

CREATIVITY IN MOTION

# HIGHGATE STUDIOS.

KENTISH TOWN NW5



Welcome to Highgate Studios, a place of ingenuity, entrepreneurship and creativity.

Nestled in the heart of Kentish Town, Highgate Studios 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.



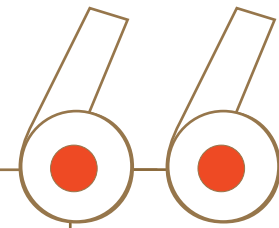
# A CREATIVE COMMUNITY.

Highgate Studios is home to an eclectic mix of creative individuals and innovative businesses.

This Victorian warehouse, formerly a wallpaper factory, now serves as a campus for makers, thinkers, and creators with limitless potential. Here, individuality is celebrated, inventive spirit is nurtured, and creativity is always in motion.



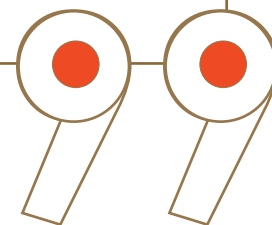




We were inspired by Highgate Studios' rich history rooted in a uniquely urban industrial and design heritage. This became the foundation for our design approach and the palette of materials we used to create a coherent language throughout.

Our designs have renewed and elevated Highgate Studios by weaving together new amenity spaces and existing buildings to create a welcoming, accessible and clearly articulated campus, ready to grow and nurture a vibrant community within it.

**Piercy&Company**



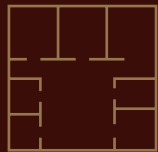


# CAMPUS HIGHLIGHTS.

Discover an array of amenities designed to elevate your experience. Unwind in our landscaped communal courtyard, fuel your creativity in the communal co-working areas, and recharge with artisanal coffee at our on-site café.



Suitable for requirements from 1,000 sq ft



Bespoke design by Architects Piercy&Company



Victorian charm, mixed with modern amenity



Landscaped communal courtyard



On-site café and break-out reception space



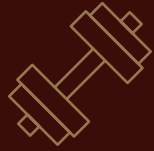
Cycle storage and end-of-journey facilities



