



## Wallpaper Factory

53-79 Highgate Rd, Kentish Town, London, NW5 1TL

**Hugely popular, Highgate Studios is located within easy walking distance to Kentish Town Underground station & Gospel Oak**

**1,672 to 80,394 sq ft**  
(155.33 to 7,468.85 sq m)

- 5 mins to station
- Flexible leases for a term to be agreed
- High ceilings throughout
- Excellent natural light
- Original industrial features
- Various units, some with air conditioning & timber flooring
- some units fully fitted
- Car parking & valet parking
- Fully branded Benugo café in reception
- Bike storage + showers

- Incredibly popular building
- landscaped courtyard
- Onsite: gym, nursery, café, restaurants, indoor and outdoor communal spaces.

# Wallpaper Factory, 53-79 Highgate Rd, Kentish Town, London, NW5 1TL

## Summary

<b>Available Size</b>	1,672 to 80,394 sq ft
<b>Rent</b>	£49.50 per sq ft Quoting rent
<b>Rates Payable</b>	£14 per sq ft approx figure tenant must verify this independently
<b>Service Charge</b>	£6.01 per sq ft
<b>Estate Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

## Description

For the first time in many years there is now a limited number of units available in the hugely popular and well-renowned Highgate Studios, NW5, being a stunning former Sanderson wallpaper factory. The building also benefits from Benugo running the ground floor café / breakout area with wifi as well as an onsite creche.

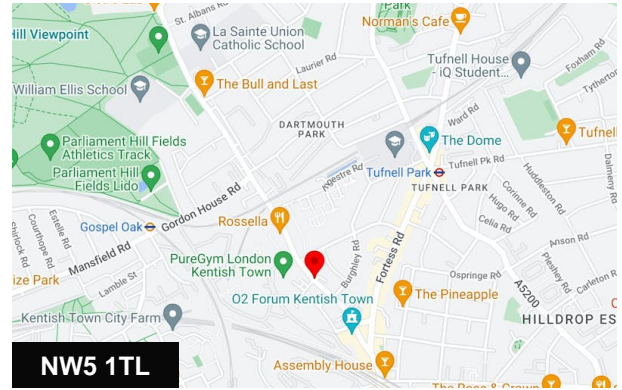
## Location

Highgate Studios is located within 5 mins walking distance to Kentish Town underground station (Northern Line + Thameslink connections) & Gospel Oak Overground station. The vibrant area surrounded by a number of bars, café's, restaurants and the O2 forum.

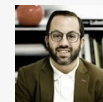
## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Tenure	Availability
Ground - unit 500	1,672	155.33	To let	Available
Unit - 312	1,777	165.09	To let	Coming Soon
Ground - 901	1,853	172.15	To let	Let
Ground - unit 603	2,218	206.06	To let	Available
Unit - 501-503	2,256	209.59	To let	Coming Soon
Unit - 531	2,334	216.84	To let	Available
Unit - 511-512	2,509	233.09	To let	Coming Soon
1st - Unit 710	2,993	278.06	To let	Available
Unit - 440-445	3,106	288.56	To let	Coming Soon
2nd - Unit 7.20	3,164	293.95	To let	Available
Unit - 450-451	3,370	313.08	To let	Coming Soon
Unit - 400/401	3,440	319.59	To let	Coming Soon
Ground - Courtyard 1	3,478	323.12	To let	Available
Unit - 200	3,562	330.92	To let	Coming Soon
2nd - unit 420	3,585	333.06	To let	Available
Unit - 430/431	3,637	337.89	To let	Coming Soon
Unit - 311	3,805	353.50	To let	Available
Ground - unit 700	4,086	379.60	To let	Available
Unit - 100	4,181	388.43	To let	Coming Soon
Unit - 120-121	4,505	418.53	To let	Available
Unit - 520	5,672	526.95	To let	Coming Soon
Unit - 530	6,188	574.88	To let	Coming Soon
Unit - 305 (& 500 + 603)	7,003	650.60	To let	Coming Soon

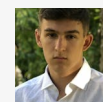


## Viewing & Further Information



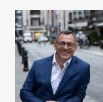
**Simon Rinder**

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**David Jackson**

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Name	sq ft	sq m	Tenure	Availability
<b>Total</b>	<b>80,394</b>	<b>7,468.87</b>		

### Specification

Former Sanderson wallpaper factory with original industrial features.

### Viewings

Viewing via sole agent Pilcher Hershman: Julian Wogman & Simon Rinder

### Terms

A new lease for a term by arrangement directly from the freeholder. Some units available by way of sublease/ assignment.