

HIGH ROAD, WHETSTONE

1250 HIGH ROAD,
WHETSTONE, LONDON
N20 0LR

SELECTION OF NEWLY INSTALLED COMMERCIAL
KITCHENS, COLD ROOMS AND STORAGE TO RENT.

220 FT² – 3,520 FT²

FOREST
REAL ESTATE


BURLINGTON
GREEN
PARTNERS
REAL ESTATE ADVISORS

HIGH ROAD

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WHETSTONE
LONDON
NW1 0TF

SUMMARY

- Hygienic floors and waste collection
- Inbuilt ventilation and drainage
- Customisable layout
- State of the art odour and smoke filtration system
- 24 hour access
- Loading bays & 2 x goods lifts
- 2 x microlifts
- 3 phase connections
- Waste collection
- SALSA and HACCP accredited
- On site parking - available by separate arrangement





DESCRIPTION

Elegantly transformed from a former office building, Dephna presents a culinary haven.

Welcome to the newly restored culinary haven, once home to a striking office building. Dephna has meticulously refurbished this space, transforming it into a state-of-the-art facility boasting an array of kitchens, cold rooms, and ample storage.

Embrace the Footfall Advantage with Our Click and Collect Hub

Benefit from the vibrant energy of the bustling high street as our facility includes a convenient click and collect hub. Ensuring a steady stream of potential customers passing by, this feature offers an excellent opportunity for your culinary creations to reach a wider audience.

Spacious and Illuminated: Your Ideal Culinary Workspace

Each kitchen within our facility is thoughtfully designed with your comfort and productivity in mind. Featuring large windows that flood the space with natural light, you'll have an inviting and well-illuminated environment to work in.

Cold Rooms Designed for Freshness and Versatility

In addition to our state-of-the-art kitchens, we offer cold rooms that are designed to preserve the freshness and quality of your ingredients. Ranging from 80 ft² to 150 ft², our cold rooms are equipped to accommodate the unique demands of your culinary creations.



Perfect for Foodpreneurs and Culinary Creatives

These brand-new, thoughtfully constructed units are an ideal haven for food development and production entrepreneurs. Whether you're a seasoned restaurateur, a visionary food pop-up enthusiast, an artisan baker, or a culinary manufacturer, our facility is perfectly equipped to nurture your passion and business aspirations.

Flexible and Tailored to Your Needs

Our kitchens are ingeniously modular in layout, offering you the flexibility to tailor the space according to your specific requirements. Whether you need a compact kitchen for your startup or a larger unit to accommodate your expanding culinary enterprise, we can create kitchen units of various sizes, ranging from 220 ft² up to 3,520 ft², to suit your needs.

VIDEO TOURS

Kitchens:

https://drive.google.com/file/d/1ROoBrmT3IH6fce2WfzrxpwxsKln3Tazp/view?usp=drive_link

Cold Rooms:

https://drive.google.com/file/d/1AqlliXZDce42cjj7o6EGF1tNurnpDUy/view?usp=drive_link