Targeting BREEAM Excellent (In-Use). EPC B



Delivered newly refurbished or fully fitted office space



On-site Pure Gym



24/7 security office



On-site restaurant



On-site parking







# RECEPTION LOUNGE.

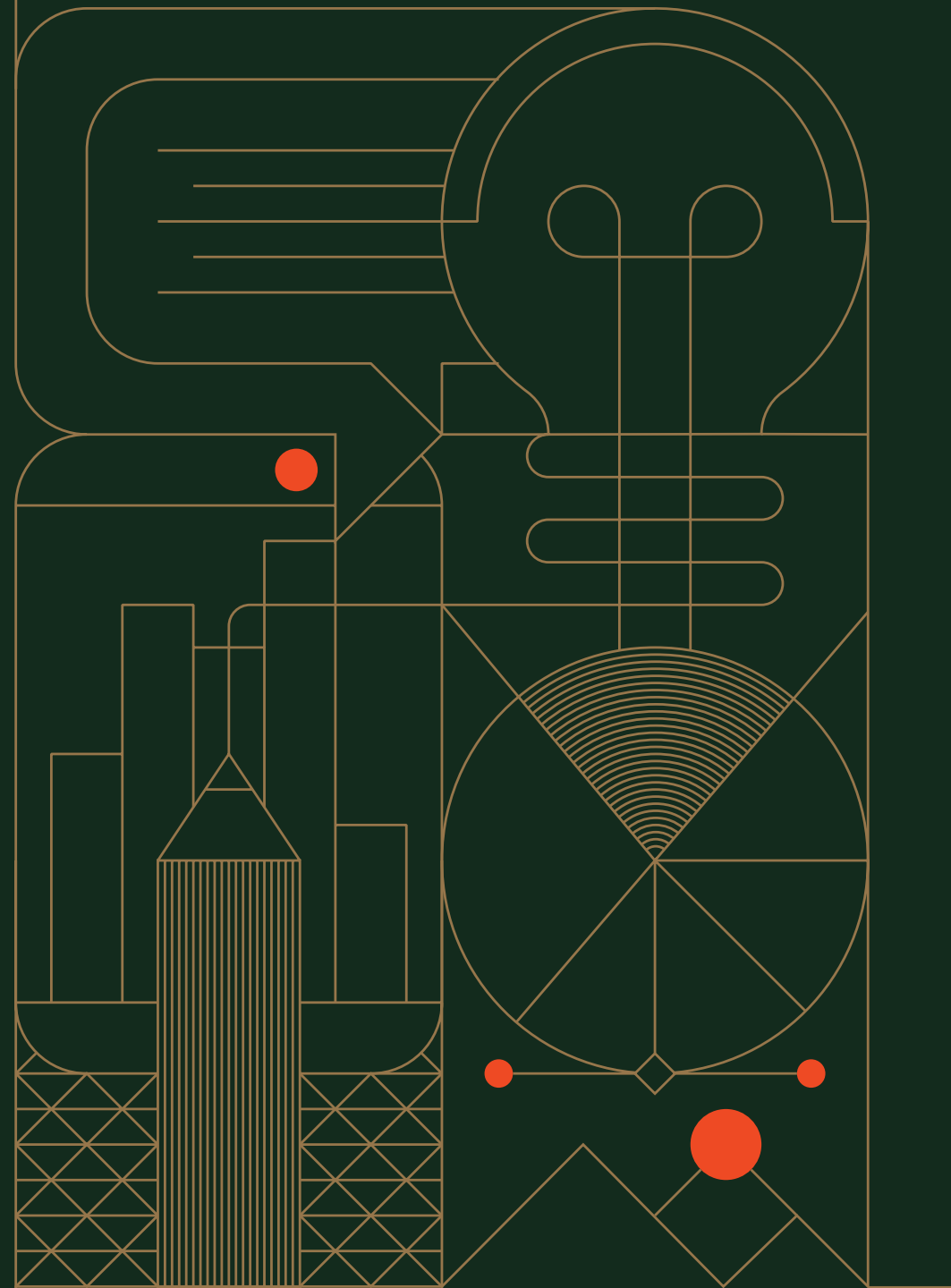
More than just a reception, our dynamic co-working café space serves food and drinks all day, and is designed to inspire collaboration and innovation. With elegant breakout areas and a premium modern ambience, it seamlessly blends work with leisure, offering zones for productivity and pockets of privacy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





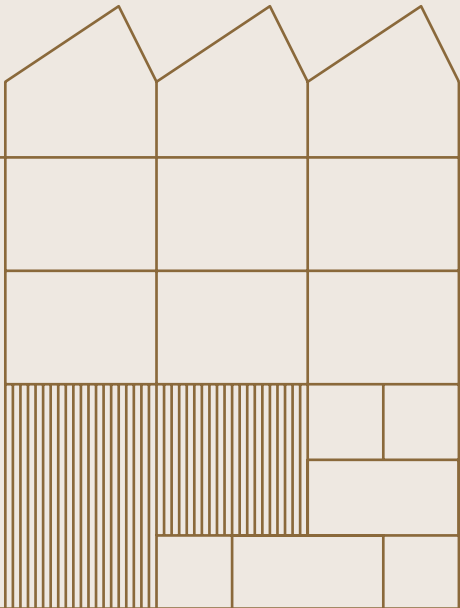








With dedicated cycle storage and sophisticated shower rooms and changing facilities, you can start your working day in comfort.



