

Compton

*For Rent*  
53-79 Highgate Road  
Kentish Town NW5



This Victorian warehouse, formerly a wallpaper factory, now serves as a campus for makers, thinkers, and creators with limitless potential

**For Rent**

**Size**

1,016 - 35,000 Ft<sup>2</sup>

**Rent**

£49.50 - £55 per sq ft

Premium applied to Fitted & Furnished spaces

**Fitout**

Fitted

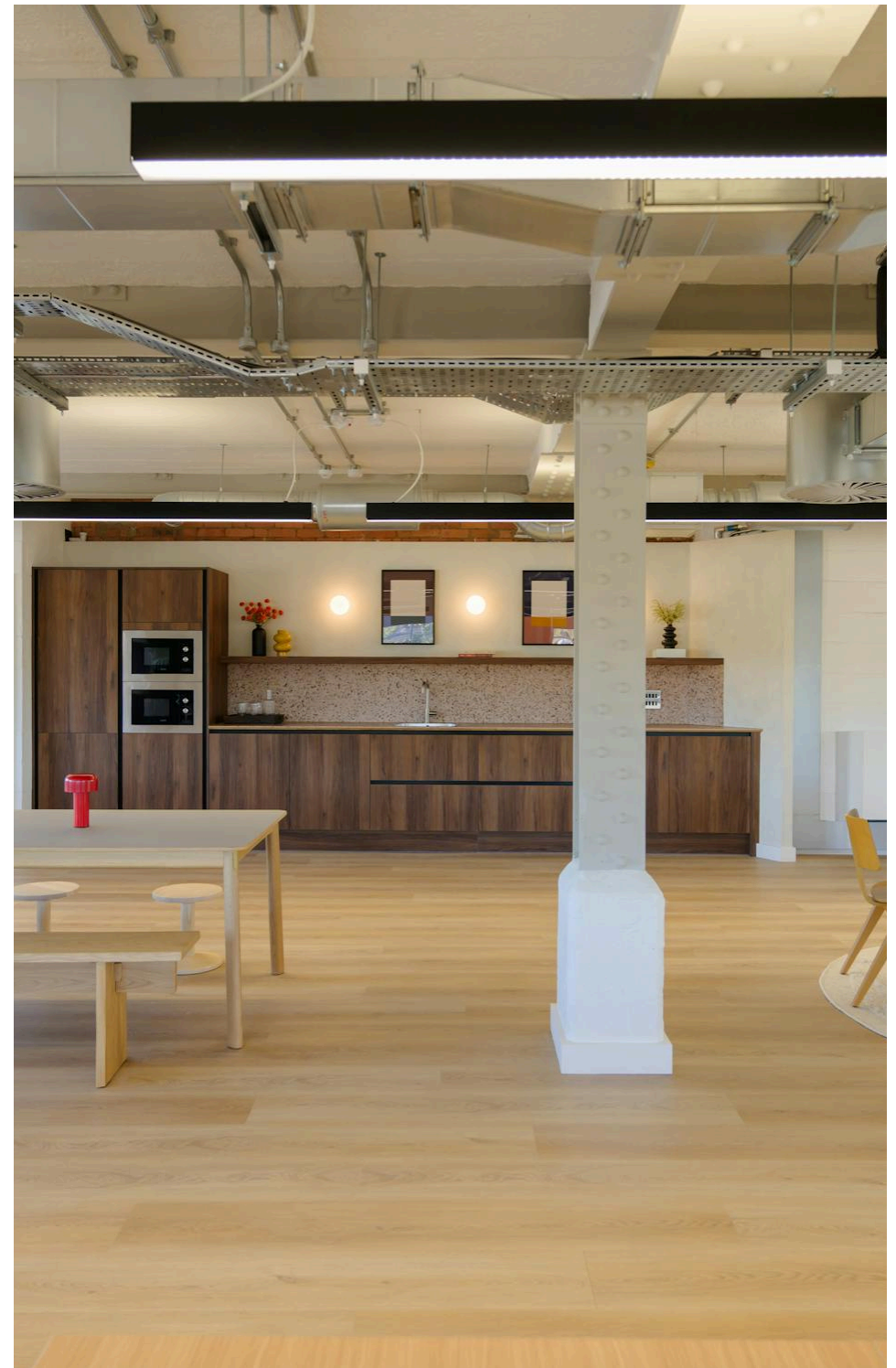
**Highgate Studios**

53-79 Highgate Road  
Kentish Town NW5

**Description**

Welcome to Highgate Studios, a place of ingenuity, entrepreneurship and creativity. Nestled in the heart of Kentish Town with a proud history and a bright future, Highgate Studios is