



FLOORPLANS & SPECIFICATION

HIGHGATE
STUDIOS.

CREATIVITY IN MOTION

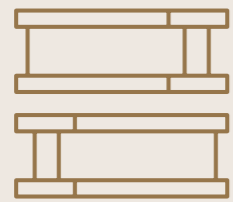
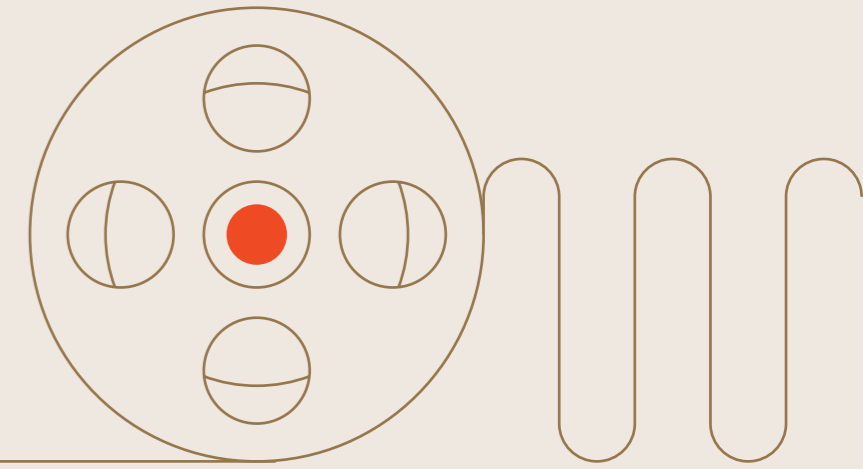
HIGHGATESTUDIOS.COM



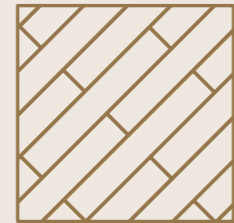
Discover Highgate Studios, a diverse array of studio spaces nestled within a vibrant campus community. From smaller workspaces to expansive studio units, find the perfect space to cultivate your creativity and join our thriving community.

STUDIO SPECIFICATION.

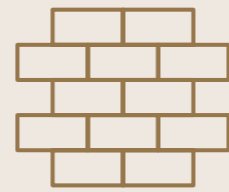
The beautiful office spaces with original features have been creatively refurbished to a CAT A specification, allowing for a wide range of potential configurations, as well as providing a generous amount of natural light throughout.



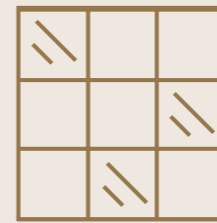
Exposed original structure



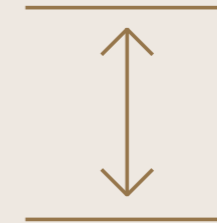
Timber floors



Exposed brick



New secondary glazing which celebrates original critall style windows



High ceilings



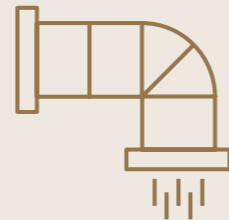
Excellent natural light



Fibre ready



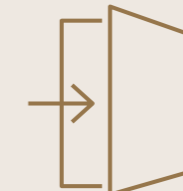
New LED lighting



New & exposed ceiling climate control



Kitchenettes

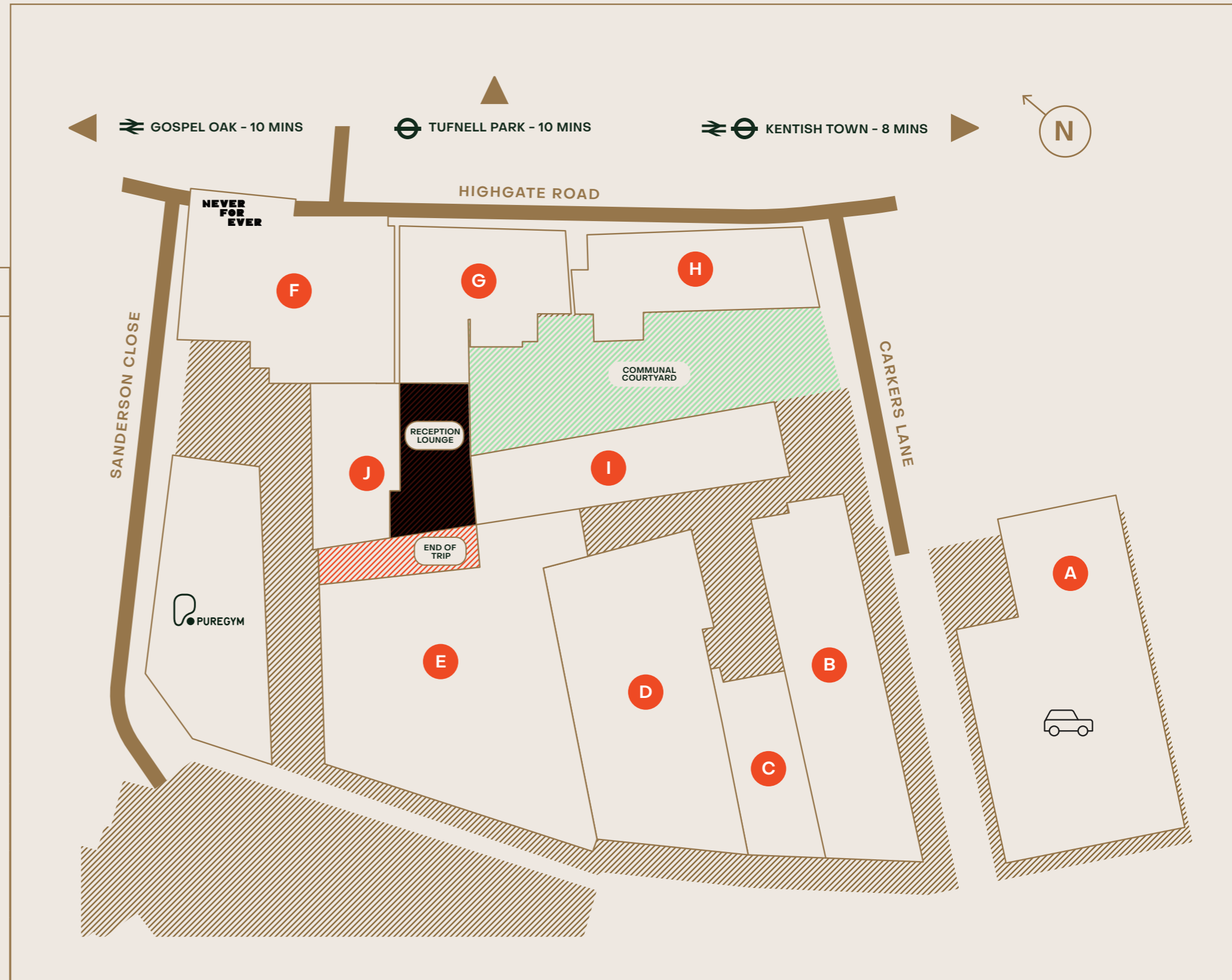


Openable windows

CURRENT AVAILABILITY.