HIGHGATE STUDIOS



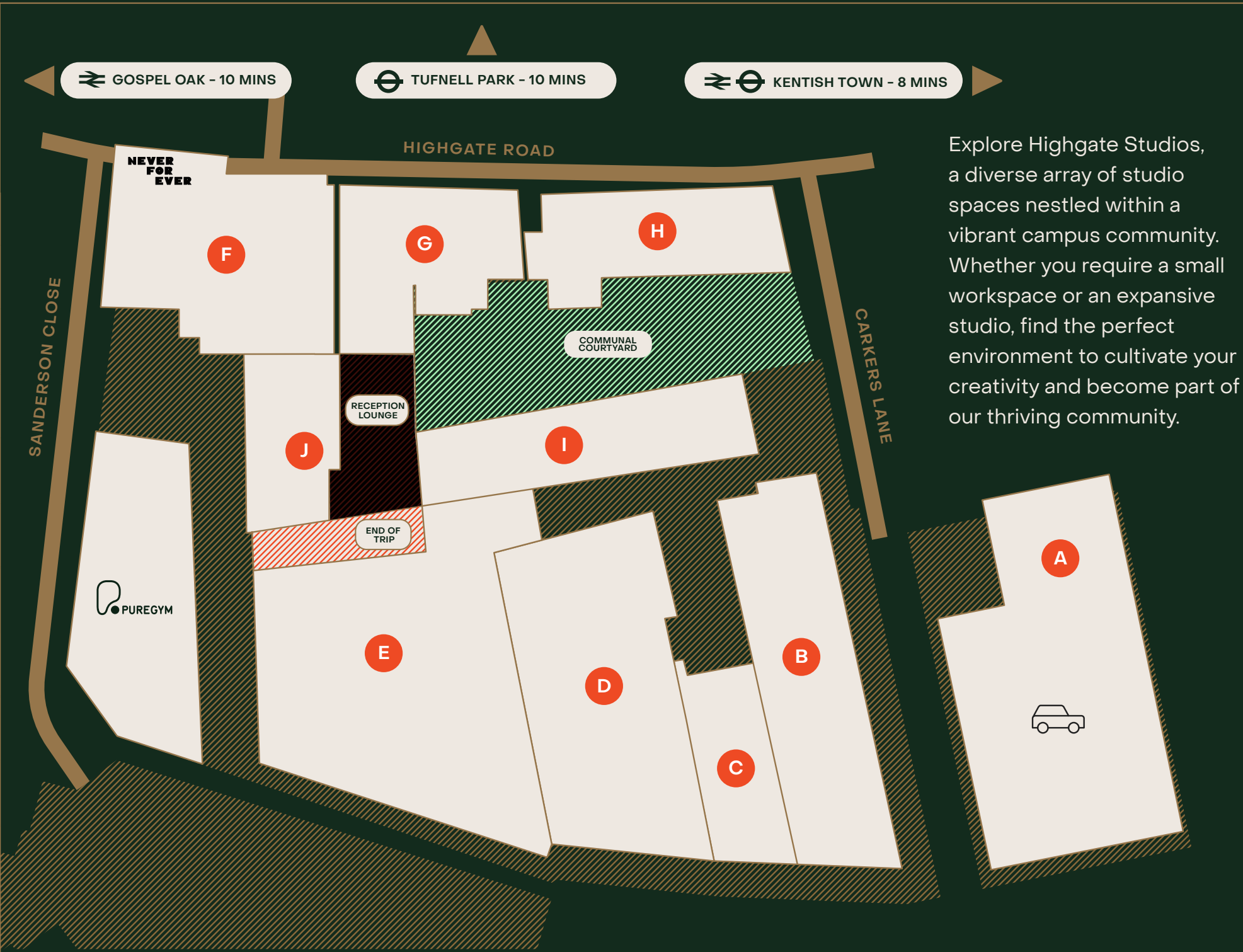
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# CONTEMPORARY WORKSPACES AND STUDIOS.