more than just a workspace; featuring an on-site cafe and a large communal courtyard, it's a vibrant campus with a connected community, dedicated to nurturing and celebrating creativity in motion.

Highgate Studios is home to an eclectic mix of creative individuals and innovative businesses. A Victorian warehouse once home to a wallpaper factory, is now a campus for makers, thinkers and creators with limitless potential, here individuality is celebrated, inventive spirit is nurtured and creativity is always in motion.



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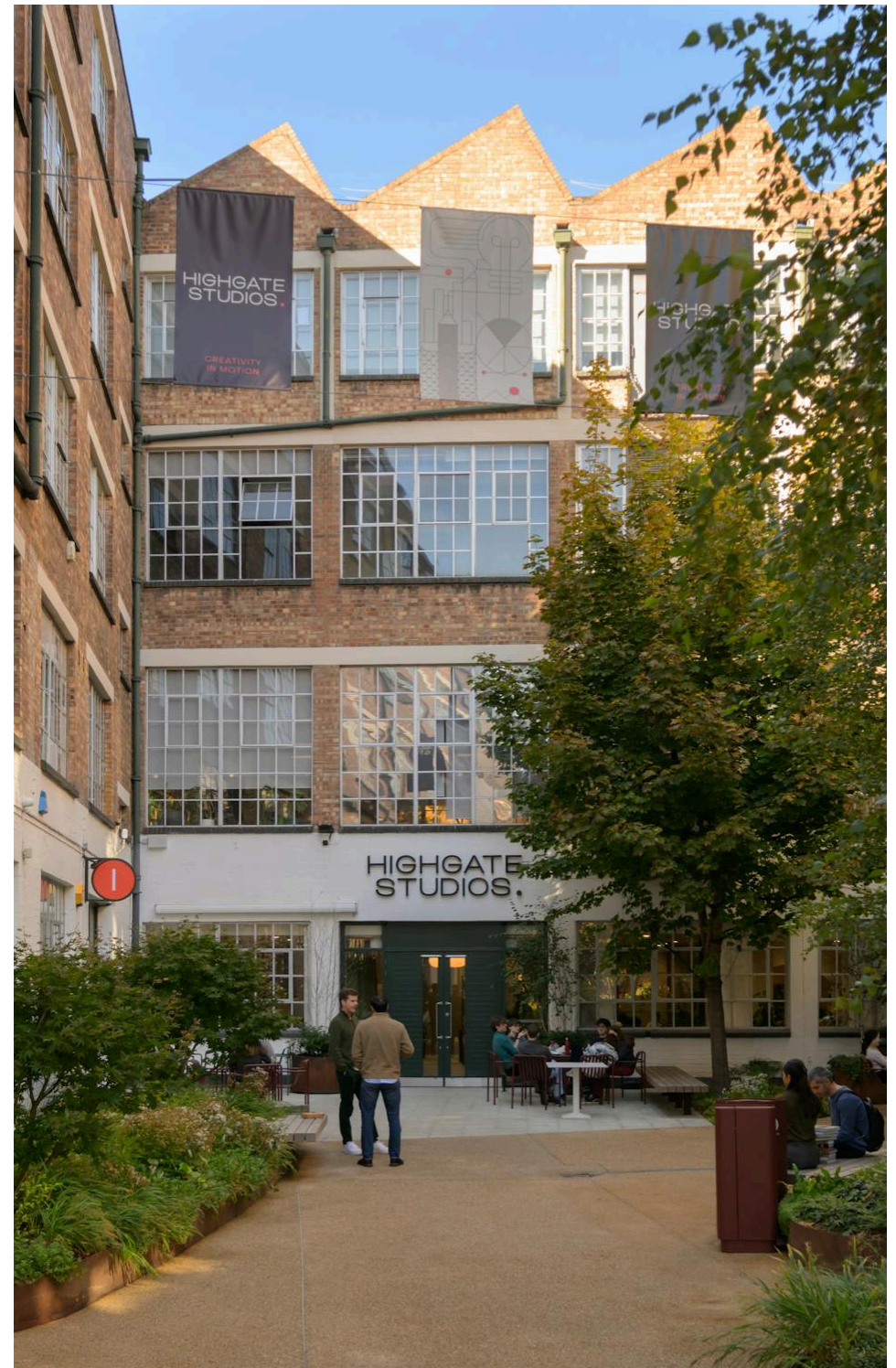
Premium applied to Fitted & Furnished spaces