LOCATION

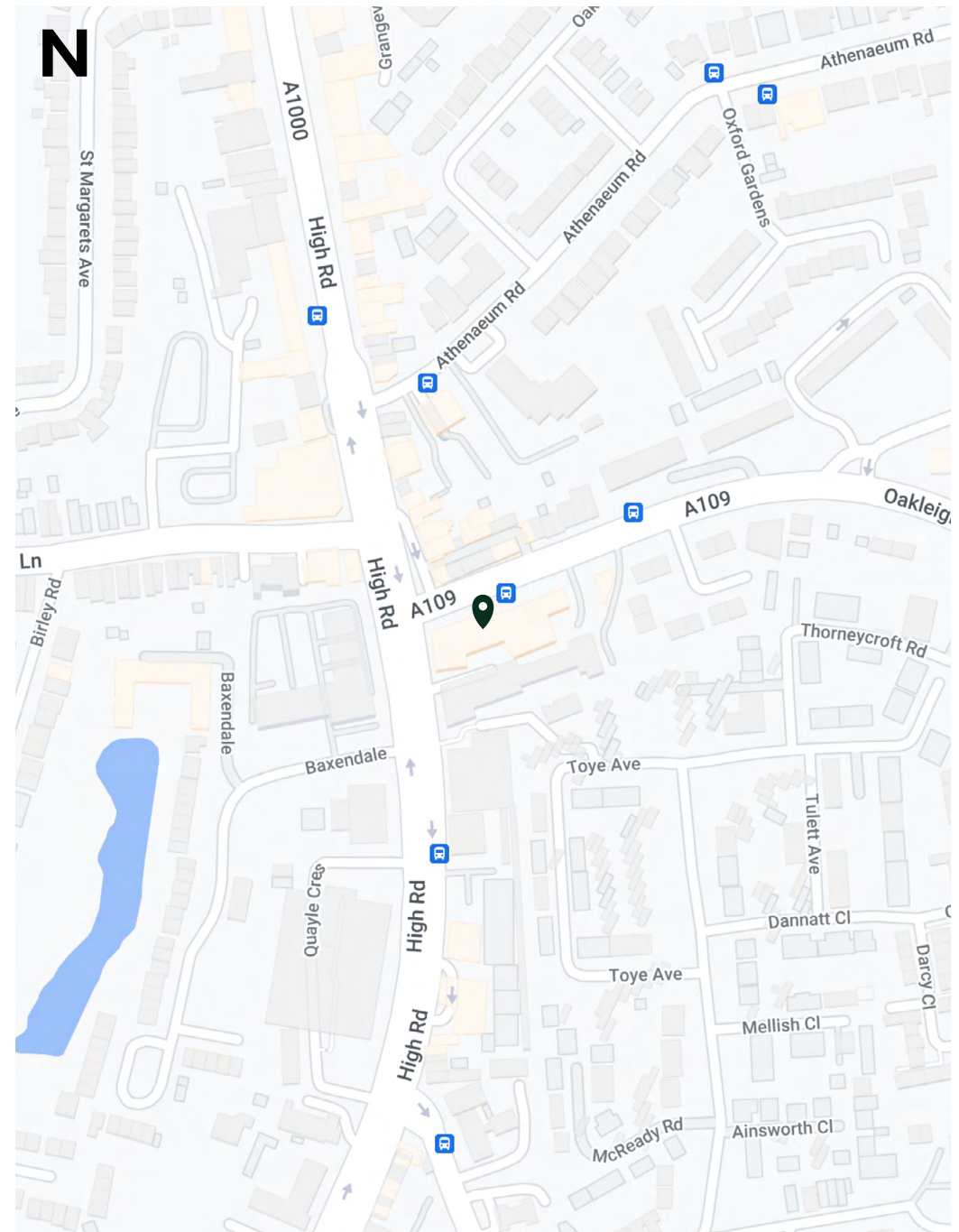
Whetstone has evolved into a thriving hub for businesses of all kinds. Boasting a strategic location, a well-connected transport network, and a supportive community, Whetstone provides an ideal environment for enterprises to flourish.

Strategic Location: Whetstone's advantageous location is one of its primary draws for businesses. Situated just a few miles north of central London, the area benefits from close proximity to the city's economic epicentre while retaining a peaceful suburban charm. This accessibility to central London means that businesses can tap into a vast consumer base and attract clients and customers from all over the city.

Transportation Connectivity: One of the key factors that contribute to Whetstone's allure for businesses is its excellent transportation links. The neighbourhood is served by the Northern Line, with two Underground stations, Totteridge & Whetstone and Woodside Park, providing efficient access to central London and beyond. This convenience is particularly appealing to employees and clients alike, making it easier to commute and do business in the area.

Diverse Business Landscape: Whetstone boasts a diverse business landscape, with a wide range of enterprises spanning various industries. From quaint independent boutiques along the High Road to modern co-working spaces, this eclectic mix creates a unique synergy that fosters creativity and collaboration. Whether it's retail, hospitality, professional services, or technology startups, businesses of all scales find a welcoming home in Whetstone.

Ample Amenities: Whetstone offers a plethora of amenities that cater to the needs of businesses and their employees. The bustling High Road is a hive of activity, lined with cafes, restaurants, and shops, providing excellent opportunities for networking and client meetings. Additionally, the presence of well-maintained parks and green spaces allows employees to enjoy a refreshing break during lunchtime or after work, promoting overall well-being.