**AVAILABILITY:** All open plan spaces can be delivered fully fitted and 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
I	5	5.1	3,370	–	–	–	Coming soon
I	4	4.2	3,356	–	–	–	Coming soon
I	3	3.4	1,016	12		–	Available
F	3	3.1	2,334	18		–	Under offer
G	3	G3.3	8,230	–	–	–	Coming soon
I	2	2.7	3,585	42		–	Available
F	2	2.3	2,713	–	–		Available
F	1	1.8	3,805	–	–		Under offer
I	1	1.2	3,490	–	–	–	Coming soon
J	G	G.15	2,218	–	–		Available
1	G	G.13	3,440	–	–		Available
H	G	G.12	4,181	40		–	Available

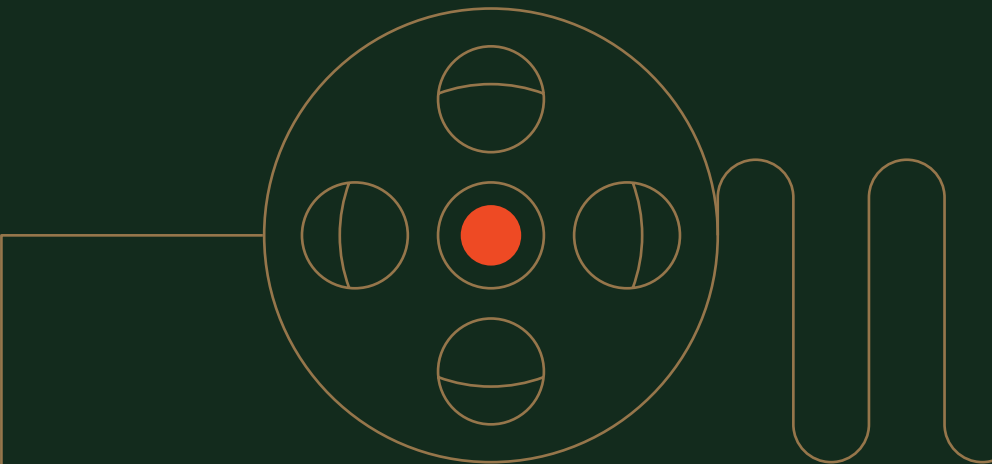


Explore Highgate Studios, a diverse array of studio spaces nestled within a vibrant campus community. Whether you require a small workspace or an expansive studio, find the perfect environment to cultivate your creativity and become part of our thriving community.



# FULLY FITTED STUDIOS.

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.



Multiple workstations



Boardroom



Meeting rooms



Phone booths



Breakout areas



Kitchenettes



Lockers



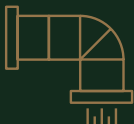
Storage room



Fibre ready



New LED lighting



New & exposed ceiling climate control



Openable windows



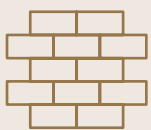




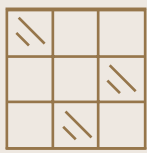
# NEWLY REFURBISHED.



Timber floors



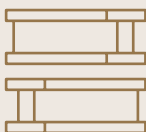
Exposed brick



New secondary  
glazing which celebrates  
original critall style windows



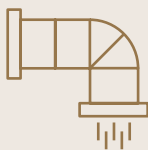
Kitchenettes



Exposed  
original structure



Excellent  
natural light



Exposed  
ceiling A/C

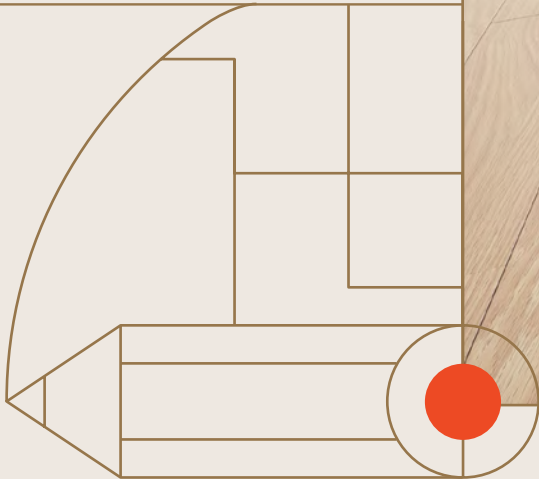


New LED  
up/down lighting



High  
ceilings

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

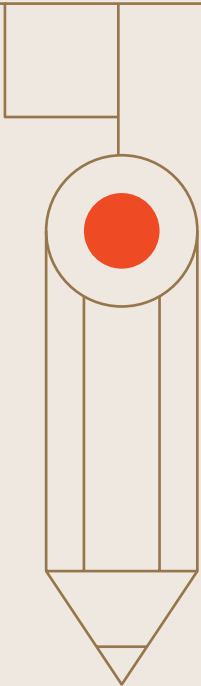






HIGHGATE STUDIOS

# KENTISH TOWN.



Renowned for its diverse architectural styles, vibrant cultural heritage, and excellent transport connections, Kentish Town offers a wealth of attractions for the whole community and visitors alike.