**Fitout**

Fitted

**Description**

New Reception Lounge - More than just a reception, our dynamic co-working cafe space is designed to inspire collaboration and innovation. With elegant breakout areas and a premium modern ambience, it seamlessly blends work with leisure, offering zones for productivity and pockets of privacy for focused work.



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Furnished spaces

**Fitout**

Fitted

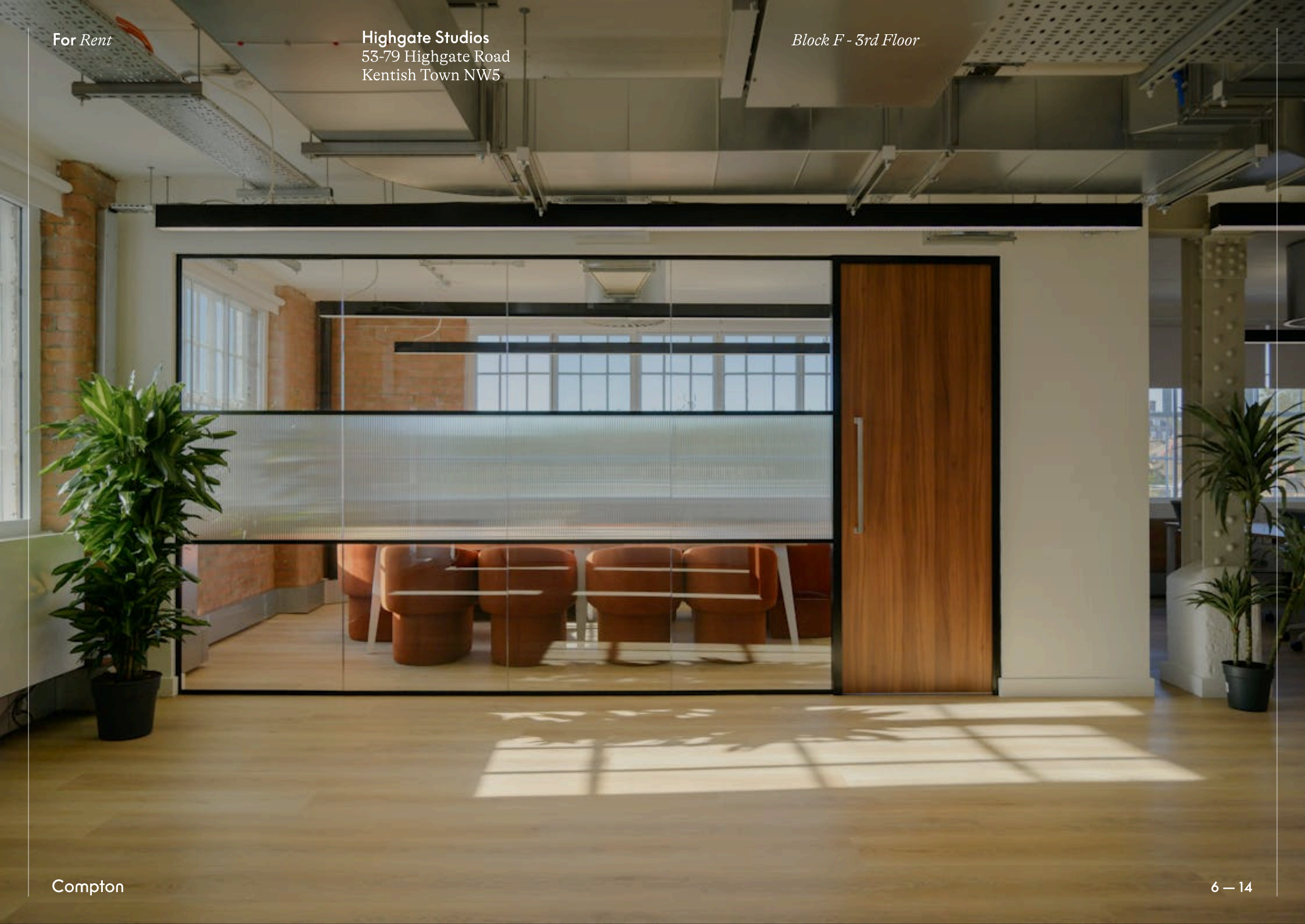


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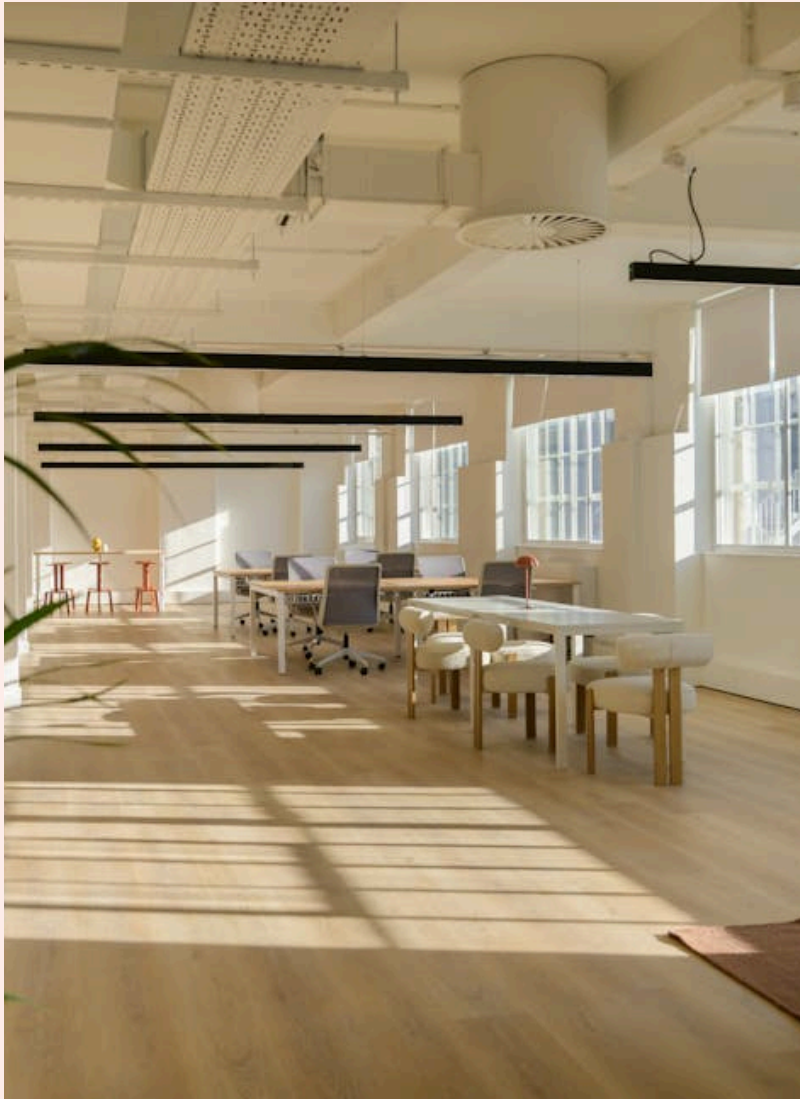
*Block F - 3rd Floor*