All Open Plan spaces can be delivered fully Fitted & Furnished by arrangement
Larger space up to 35,000 sq ft available upon request

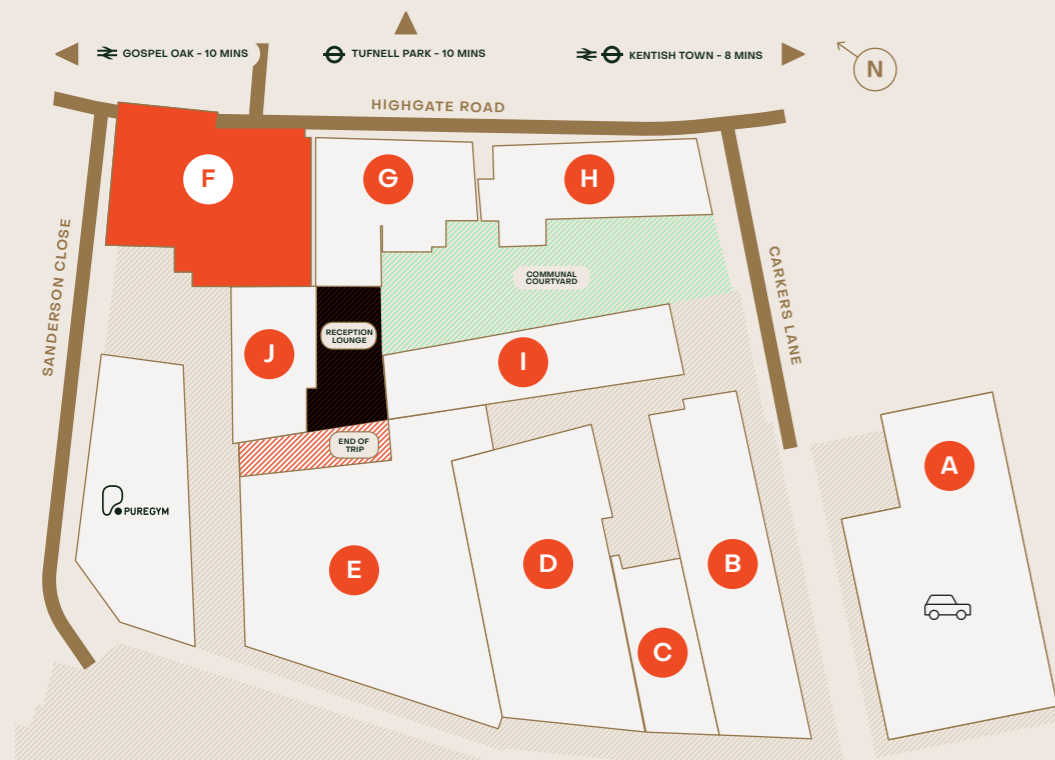
Block	Level	Studio	Sq ft	Desks	Fully fitted	Open plan	Status
F	3	3.1	2,334	-	-	●	Available Q1 2025
I	2	2.7	3,585	-	-	●	Available Q1 2025
F	1	1.8	3,805	-	-	●	Under Offer
F	1	1.7	1,856	-	-	●	Under Offer
F	1	1.6	653	-	-	●	Under Offer
E	1	1.3	2,534	-	-	●	Available Q2 2025
J	G	G.15	1,672	-	-	●	Under Offer
J	G	G.14	1,800	-	-	●	Available Q2 2025
I	G	G.13	3,440	-	-	●	Available Q1 2025
H	G	G.12	4,181	40	●	-	Available Now



F 3.1

2,334 SQ FT
217 SQ M

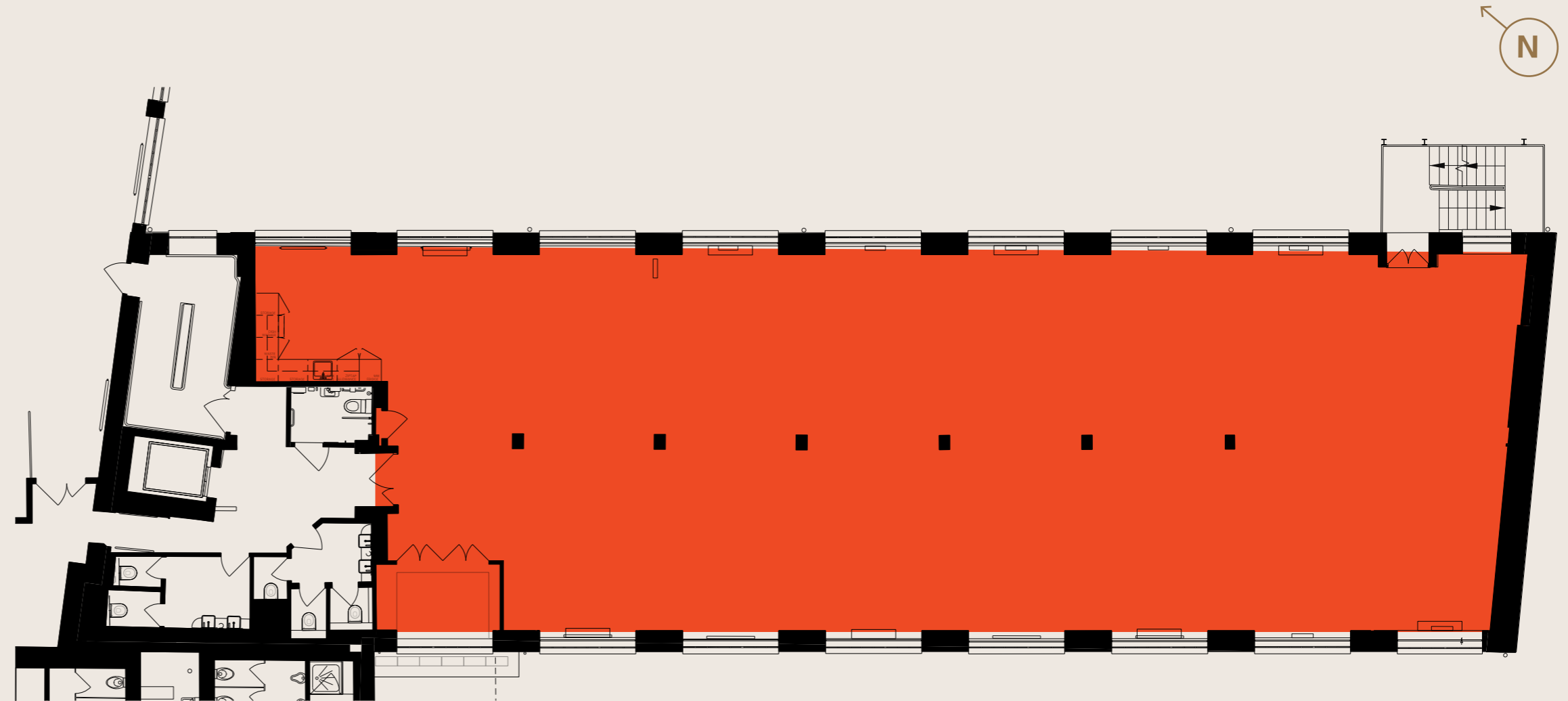
Studio 3.1 is located on
the third floor of **Block F**.



I 2.7

3,585 SQ FT
333 SQ M

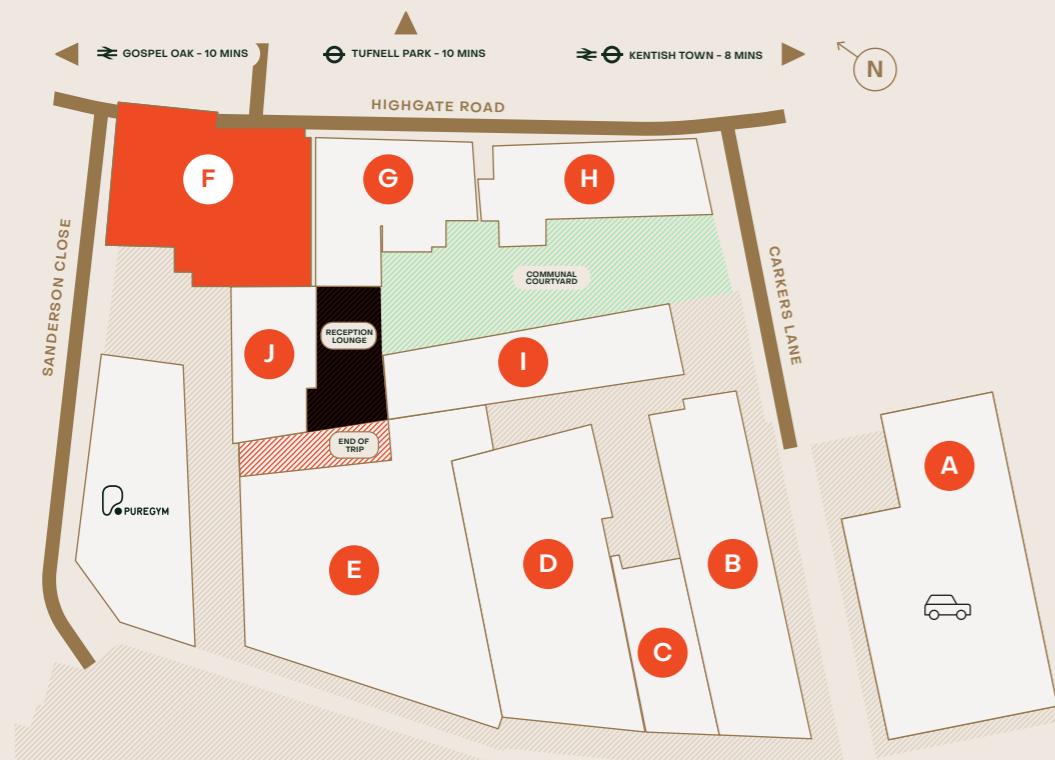
Studio 2.7 is located on
the second floor of **Block I**.