DEPHNA

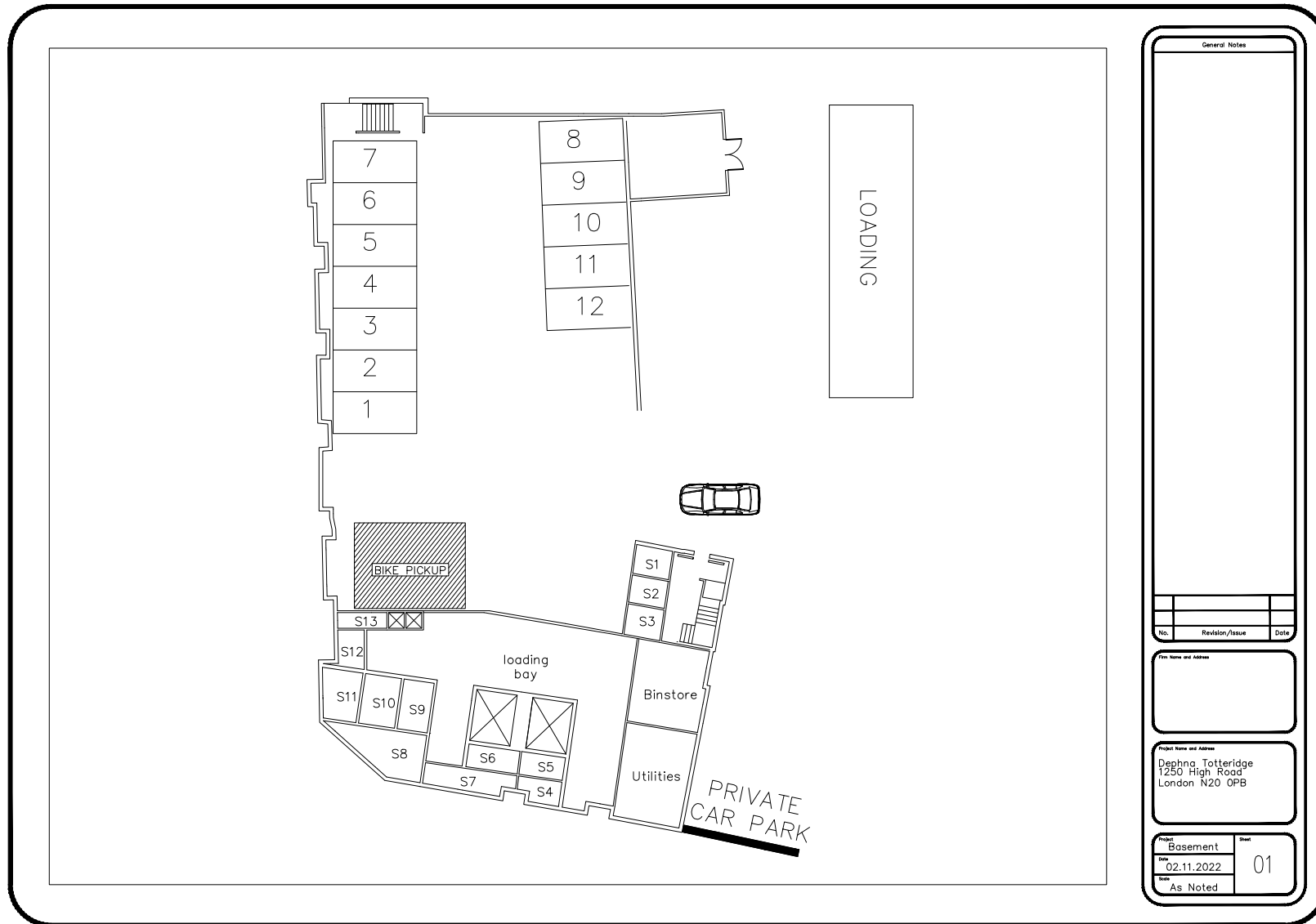
Dephna are the largest provider of commercial kitchen space in London, but still family owned and operated.

The first location opened in 1972 and since then we have been working alongside foodie founders, restaurants and, more recently, online food delivery businesses to help grow the offering. Just like our customers, Dephna are passionate foodies, and our role is to provide tenants with brilliantly bespoke spaces to perform their magic in – which goes beyond just a kitchen.

