



FLORENTIA  
VILLAGE

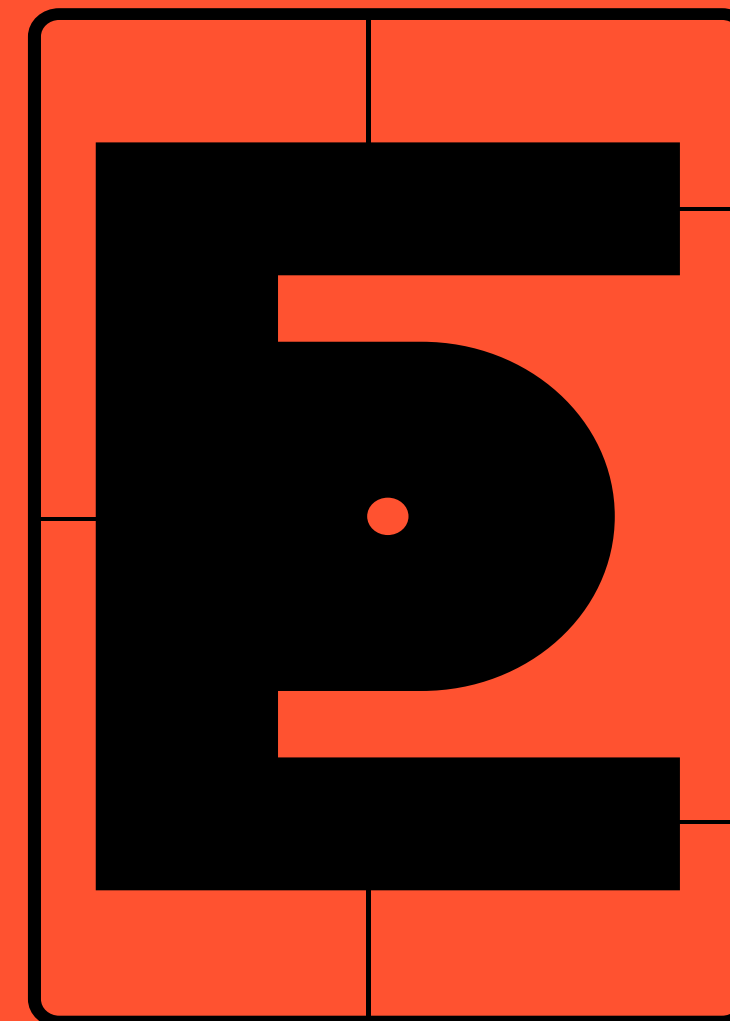


# FOR THE LOVE OF MAKING

Spanning over 70,000 sq ft, we are proud that the Florentia environment and atmosphere can truly be inspiring and encouraging.

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

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.



## AMENITIES / ON-SITE SOCIAL SPACES



Coffee shop



Outdoor Breakout Space



Weekend Markets

## GENERAL ESTATE FACILITIES



24/7 security & access



Parking



Cycle Spaces

## 2024: COMING SOON



Outdoor Gym/ Exercise Zone

# LOCATION

## ● 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

## TRAVEL TIMES

### TRAIN

#### 10 mins

Walk from Haringay 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.