For Rent

**Highgate Studios**  
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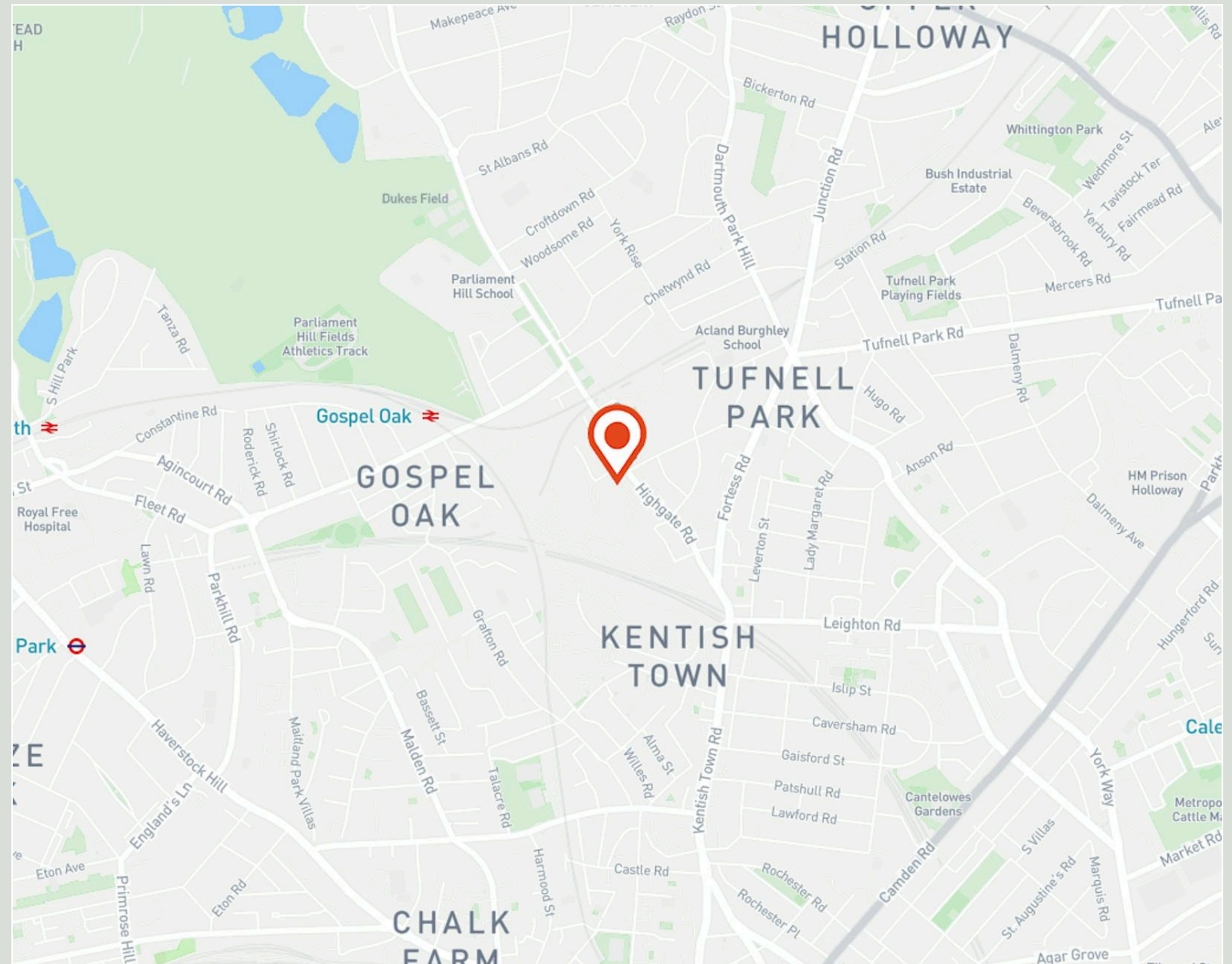
*Block I - 2nd Floor*

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Location

Highgate Studios is located within easy walking distance to Kentish Town Underground Station (Northern line & Thameslink connections) with the vibrant area surrounded by a number of bars & restaurants including Franco Manca, Wahaca & The O2 Forum. There is also a gym onsite.