Southampton Arms



The Abbey Tavern





The Parakeet



Kami



The Vine

Fancy a lunchtime wander? Head to one of Kentish Towns many foodie hotspots such as Gails, Babuji and Never For Ever or why not grab an after-work drink at The Parakeet or Clapton Craft, or even see an up and coming band at the O2 Forum.

Gails

Never For Ever

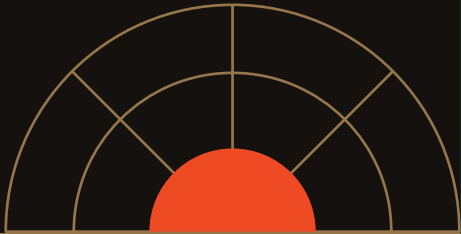


Clapton Craft





# LOCATION.



## BARS

- 01 The Vine
- 02 Never For Ever
- 03 Tabac
- 04 The Pineapple
- 05 Boulogne Bar
- 06 Authentique
- 07 Southampton Arms
- 08 Bull & Gate
- 09 Ladies and Gentlemen
- 10 The Abbey

## RESTAURANTS

- 18 Rossella
- 19 Patron
- 20 The Queen of Sheba
- 21 Babuji
- 22 Tonkotuso
- 23 Franco Manca
- 24 Nandos
- 25 Kami
- 26 Anima e Cuore
- 27 Albion's

## COFFEE

- 11 Bean About Town
- 12 Kentish Town Stores
- 13 Saint Espresso & Kitchen
- 14 Gail's Bakery
- 15 Mimi & Moon
- 16 Pret
- 17 Town Cafe & Bar

## WELLNESS

- 28 Kentish Town Forum
- 29 Basement
- 30 F45
- 31 Social Pottery
- 32 Kentish Town Sports Centre
- 33 Parliament Hill Fields Lido
- 34 Hampstead Heath