For further information on Dephna, please visit www.dephna.com



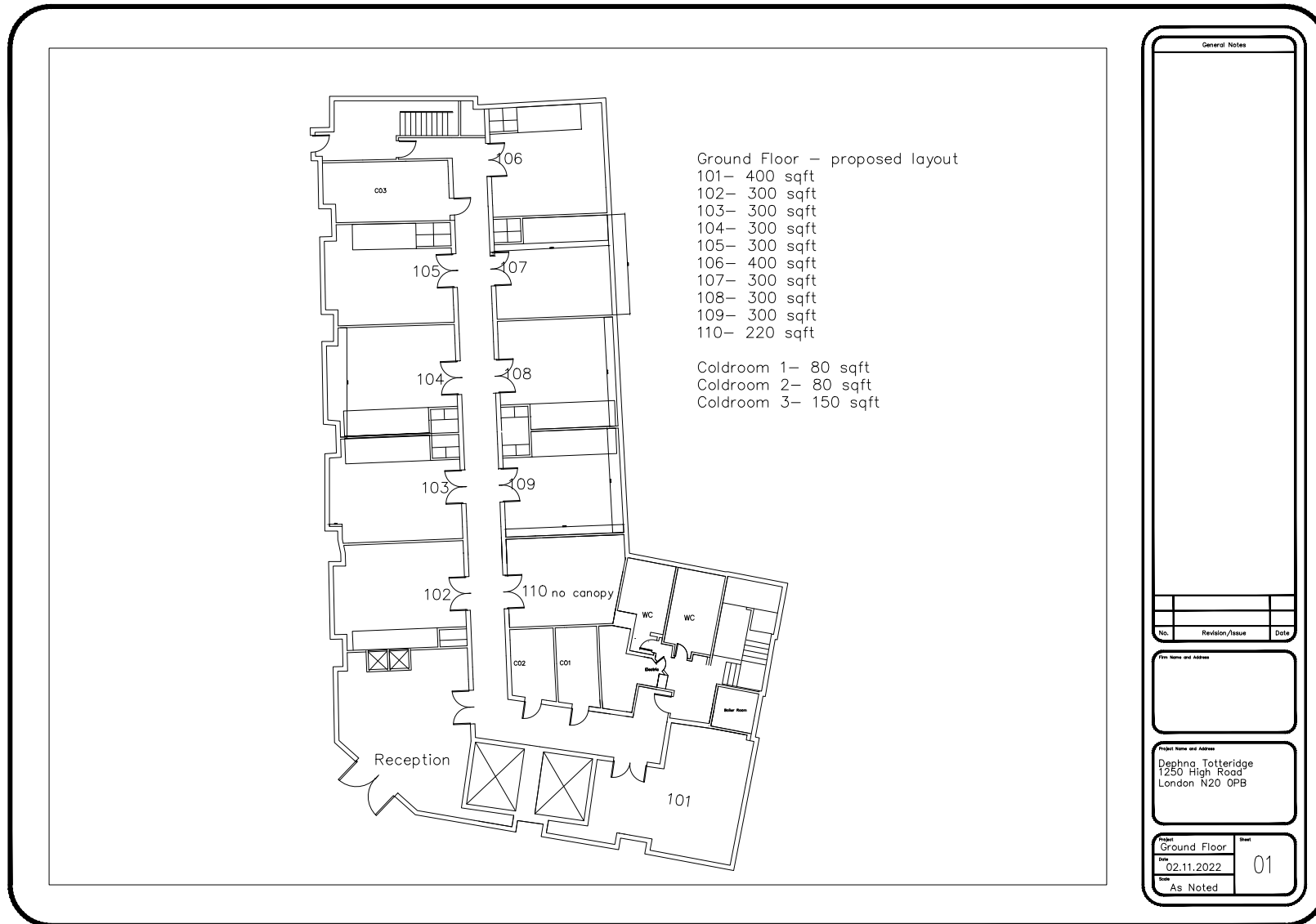
BASEMENT



General Notes		
No.	Revision/Issue	Date
<small>Client Name and Address</small> Dephna, Totteridge 1250 High Road London N20 0PB		
<small>Project</small> Basement	<small>Sheet</small> 01	
<small>Date</small> 02.11.2022		
<small>Notes</small> As Noted		

