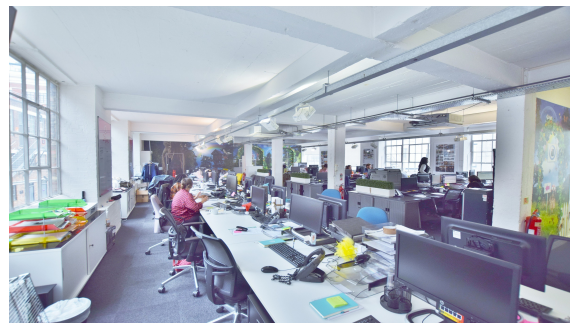
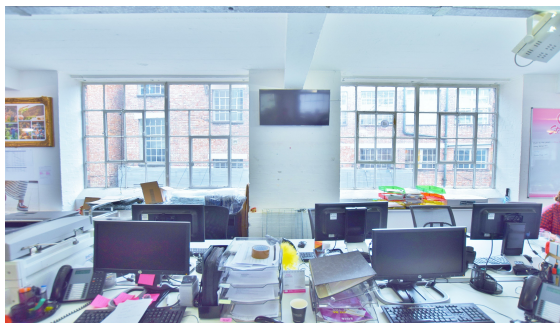
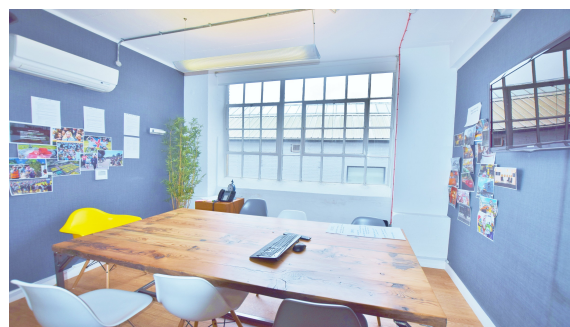
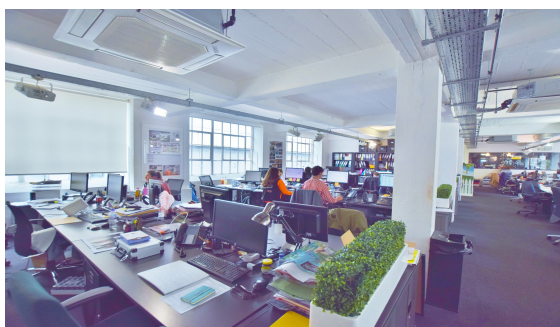




## THE OFFICE

Highgate Studios is a former Victorian warehouse, which has been transformed to provide contemporary and characterful office spaces. This stunning and bright part First floor accommodation can be provided on a Plug & Play basis, and benefits from an exceptional floor to ceiling height, great natural light and period features. The current configuration is mainly open plan, with 3 meeting rooms and a large reception area.



## AVAILABILITY & FLOOR PLANS

Available by way of an assignment to August 2019.

### SPECIFICATION

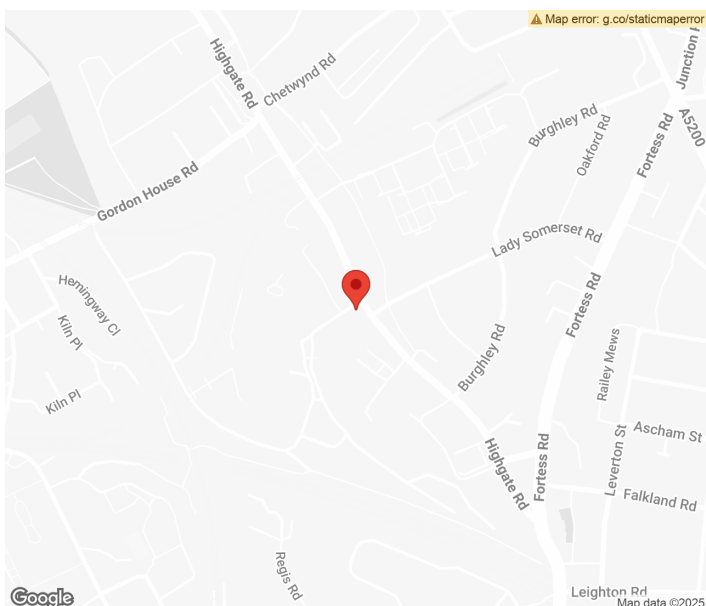
- Excellent floor to ceiling height
- Excellent natural light
- Air conditioning
- Plug & Play
- Period features
- Passenger lift
- On-site Benugo, Pizza East and Pure Gym
- Car parking available by separate arrangement
- 24 hour access
- 24 hour security

### AVAILABILITY

FLOOR	SQ M	SQ FT	RENT (PER SQ FT)	RATES (PER SQ FT)	SERVICE CHARGE (PER SQ FT)	TOTAL COST (PER ANNUM)	STATUS
1st	323.77	3,485	£27.92	£12.89	£5.63	£161,843.40	Available

## LOCATION

In addition to the on-site leisure facilities, the building benefits from the many local bars and restaurants as well as the renowned o2 Forum.



### COMMUNICATION

Highgate Studios is conveniently located within walking distance to Kentish Town (Thameslink) station, Tufnell Park (Northern Line) underground station and Gospel Oak overground station.



### WALKING TIMES

From the building



Kentish Town

5 Minutes



Tufnell Park

8 Minutes



Gospel Oak

8 Minutes

# CONTACT

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