Hampstead Heath



Social Pottery

HIGHGATE STUDIOS

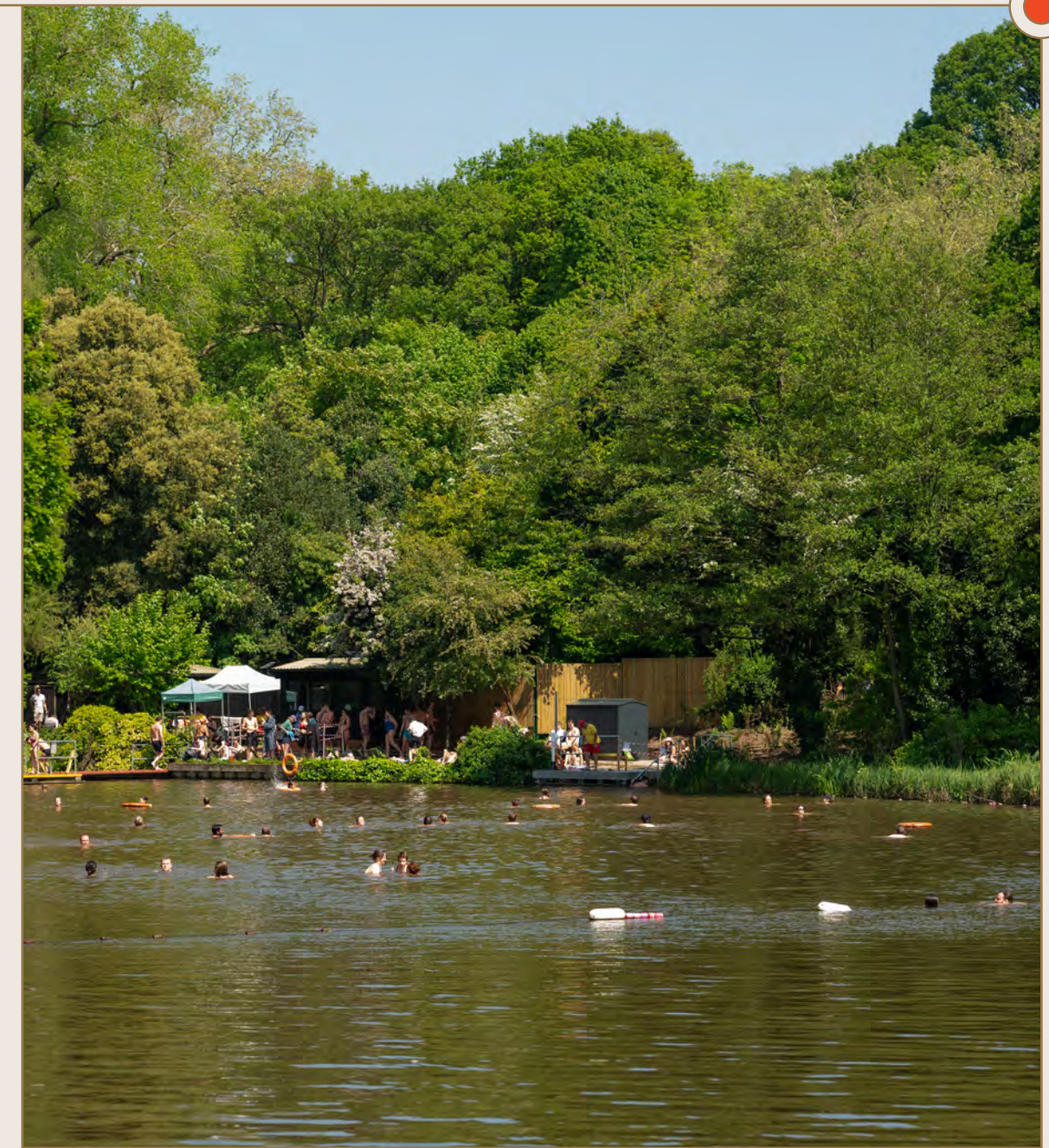


The Basement LDN Gym + Studio

O2 Forum Kentish Town



From entertainment to pottery painting and green space, Kentish Town has a lido, parks and an award-winning, major live entertainment venue, offering plenty of after-work activities.