F 1.8

3,805 SQ FT
353 SQ M

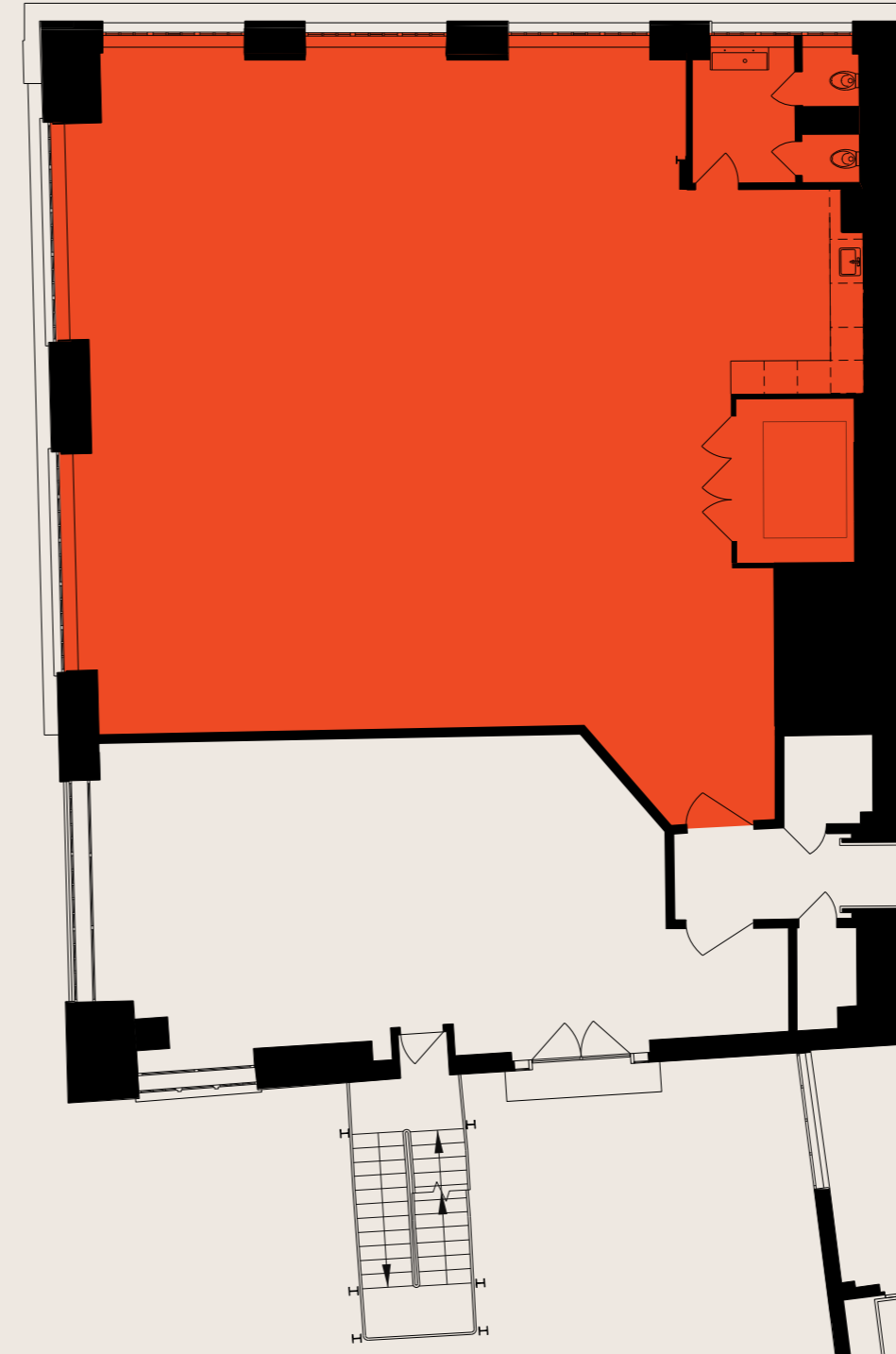
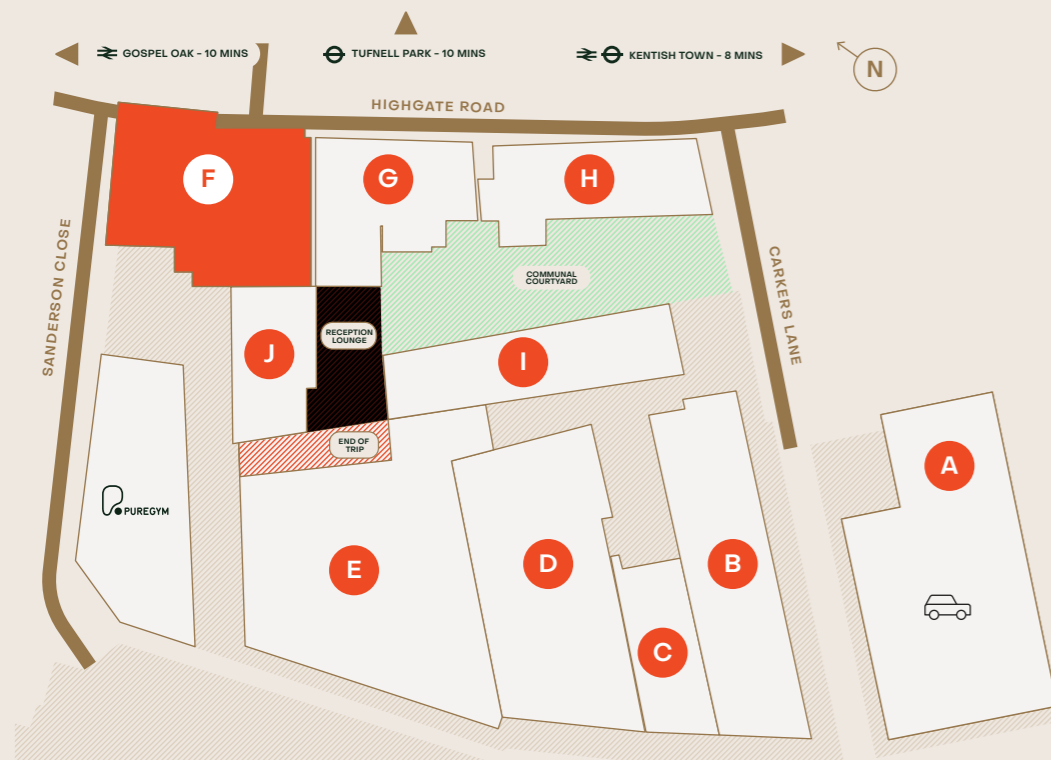
Studio 1.8 is located on the first floor of **Block F**.