-  Haringay 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 Kunefe

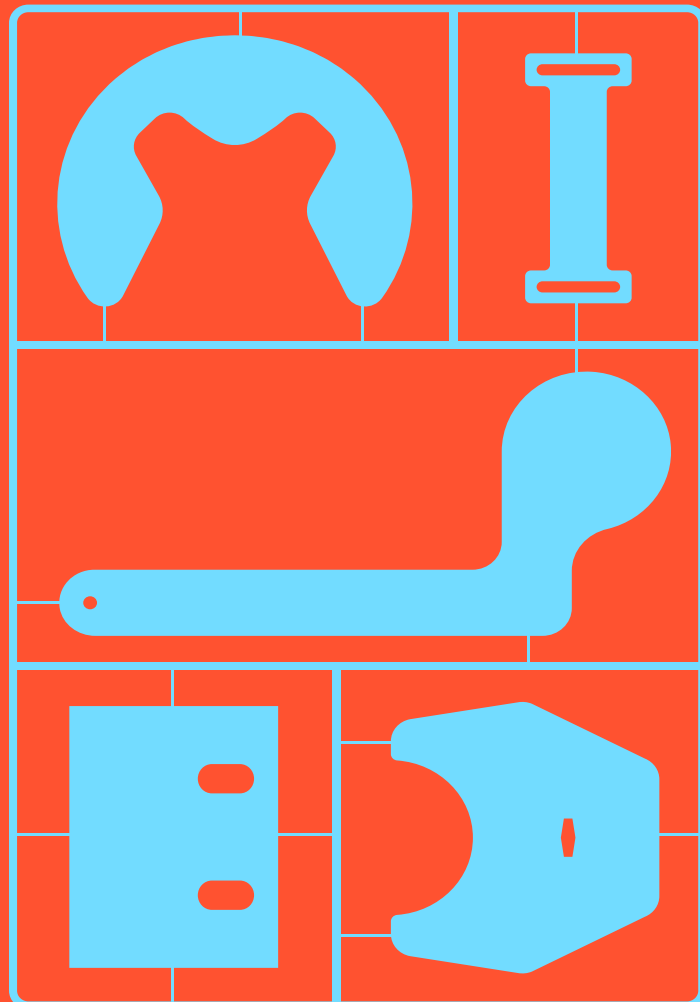
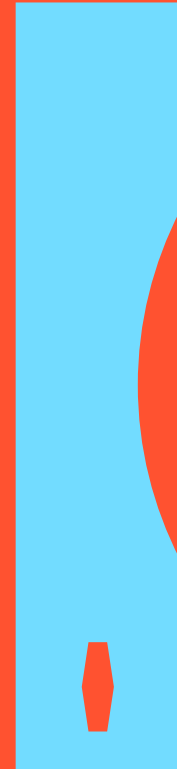
# NIK NAK

## 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.

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## SPECIFICATION

- > FULLY REFURBISHED
- > LED LIGHTING
- > 11M APEX HEIGHT
- > 8M EAVES HEIGHT
- > 3 PARKING SPACES
- > LOADING FACILITIES
- > ELECTRONIC ROLLER SHUTTERS
- > 24/7 ACCESS TO THE ESTATE -> 24/7 SECURITY ON-SITE
- > MEZZANINE
- > SELF-CONTAINED TOILETS