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Highgate Studios  
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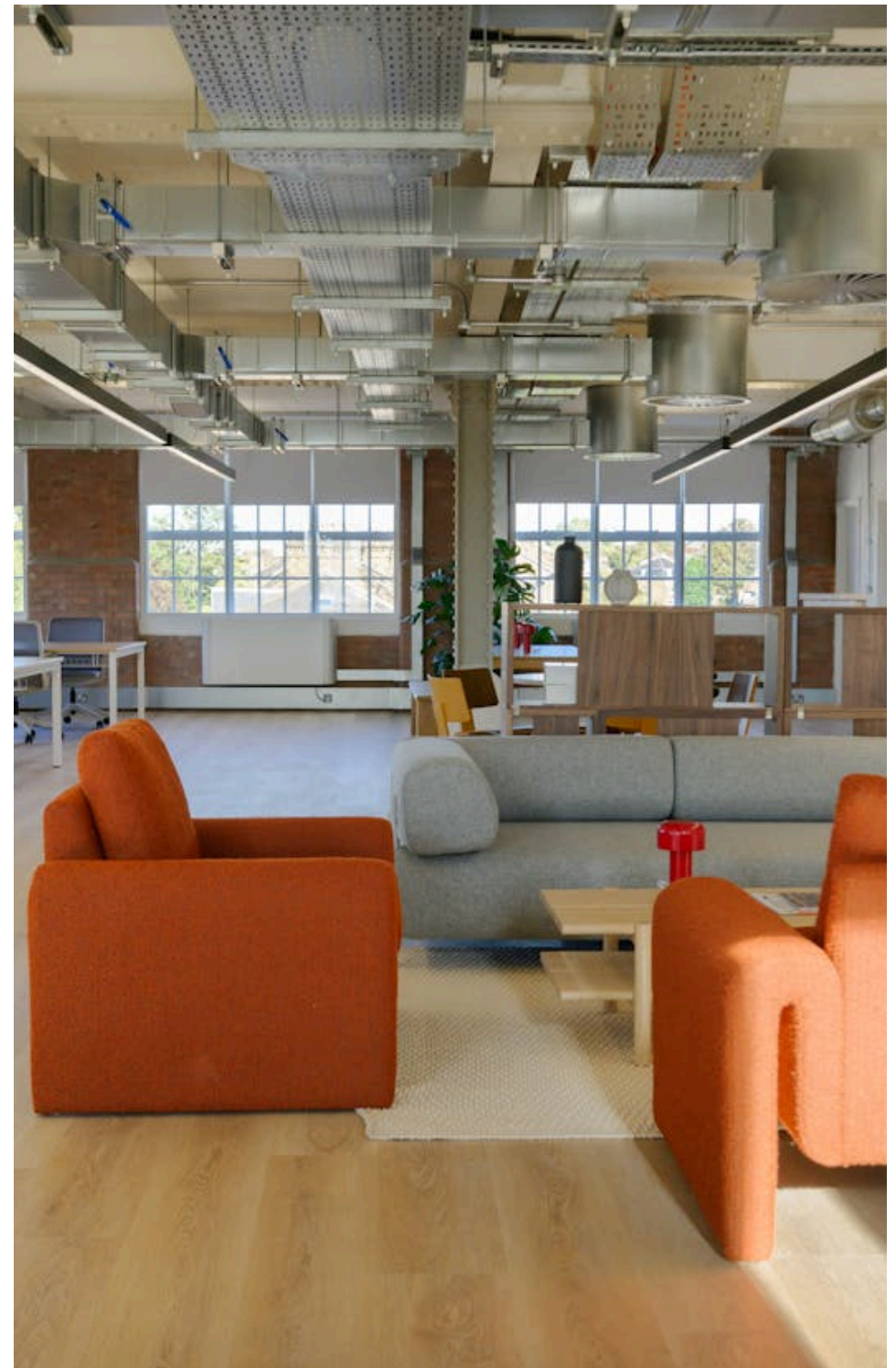


