Westend .....	🚇	30 mins
Stansted .....	🚇	1 hr 25mins

## Workshops and Warehouses

From 140 – 9,000sqft

Pricing from £14 - £47 per square foot per calendar month + VAT (includes business rates)

## Residential

From

Studios, 1 beds and 2 beds

Pricing from £1,100 - £2,100 pcm + VAT on 12 month tenancy

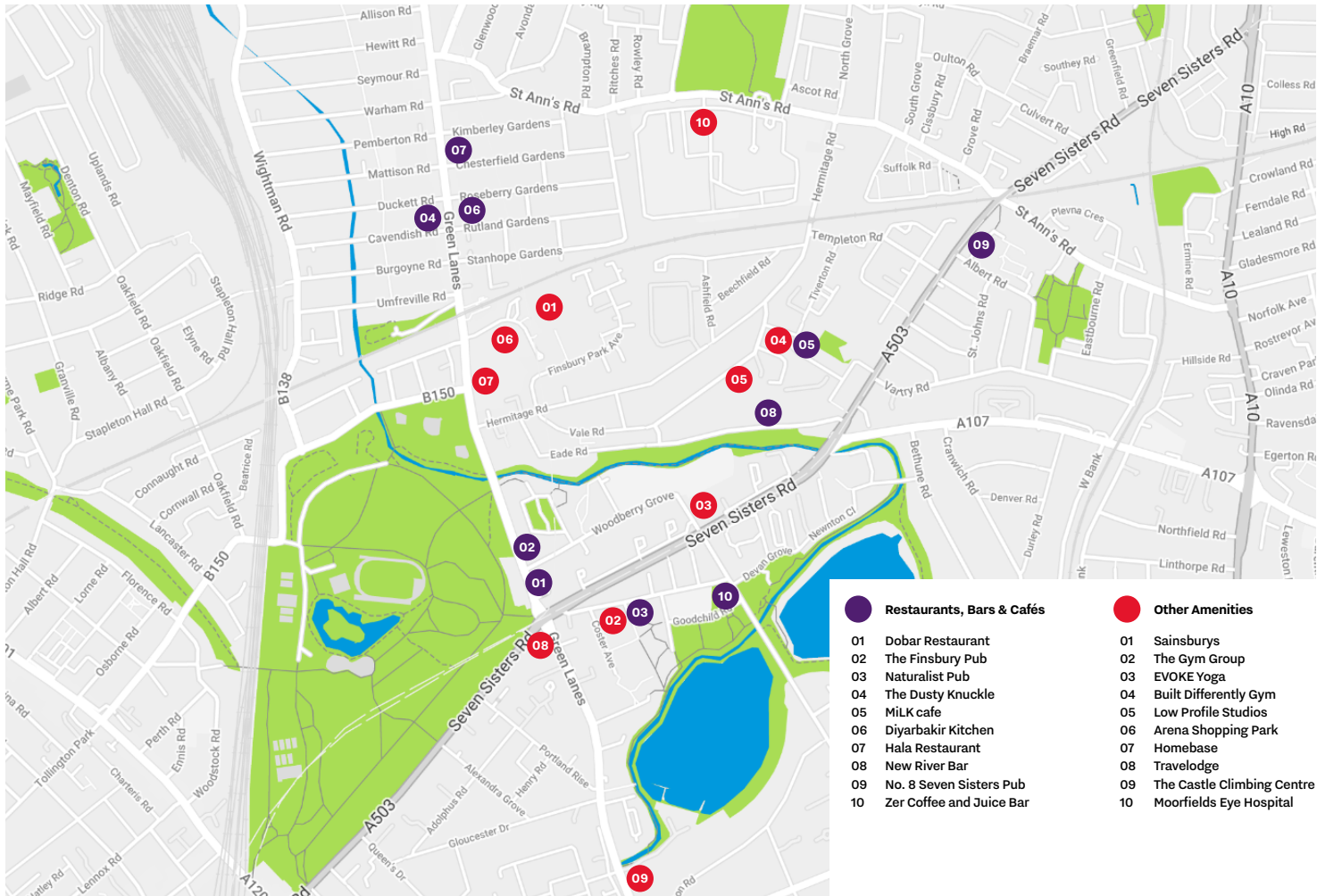
### Terms

- > Leasehold
- > Quarterly rent payment
- > 5-10 years lease
- > 5 year rent review
- > Breaks available (subject to Landlord consent)
- > Business rates and service charge included