F 1.7

1,856 SQ FT
172 SQ M

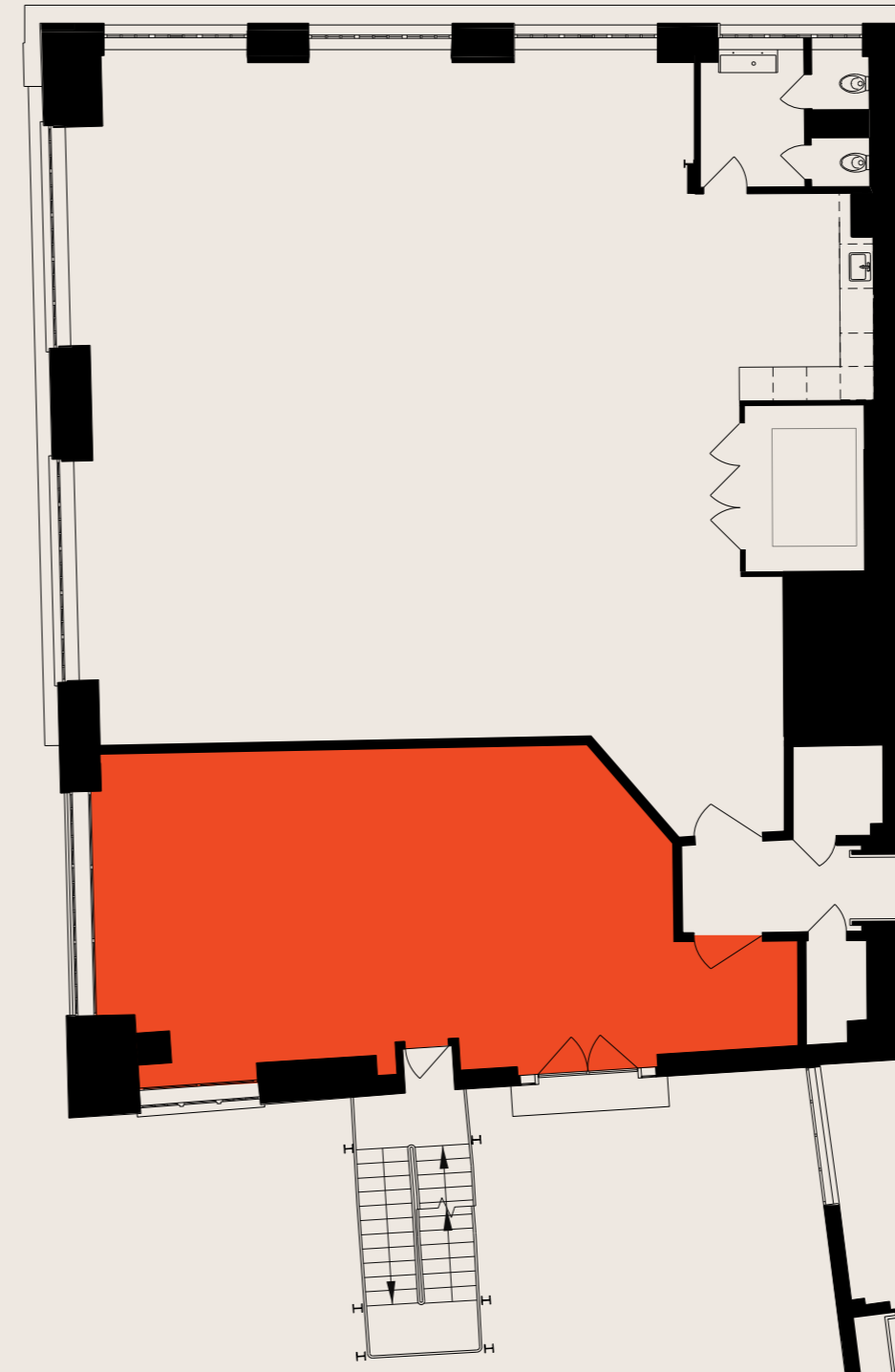
Studio 1.7 is located on
the first floor of **Block F**.



F 1.6

653 SQ FT
61 SQ M

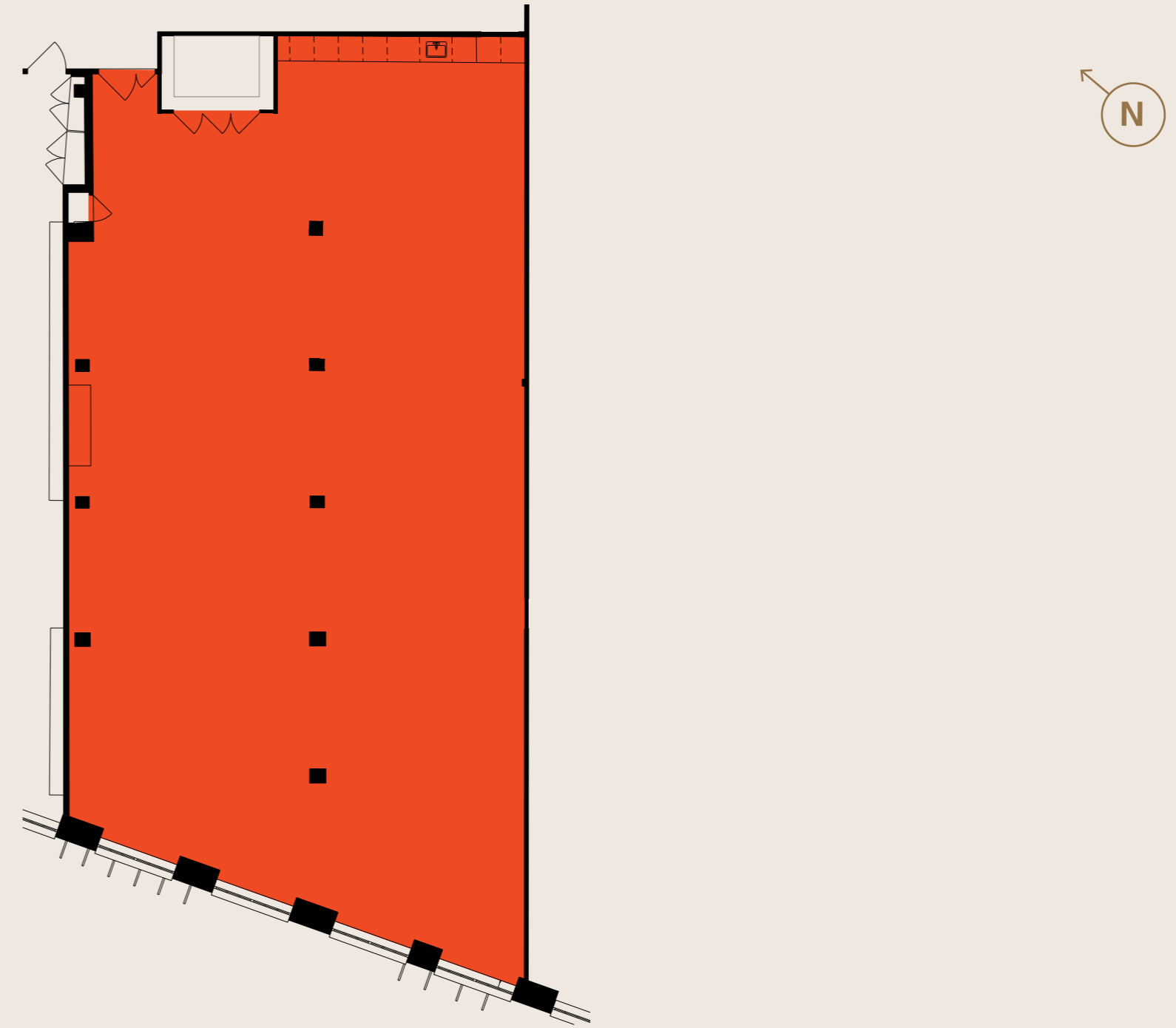
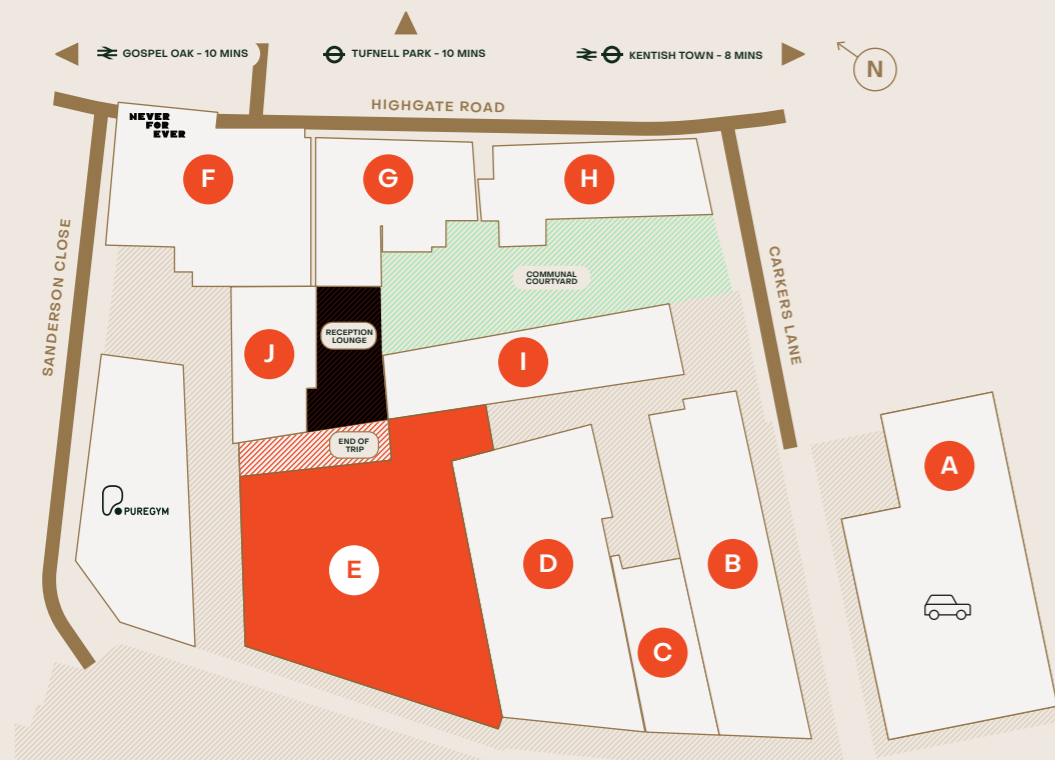
Studio 1.6 is located on
the first floor of **Block F**.