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## Amenities

- Bespoke design by Architects Piercy&Company and development managed by General Projects
- Landscaped courtyard development
- On-site cafe and break-out reception space
- High ceilings throughout
- Excellent natural light
- Exposed architectural features
- Timber flooring
- Original brickwork
- Exposed ceiling joists
- Kitchenettes newly installed within each unit
- Passenger lifts
- Onsite Pure Gym
- 24/7 security
- Car parking (available by separate arrangement)
- Dedicated cycle storage and sophisticated shower rooms and changing facilities

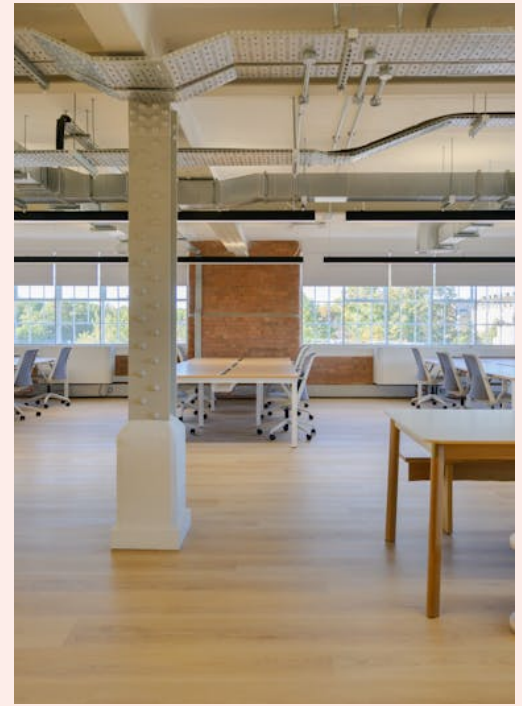


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Kentish Town NW5

*Availability*

<b>Name</b>	<b>Building Type</b>	<b>Sq Ft</b>	<b>Availability</b>
5th - Block I - Unit 5.1	Office	3,370	Coming Soon
4th - Block I - Unit 4.2	Office	3,356	Coming Soon
3rd - Block F - Unit 3.1	Office	2,334	Let
3rd - Block I - Unit 3.4	Office	1,016	Available
2nd - Block I - Unit 2.7	Office	3,585	Available
2nd - Block F - Unit 2.3	Office	2,713	Available
2nd - Block H - Unit 2.6	Office	4,505	Under Offer
1st - Block F - Unit 1.8	Office	3,805	Under Offer
1st - Block F - Unit 1.7	Office	1,856	Coming Soon
1st - Block E - Unit 1.3	Office	2,534	Coming Soon
1st - Block I - Unit 1.12	Office	3,490	Coming Soon
Ground - Block J - G.15	Office	1,672	Available
Ground - Block I - G.13	Office	3,440	Available

For Rent

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*Availability*

Name	Building Type	Sq Ft	Availability
Ground - Block H - G.12	Office	4,181	Available

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### **Terms**

New full repairing and insuring lease(s) available for a term by arrangement direct from the Landlord.

### **VAT**

The building is elected for VAT.

### **Local Authority**

The London Borough of Camden.

### **Fitted & Furnished**

Finished to a high standard, the fully fitted spaces offer prospective occupiers a 'plug and play' solution. With kitchens and breakout areas these spaces offer a flexible and creative environment within the wider campus community. Where units are delivered Open Plan, these can be delivered Fitted & Furnished by arrangement.

### **Tenure**

New Lease



Contact Us

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All appointments to view must be arranged via sole agents, Compton, through:



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