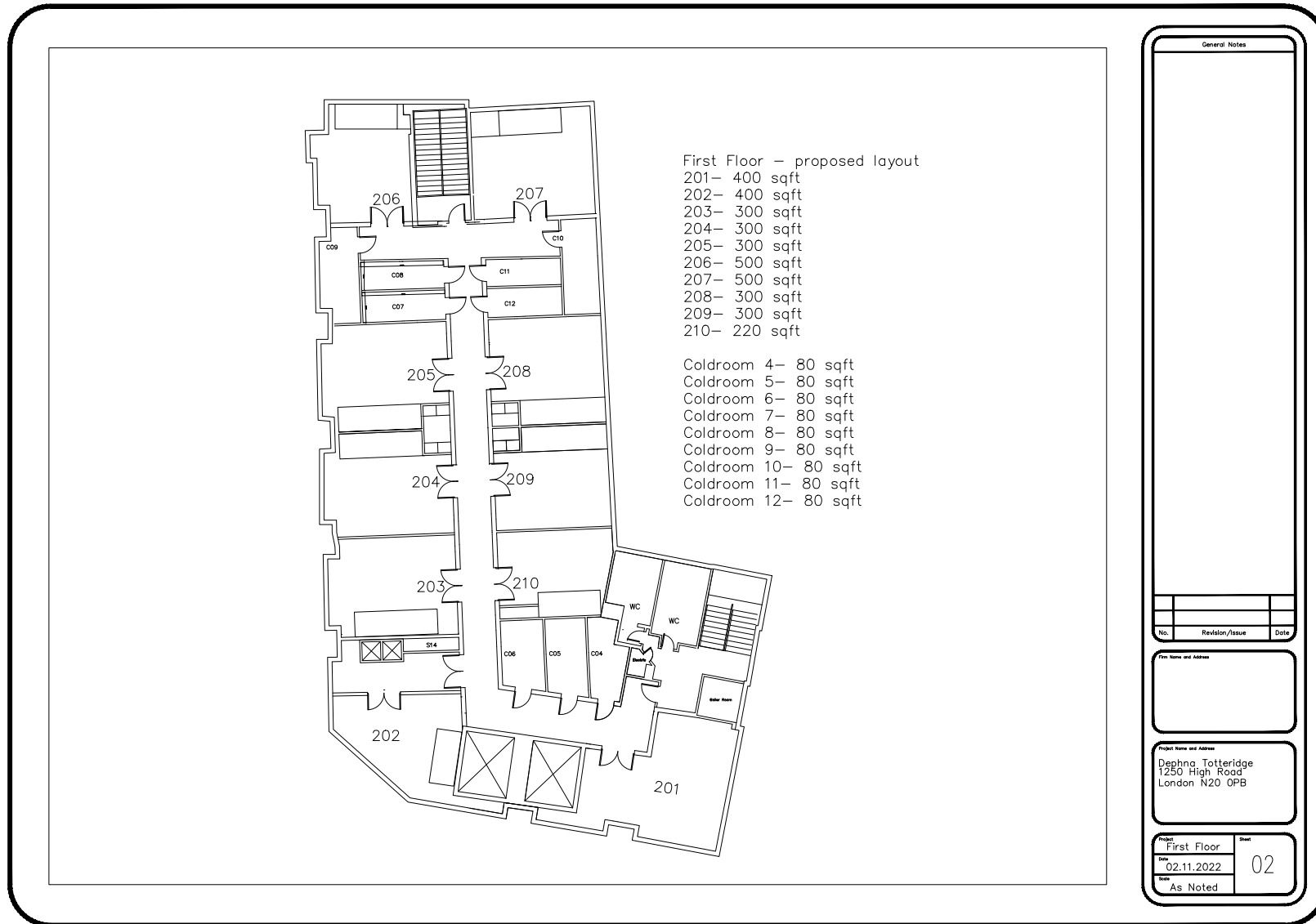
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GROUND FLOOR



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FIRST FLOOR



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TENURE

Flexible license terms available.

VAT

Plus VAT.

PRICING

Rents are inclusive of service charge. Exclusive of business rates

Kitchens:	From £3,000 pcm
Cold Rooms:	From £600 pcm
Storage:	From £500 pcm

On-site parking is available at a cost of £175 per month per space.

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CONTACT

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