

Unit 3 Mavros House, Florentia Clothing Village, Vale Road, London N4 1TG



Refurbished Co-Working Workshop - Inclusive Rent of Business Rates and Service Charge

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Location

Mavros House is situated within the Florentia Clothing Village on Vale Road, Harringay. The surrounding area is largely residential with new schemes such as the extensive Woodberry Down redevelopment changing the demographic of the local area. Overall, the scheme offers occupiers with good access to public transport services all serving Central London and the wider North London catchment areas. Access to Central London is provided by the A10 & A503 road networks as well as via Manor House Underground Station on the Piccadilly Line. The unit is also a 12 minute walk from Harringay Green Lanes Overground Station which provides transport links around North London.

Specification

- Inclusive rent of business rates and service charge
- Creative estate
- Evolving community
- On site café and gym
- On site building manager
- 3-phase power supply
- On site parking
- Separate W.C facilities

Description

Mavros House forms part of the wider Florentia Clothing Village, a historic quality North London clothing manufacture. Mavros House itself is a former warehouse that has been split up to provide modern studio/workshop spaces for creative industries. The units benefit from a good level of natural light and will be lightly refurbished prior to occupation. The wider village offers tenants a creative hub for local people and businesses, whose motivation to work within a community of like-minded creatives is a priority. Florentia is ideal for those who demand a creative London base with the great value that North London offers.

Connectivity

Seven Sisters	0.5 miles
Harringay	0.7 miles
Harringay	0.7 miles
Stamford Hill	0.8 miles
Stoke Newington	1.0 miles
Finsbury Park	1.5 miles
Tottenham Hale	1.5 miles
Archway	2.1 miles

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Internal Images



Accommodation (GIA)

Description	sq ft	sq m
Unit 3	1,617	150.22
Total	1,617	150.22

Terms

The property is available by way of a new short form lease for a term to be agreed.

Business Rates

The unit is offered on an all-inclusive basis.

EPC

An EPC is available upon request.

On-Site Cafe



Quoting Rent

We are quoting £17 per sq ft on an all inclusive basis.

Service Charge

The unit is offered on an all-inclusive basis.

Further Information

Viewing is strictly by appointment only, through agents at Levy Real Estate or Strettons:

Will Edgley

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Joint Agents:

Strettons - 020 8520 9911

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