E 1.3

2,534 SQ FT
235 SQ M

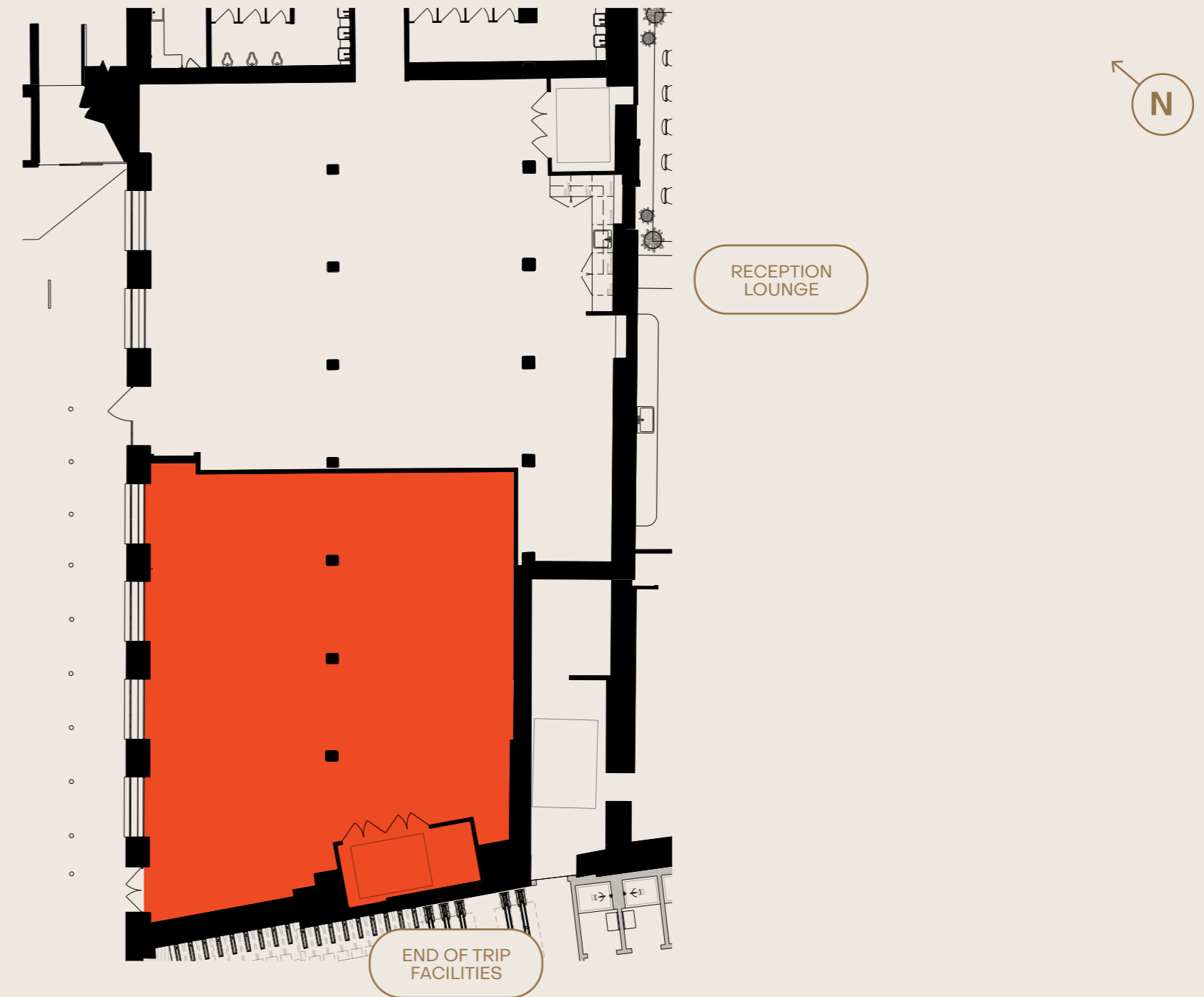
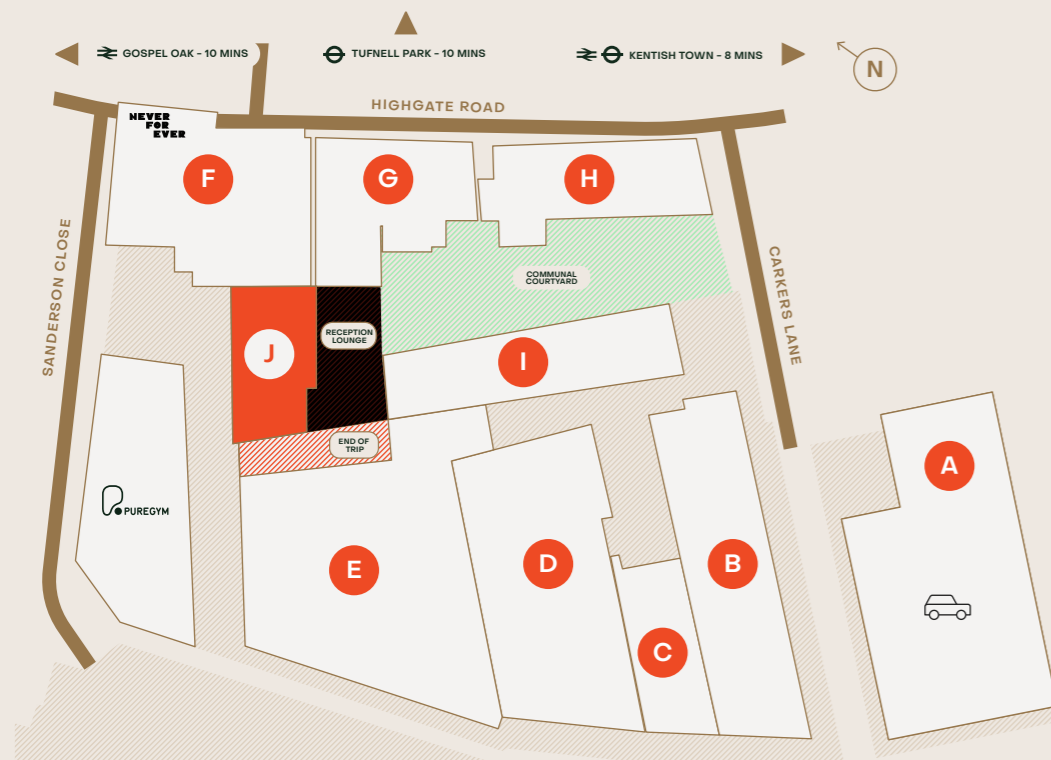
Studio 1.3 is located on
the first floor of **Block E**.