Nik Nak - workspace view

# WIK NAK

Internal view from the back of the unit



# COMMUNITY

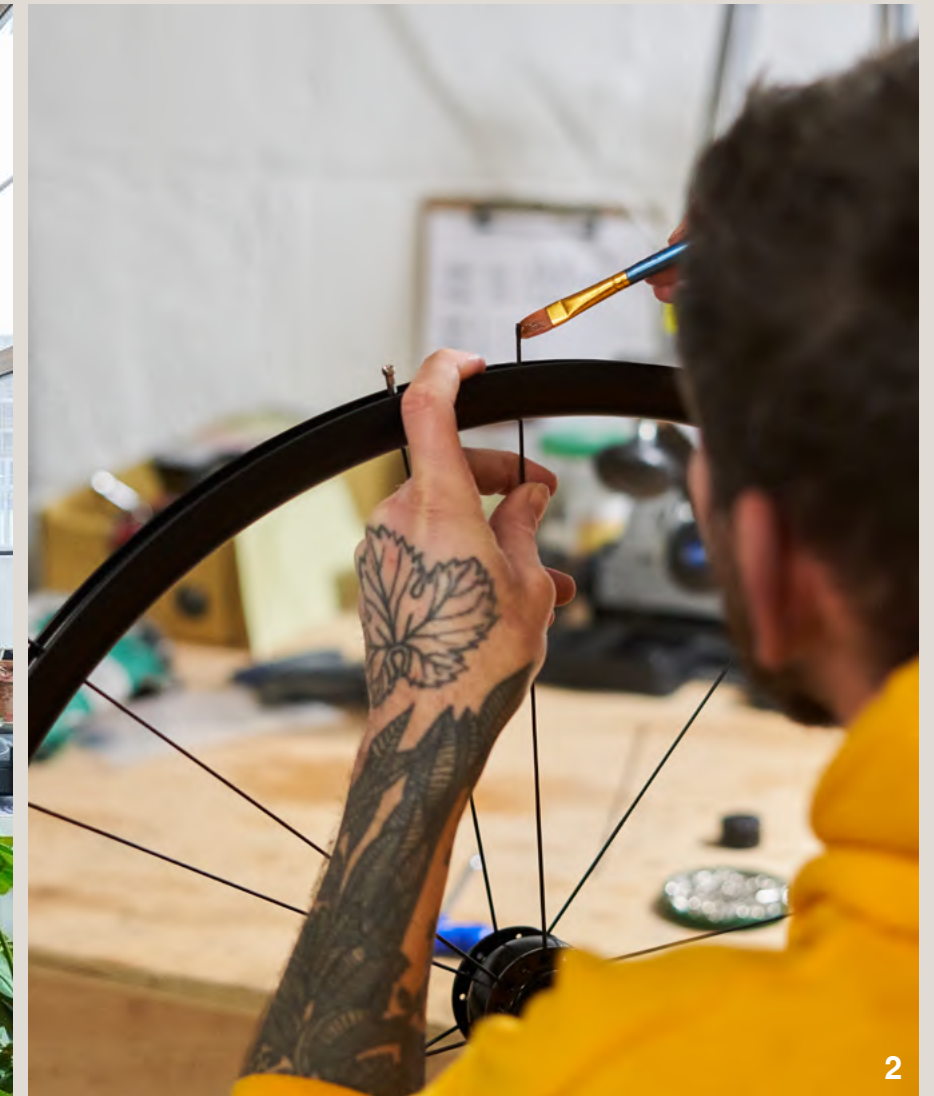
## A RADICAL ASSEMBLY OF CREATIVES PRESERVING THE TRADITION OF MAKING.

Originally established in the 1970s as the central hub for garment manufacturers in the fashion industry, Florentia has progressively expanded into the wider creative spheres of food, consumer products, film, theatre, music, design and photography, and it is now home to an eclectic mix of over 40 businesses. All makers, innovators and creators.

## OUR RESIDENTS

Florentia hosts a vibrant mix of community-minded SMEs, trades, and individuals from multiple backgrounds and disciplines.

- > FASHION DESIGN
- > MANUFACTURING
- > PHOTOGRAPHY
- > MEDIA PRODUCTION
- > JEWELLERY DESIGN & MANUFACTURING
- > CYCLE WORKSHOP
- > FURNITURE WORKSHOP
- > FLORISTRY
- > ART
- > SCULPTURE
- > ENTERTAINMENT



1 - Venus Café

2 - Fairlight Cycles

3- Cyrill Tronchet Floristry

4- Jewellery Workshop



# THE FUTURE

## THE WAREHOUSE COMMUNITY HELPING YOU DO MORE OF WHAT YOU LOVE.

Through a 1.5 acre extension of the village and a network of publicly accessible communal areas, we will stitch Florentia back into the wider Warehouse District while delivering 100,000 sq ft of new, best-in-class maker facilities - doubling the size of the existing campus, and bringing together over 1,000 like minded creatives.

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.

### FEATURES

- > NEW, IMPROVED PUBLIC PATHWAYS AND COMMUNAL AREAS
- > OVER 100 NEW STUDIOS
- > BEST IN CLASS LIGHT INDUSTRIAL AND STUDIO UNITS
- > FLEXIBLE & AFFORDABLE
- > OPERATED BY GENERAL PEOPLE

### SUSTAINABILITY



Enhanced biodiversity

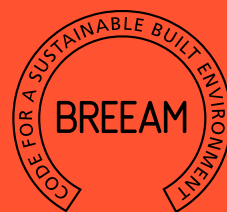


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**EPC**



EPC A



BREEAM Excellent







BEVERAGE	RECIPE	IBU	ABV	EST
TRIPLE HOP IPA	100% Pilsener	45	5.5%	2018
PALE ALE	100% Pilsener	35	5.0%	2017
LAGER	100% Pilsener	25	4.5%	2016
WITBIEER	100% Pilsener	30	5.0%	2019
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TAP ROOM  
Office

CGI of new development