

PILCHER ● LONDON

bespoke commercial property consultants

highgate studios
53-79 highgate road
kentish town, nw5

for rent / lease

1,016 - 41,457 sq ft

highgate studios is a former
victorian warehouse and has
been completely refurbished
and reimagined as a
development



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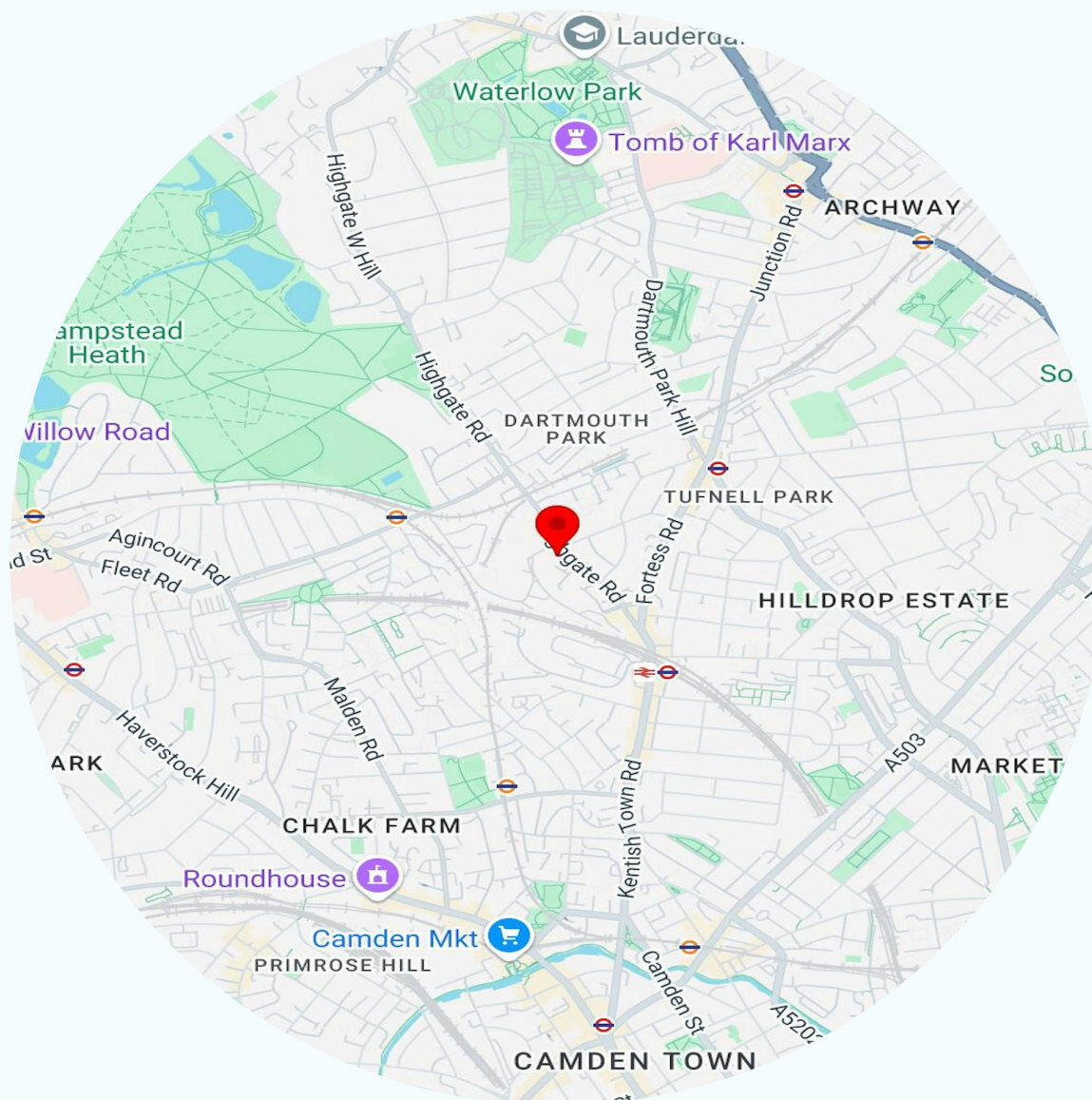
about

highgate studios is situated within the heart of kentish town, combines historical charm and a bright future. it's more than just a workspace; with an on-site café and a spacious communal courtyard, our vibrant campus fosters a connected community dedicated to nurturing and celebrating creativity in motion. this victorian warehouse, formerly a wallpaper factory, now serves as a campus for makers, thinkers, and creators with limitless potential.

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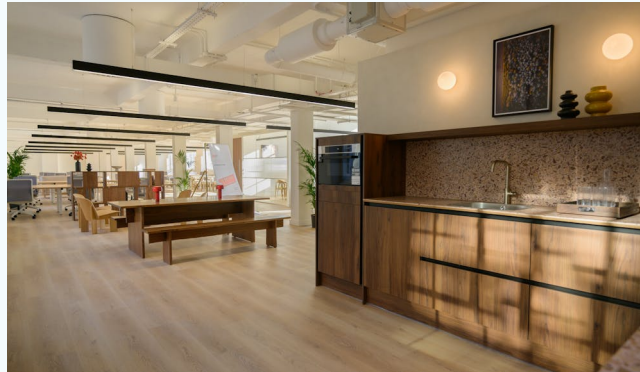
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accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
3rd - block i 3.4	1,016	94.39	available
ground - block j - g.15	1,237	114.92	available
unit - 4th - block f - 4.1	2,334	216.84	coming soon
2nd - block f - unit 2.3	2,713	252.05	available
4th - block i - 4.2	3,356	311.78	available
5th - block i - 5.1	3,370	313.08	coming soon
ground - block i - g.13	3,440	319.59	under offer
1st - block i - 1.12	3,490	324.23	coming soon
2nd - block i - unit 2.7	3,585	333.06	available
ground - block h - g.12	4,181	388.43	available
unit - 2nd - block h - unit 2.6	4,505	418.53	coming soon
3rd - block g - 3.3	8,230	764.59	coming soon
total	41,457	3,851.49	

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amenities

- timber floors
- exposed brickwork
- exposed ceiling air conditioning
- excellent natural light throughout
- new secondary crittall style windows
- high ceilings
- on site cafe and break out reception space
- architecturally designed by piercy & company
- cycle storage + end of trip facilities
- 24/7 security
- units delivered refurbished or fully fitted if required
- on site parking (by separate arrangement)

financials

rent	£45 - £55 per sq ft
rates payable	£16 per sq ft
service charge	£8.50 per sq ft

legal fees

each party to bear their own costs

vat

applicable

lease

new lease

possession

available immediately

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viewings & more information

simon rinder

020 7399 8611 | 07734 488 286

simonrinder@pilcher.london

julian wogman

020 7399 8605 | 07904 337 664

julianwogman@pilcher.london

taylor rosen

020 7399 8610 | 07834 789 346

taylorrosen@pilcher.london

compton (joint agent)