J G.15

1,672 SQ FT
155 SQ M

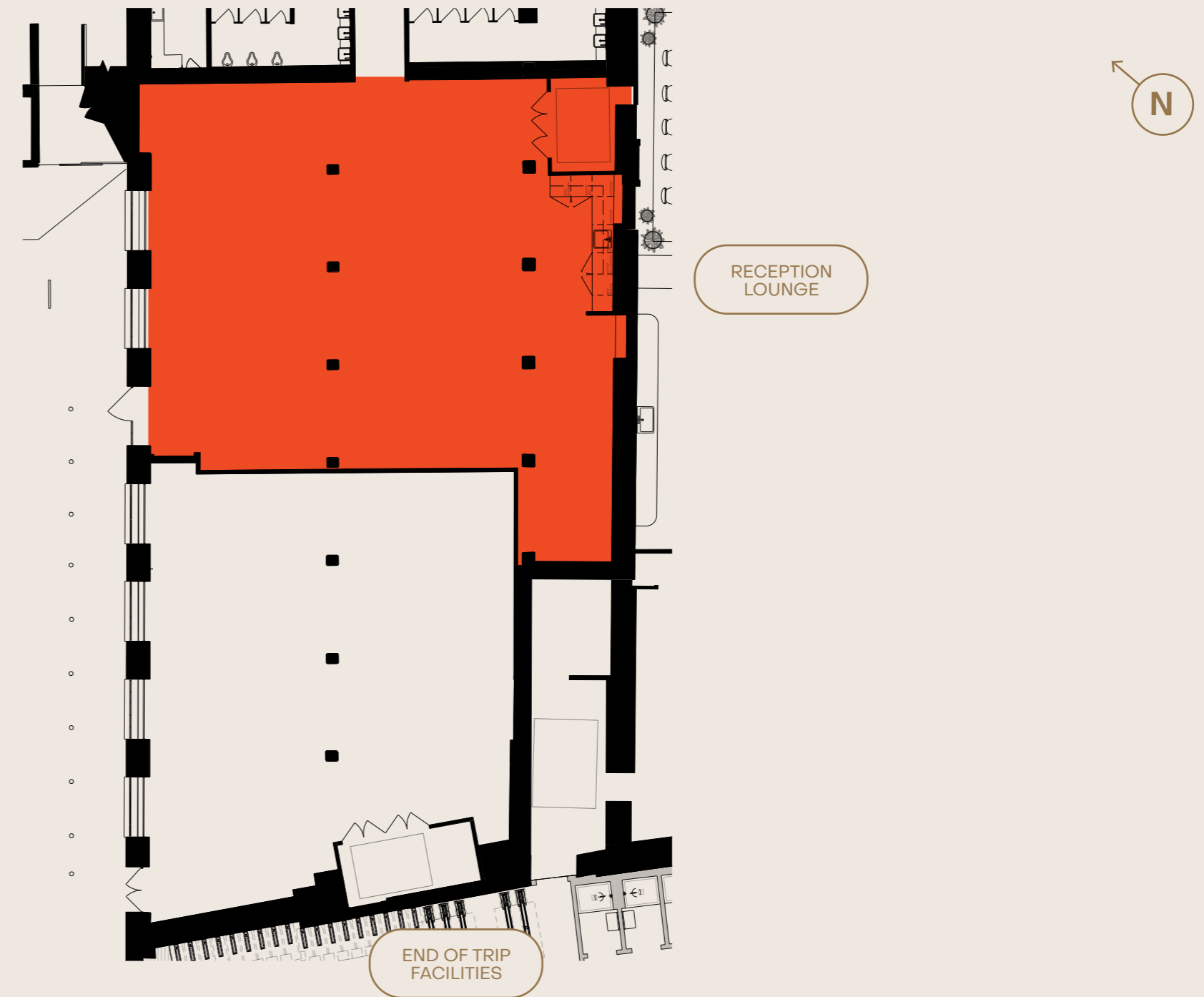
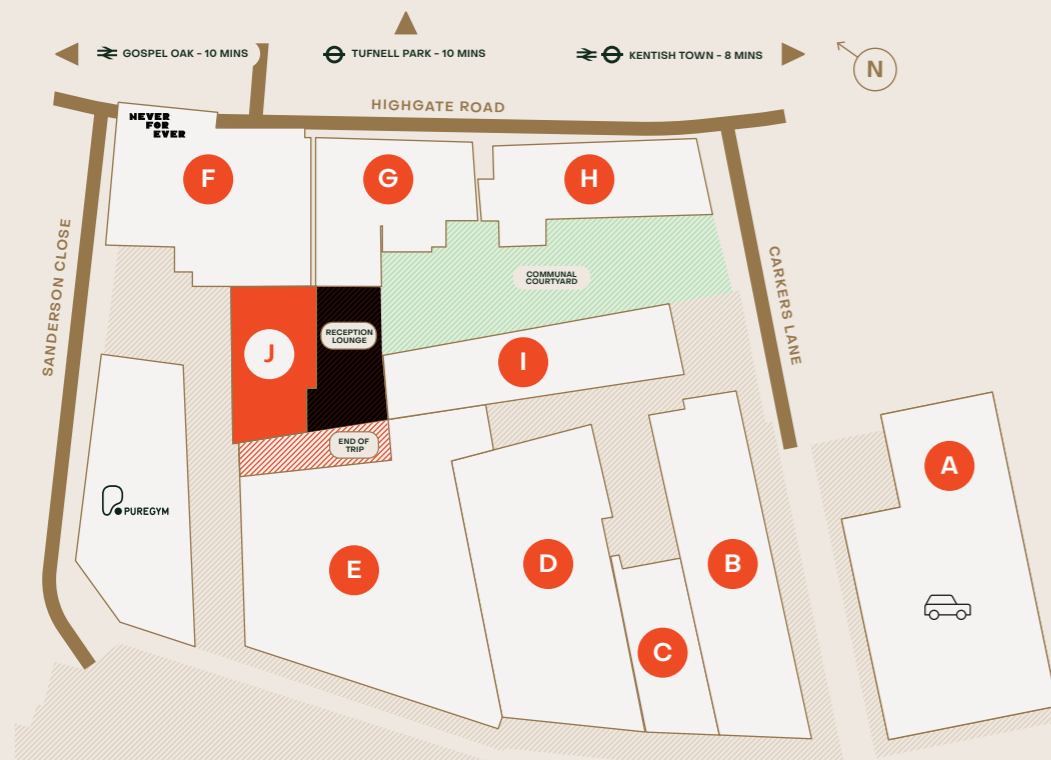
Studio G.15 is located on the ground floor of Block J.



