

Nik Nak 2, Florentia
Clothing Village, Vale
Road HARRINGEY | N4 1TD

FLORENTIA

CLOTHING VILLAGE

Studio space in a creative
hub for people and
businesses

4,000 - 7,000 ft²
(371.61 - 650.32 m²)



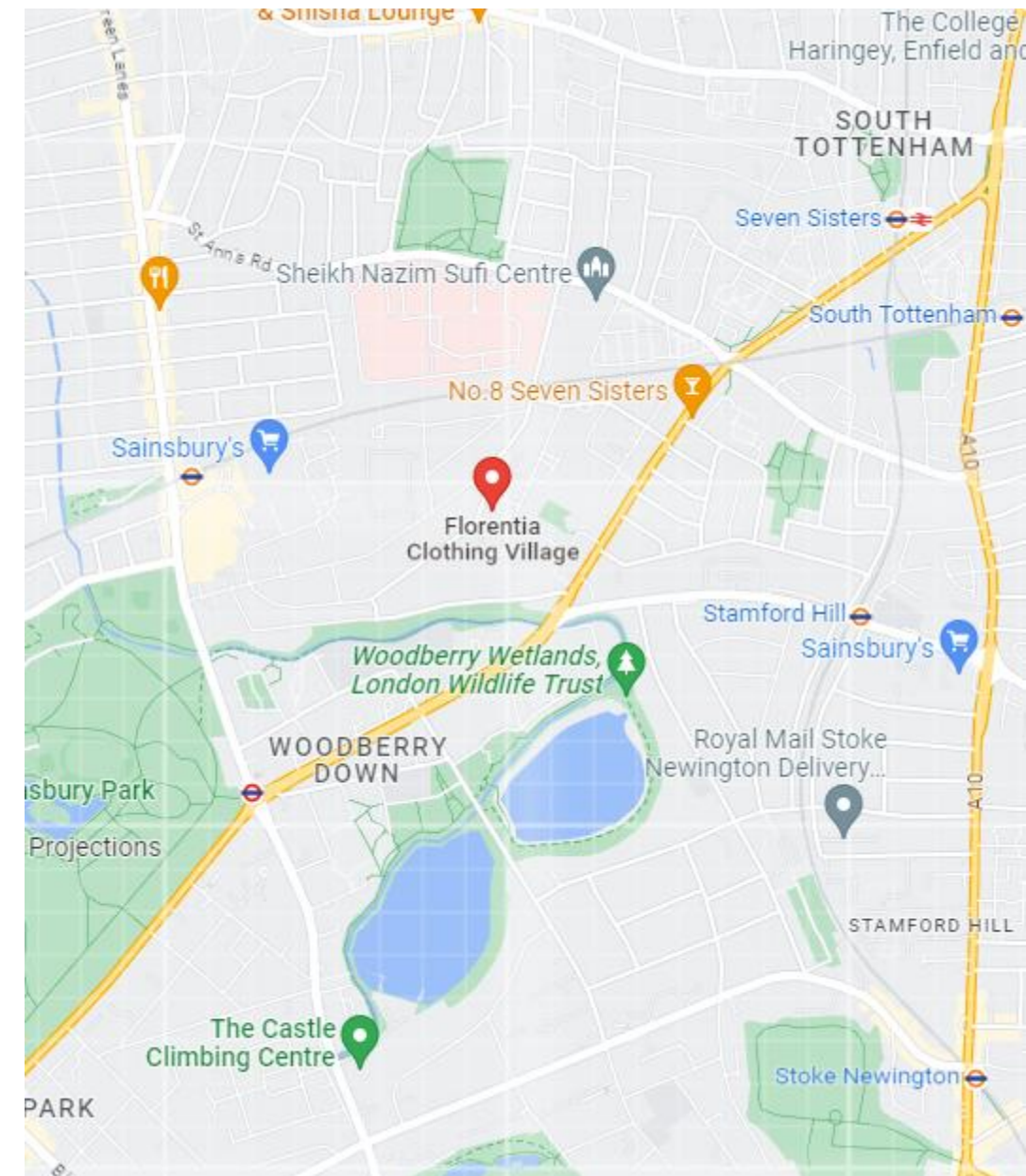
STRETTONS

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Location

Located within the main square of Florentia Clothing Village, Nik Nak Cottage has been the creative hub for people and businesses. Home to a vast array of businesses, whose motivation to work within a community of like-minded creatives is a priority, Florentia is ideal for those who demand a London base with the great value that North London offers.

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



Description

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.

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

Accommodation

ACCOMMODATION	FT ²	M ²
Warehouse (studio/gallery)	4,000 - 7,000	371.61 - 650.32

Highlights

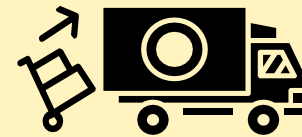
- Fully refurbished
- LED lighting
- 11M Apex height
- Parking spaces
- Loading facilities
- Electronic roller shutters
- 24/7 access to the estate
- 24/7 security on site
- Mezzanine
- Self contained toilets



LED
LIGHTING



24/7 SECURITY



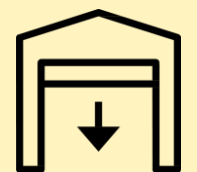
LOADING FACILITIES



PARKING
SPACES



TRANSPORT &
ROAD LINKS



ELECTRONIC
ROLLER
SHUTTERS



N i k N a k 2 ,
F l o r e n t i a C l o t h i n g
V i l l a g e , V a l e
R o a d H A R R I N G E Y | N 4 1 T D

LEASE TERMS:

New Lease

RENT:

£20 per sq ft

BUSINESS RATES:

To be confirmed.

LEGAL COSTS:

Each party to bear their own costs

EPC:

D 76 Rating

VAT:

All To be confirmed.

SERVICE CHARGE:

To be confirmed.



Strettons
Waltham House, 11 Kirkdale Road
London E11 1HP

For further information please contact:

Harry Robins

harry.robins@strettons.co.uk

07866 075 899

Chris Wade

Chris.wade@strettons.co.uk

07816 505 718

Tom Schwier

tom.schwier@strettons.co.uk

07583 037 559

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