### Initial Fees

- > 3 month deposit
- > 1 quarter rent due in advance





- | <span style="color: purple;">●</span> Restaurants, Bars & Cafés | <span style="color: red;">●</span> Other Amenities |
|---|--|
| 01 Dobar Restaurant   | 01 Sainsburys                                      |
| 02 The Finsbury Pub   | 02 The Gym Group                                   |
| 03 Naturalist Pub   | 03 EVOKE Yoga                                      |
| 04 The Dusty Knuckle  | 04 Built Differently Gym                           |
| 05 MiLK cafe  | 05 Low Profile Studios                             |
| 06 Diyarbakir Kitchen   | 06 Arena Shopping Park                             |
| 07 Hala Restaurant  | 07 Homebase  |
| 08 New River Bar  | 08 Travelodge                                      |
| 09 No. 8 Seven Sisters Pub                                      | 09 The Castle Climbing Centre                      |
| 10 Zer Coffee and Juice Bar                                     | 10 Moorfields Eye Hospital                         |

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## Outstanding Management Team

We're here to meet and greet you and your visitors with a friendly smile and a can-do attitude. We'll tailor your guest experience and represent your business as you'd like it to be.

## Venus Cafe

Enjoy our resident cafe's healthy snacks and EXCELLENT coffee.

## Car Parking

Secure and private off-road car parking for our tenants and visitors.

## Social Events & Networking

We like to spend down time with our Florentia members. That's why you'll see a regular schedule of events on our social calendar!

## Secure bike Parking

Safe & sound, located directly outside the building.

## 24/7 Security

Our onsite team keeps the estate safe and secure. Using CCTV and mobile patrols. All day. Every day.

## Local Market / Stalls

We organise regular markets for the public in our central courtyard, see our insta page to see what's happening!  
**@florentia\_clothingvillage**

## Large Outdoor Space

Relax, meet, or lunch beside the Lord Caradon Square lush biophilic living wall.

## The Florentia Way

Follow us on our insta page  
**@florentia\_clothingvillage**  
and have your say for the future.

# STORAGE UNITS

We are pleased to offer 11ft to 40ft Storage Containers To Rent, which are Located in our Gated yard. The container yard has 24 hours CCTV Surveillance and onsite security and helpful, friendly staff.

## Specification

- > 1 month deposit
- > 1 in term 1 month
- > Payment via DD/ Go Cardless
- > Generous unloading space

	NET	VAT	TOTAL
40ft Ground Floor	£340	£68	£408
20ft Ground Floor	£250	£50	£300
20ft First Floor	£220	£44	£264
11ft First Floor	£165	£33	£198

\*New pricing may apply



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# COMMUNITY WAY

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## The Cotton Store

The Cotton Store is a unique warehouse space available to hire for photography, filming and events. The main space includes textured concrete walls, period wood panelling and a beautiful wrought iron spiral staircase, complimented by an abundance of plants and carefully chosen props.

Florentia Clothing Village, with its eclectic mix of businesses, friendly atmosphere, cool café and village square, all in the heart of the Haringay Warehouse District, makes this the perfect setting for our wonderful shoot space. All in all, this is a fantastic environment for our clients to visit and work.

## Princess & Kō

Princess & Kō was created to give the world a flower service like no other. One that allows for your style to be moulded in our hands. Our skill for tailor-made creations, together with our beautiful range of handcrafted vases ensures our customers keep returning.

You can view many of our creations browsing through our galleries and even see what our customers have to say about us in our press section.  
.... see what we can do for you.



# THE TEAM

**FLORENTIA**  
CLOTHING VILLAGE



**Mimi Poulli**  
General Manager  
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**Kay Suttar**  
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**Paul Kwarteng**  
Grounds Keeper  
Phone: 07861 689 547



**Jimmy Paraskevopoulos**  
Facilities Manager