J G.14

1,800 SQ FT
167 SQ M

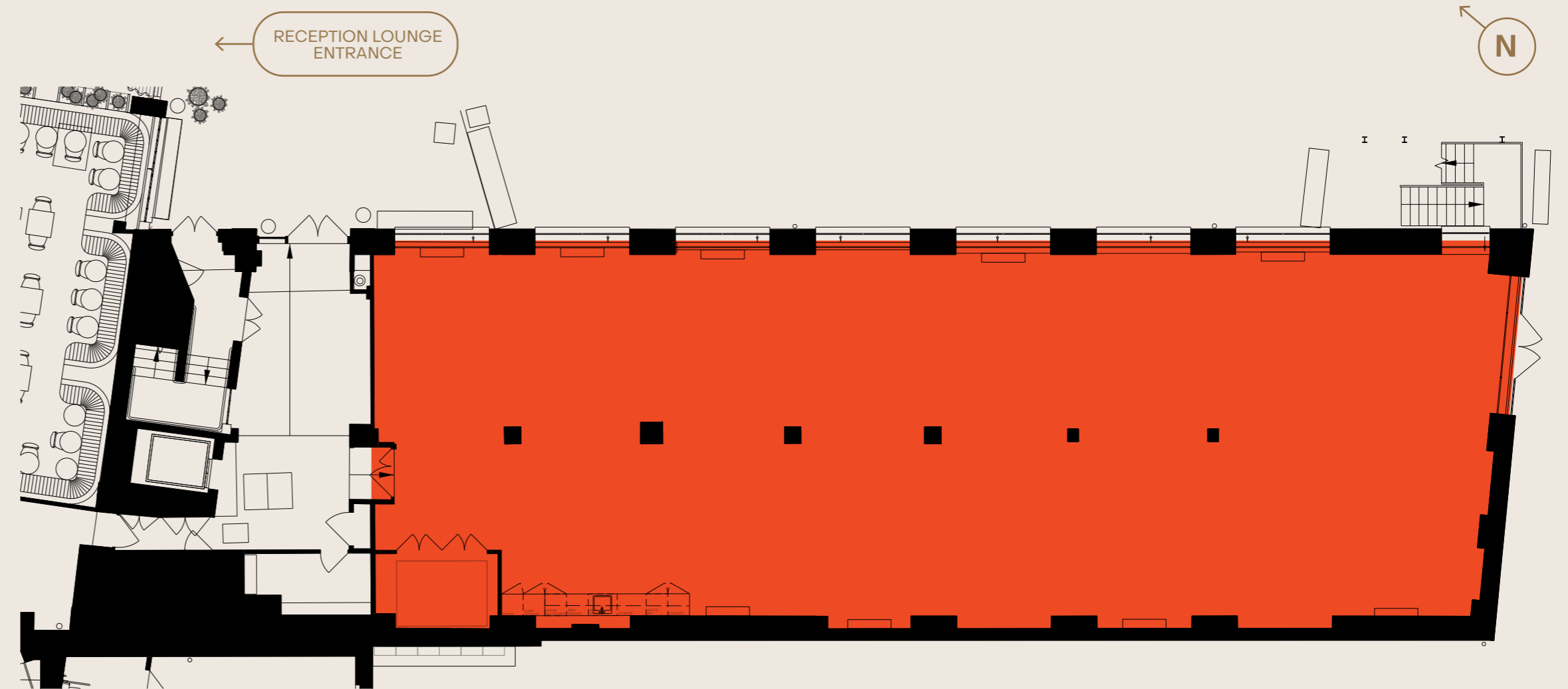
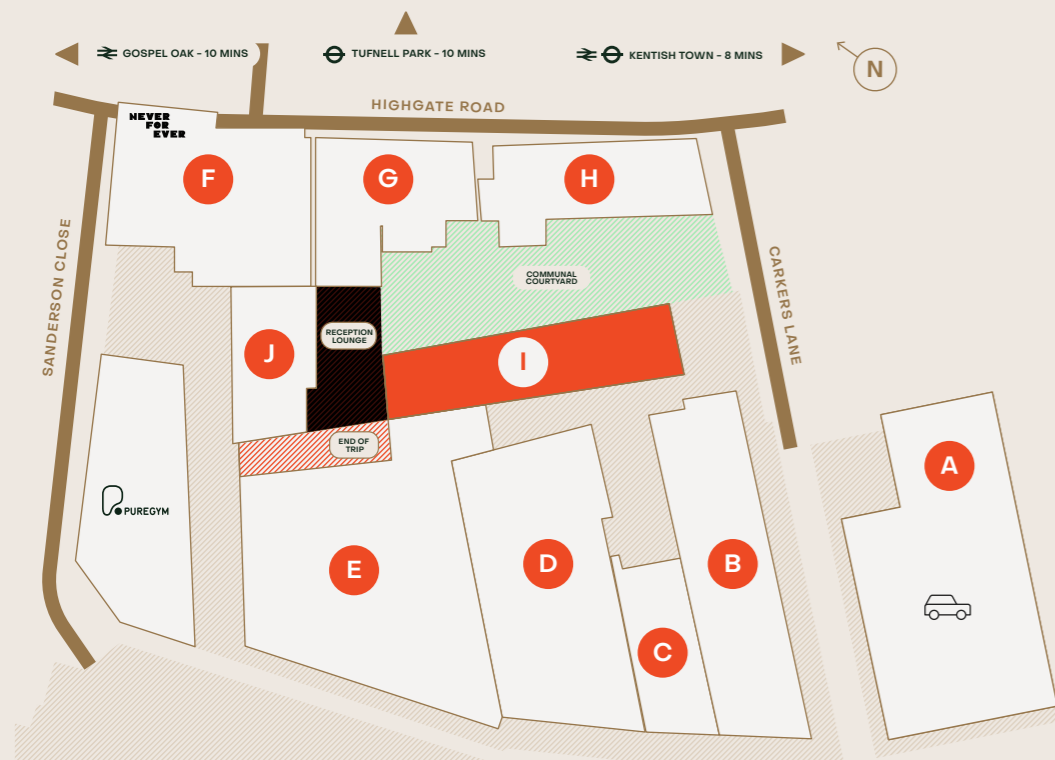
Studio G.14 is located on the ground floor of Block J.



I G.13

3,440 SQ FT
320 SQ M

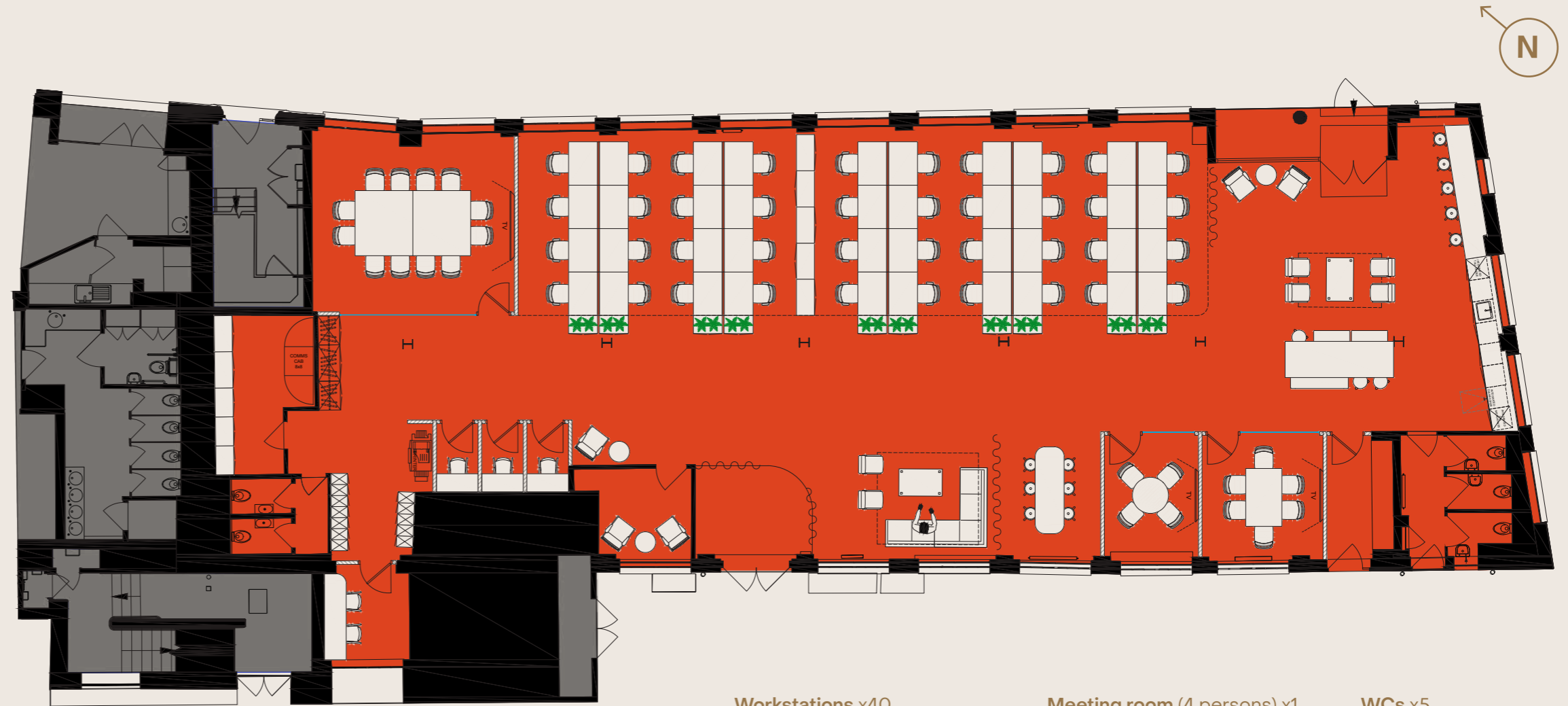
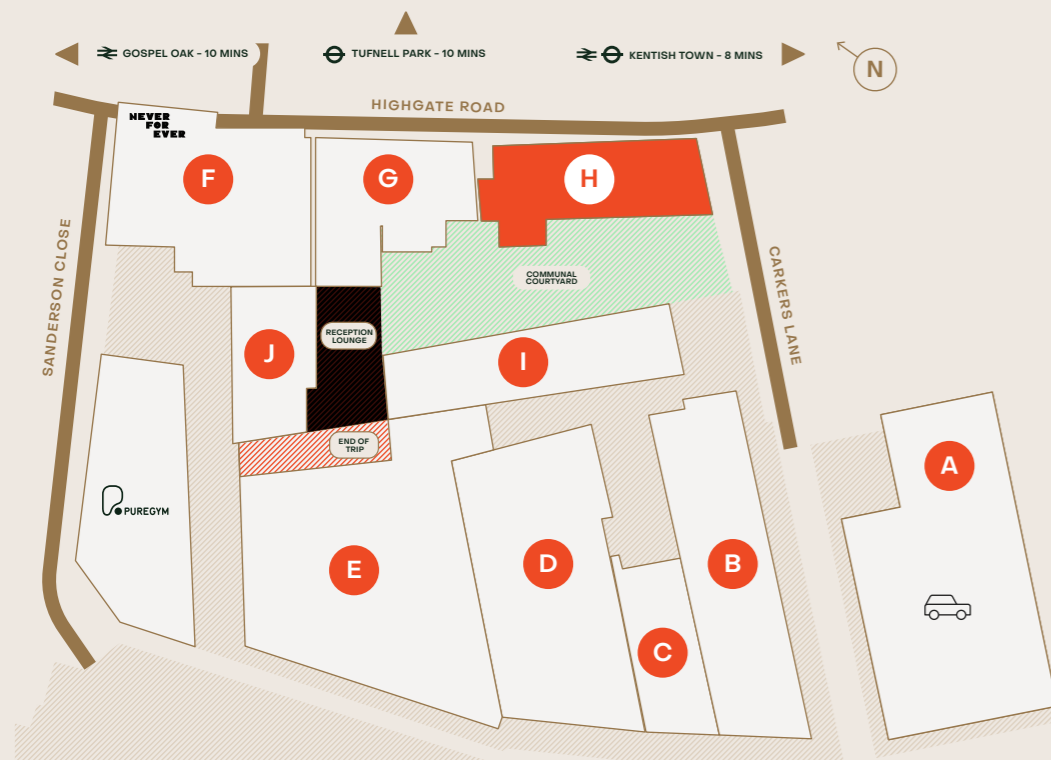
Studio G.13 is located on the ground floor of **Block I**.



H G.12

4,181 SQ FT
388 SQ M

Studio G.12 is fully fitted and located on the ground floor of Block H.



← RECEPTION LOUNGE ENTRANCE

- Workstations x40
- Hot desking x11
- Phone booths x3
- Meeting room (12 persons) x1
- Meeting room (6 persons) x1
- Meeting room (4 persons) x1
- Meeting room (2 persons) x2
- Kitchen x1
- Break out zone x2
- Lockers x28
- WCs x5
- Courtyard entrance x1
- Roadside entrance x1

TECHNICAL SPECIFICATION.

The purpose of this specification is to provide a brief description of the Landlord refurbishment works undertaken in Unit XXX of Highgate Studios. This document is intended to form part of the Agreement for Lease and be the reference point at the grant of the hypothetical lease for rent review purposes or Reinstatement purposes at lease end.

1. GENERAL

The overall building that this unit occupies is a structural concrete frame of columns and slab. The external fabric of the building is in masonry with a mix of rendered and exposed masonry internally.

The unit is accessible via Sanderson Close or the reception with lifts and stairs providing access to the 2nd floor.

2. INTERNAL FINISHES

The following refurbishment works have all been newly completed:

Category A Office Space Landlord Works

Walls

- Plasterboard/rendered walls in limewash finish.
- Blockwork painted white (RAL TBC).
- Existing masonry walls made good.
- Existing concrete and masonry columns made good.
- Low level perimeter trunking in galvanized steel.
- Existing crittall windows painted white (RAL TBC).
- Secondary glazing system in white colour (RAL TBC).

Floor

- Timber effect LVT strip flooring in elegant oak beige (in both plank and herringbone formats).

Ceiling

- Existing concrete soffit/beams made good.
- Existing exposed steel beams intumescent painted and with matt grey colour (RAL TBC).

Services

- Suspended linear LED light fittings.
- Wall mounted lights in kitchenette area.
- Soffit mounted services (FCUs, ductwork and containment) in galvanized steel.
- Perimeter trunking in galvanized steel.

Doors

- Dark colour (RAL TBC) doors with vision panels and brushed stainless steel ironmongery.
- Riser doors painted white (RAL TBC).
- Fire shutter painted in matt grey (RAL TBC).

Kitchenettes

- Cabinet, doors and shelf overclad in laminate oak finish.
- Countertop & splashback in composite stone terrazzo finish.
- Appliances, sink, and tap in stainless steel finish.
- Appliances included are the following: 2x microwave oven, 1x full height fridge, 1x integrated dishwasher, 1x integrated 2-compartment refuse bin & recycler.
- Zip tap allowance for install by future tenant.

Category A Toilets Spaces Landlord Works

Walls

- Plasterboard/rendered walls in limewash finish.
- White small Matt Mosaic Tiles.

Floor

- Noraplan Uni coloured rubber flooring in green colour (RAL TBC).

Ceiling

- Suspended ceiling finished in limewash plasterboard.

Services

- Downlights in plasterboard ceiling.
- Wall mounted lights in vanity area.
- WC cubicles ventilation.
- Concealed cisterns with accessible maintenance lid overclad in laminate oak finish.

Doors

- Dark colour (RAL TBC) doors with brushed stainless steel ironmongery.

Vanity/Sanitary Ware

- Countertop & splashback in composite stone terrazzo finish.
- Toilet and washbasins in white ceramic.
- Slim wood round wall mirrors.
- Infra-red taps, infra-red soap dispensers, bin, toilet brush, toilet paper holder, door closer, cloak hanger and handdryer in stainless steel finish.

BUILDING SERVICES

Heating, Ventilation and Comfort Cooling

Mechanical ventilation heat recovery units providing fresh air supply to office areas. HVRF units proving heating and cooling to office areas. Local extract systems to WCs.

Lighting

New high efficiency LED lighting designed to comply with BCO Guidelines.

Power and data services

Power and data outlets to be fitted out by tenant generally via newly provided perimeter trunking.

Soil & Waste Water System

A fully vented soil system is provided to remove the effluent from the various sanitary appliances throughout the offices demise.

Rainwater System

The rainwater system will carry rainwater from roof levels via gravity.

Potable Cold Water Supply System

An office potable cold water mains supply is provided and distributed through dedicated landlord's risers to provide water to the toilets and tea points.

Domestic Hot Water Service

Hot water will be provided to the WC and tea points via point of use electric heaters.

Emergency Lighting

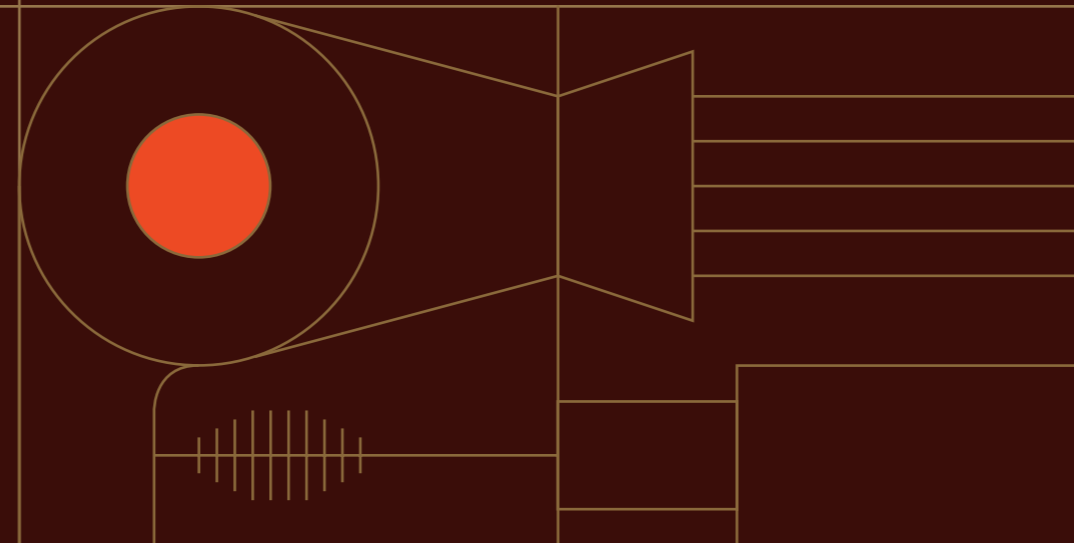
Emergency lighting is provided along defined escape routes in accordance with BSEN 1838 (BS 5266).

Fire Alarms

Fire alarm to provide coverage to L2 BS5939 classification.

FOR ENQUIRIES
PLEASE CONTACT
OUR JOINT AGENTS

HIGHGATE STUDIOS.



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