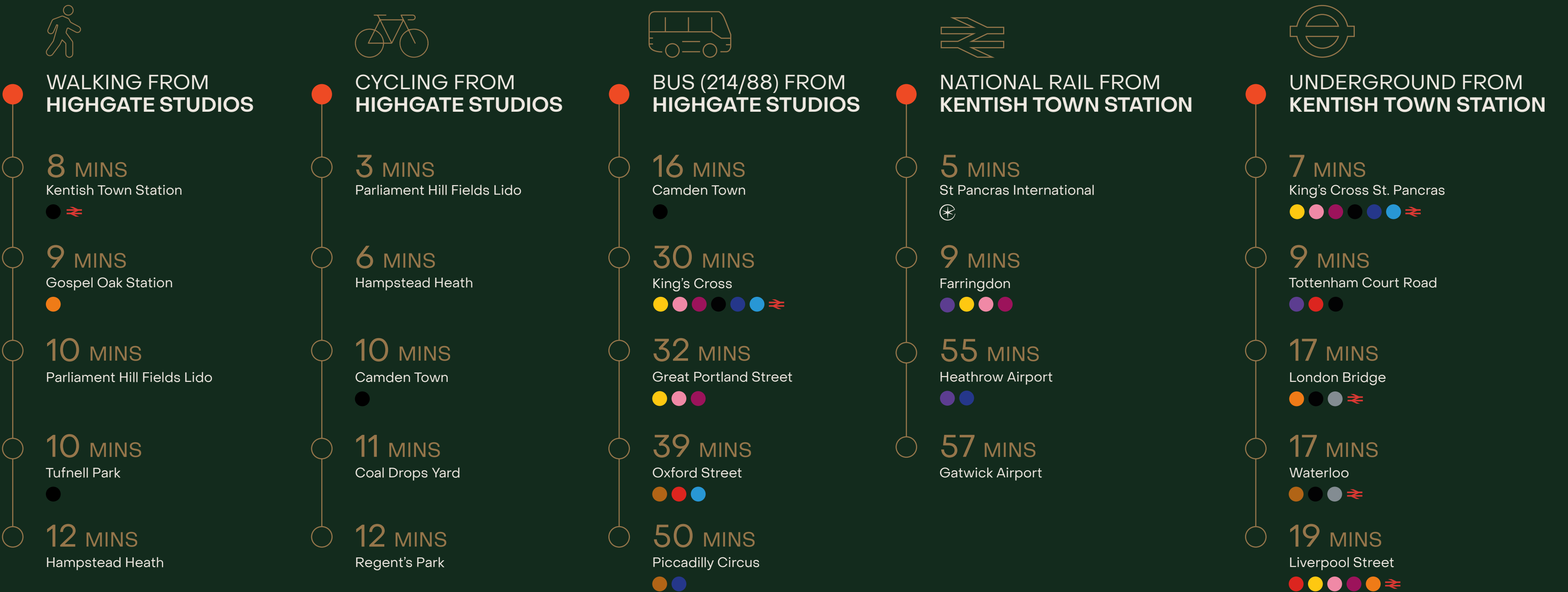


Highgate Bathing Pond

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# A NEIGHBOURHOOD WITH EXCEPTIONAL CONNECTIVITY.





# BUILT UPON A RICH HISTORY OF CREATIVITY.



1883

The original structure of Highgate Studios was built in 1883 when the Read brothers acquired an acre of land and built an export bottling premises and a laboratory, referred to by old cartographers as the bottling houses.



1923

Sanderson's wallpaper factory would then take occupation over the building in the 1920's and were granted a royal warrant in 1923 to supply fabrics and wall coverings to HM Queen Elizabeth II and the British royal palaces.

1960

By the 1960's, Shand Kydd had been sold and the premises moved to Somerford and Sanderson's main production had moved to their Chiswick factory.



2024...

The next phase of Highgate Studios begins...



By the turn of the century, the warehouse was responsible for producing 50,000 bottles per week and were the largest buyers and bottlers of bass ale in the world.

1906

In 1906 the world renowned wall paper designer and manufacturer Shand Kydd would move their factory premises to the same location and started mass producing bold lino block designs to be sold nationwide.



2010



Highgate Studios is relaunched as a new creative workspace in the heart of Kentish Town.





## PIERCY & COMPANY

Piercy&Company operates as a design house, made up of architects, interior and product designers and researchers working in collaboration to produce exciting, memorable and beautiful places. With a passion for materials, form, technology and craft, we design at all scales in some of the most historic and sensitive locations in the UK and approach every project – from furniture pieces to international headquarters – with the same attention to detail, considered research and design integrity.

Piercy&Company's portfolio reflects a care for the natural environment and the impact of construction, often

focusing on how to reuse, retain and re-enliven existing structures, while prioritising a human-centred design approach. Our interiors projects push the limits of our knowledge, drawing on a wealth of experience of design and materials exploration to produce spaces that both respect historic context and also look to the future. Our architecture team delves deep into process and context, sensitively bringing together new technologies and methods of building with traditional materials.

We believe design should not only look good but feel good.

## GENERAL PROJECTS

General Projects is a developer and operator of contemporary real estate.

We reimagine the built environment to deliver the next generation of future-ready buildings that foster creativity, innovation and wellbeing.

Driven by user experience, our process prioritises outstanding sustainable design and the creation of long-term value for society. Our aspiration is simple – to build places people love.

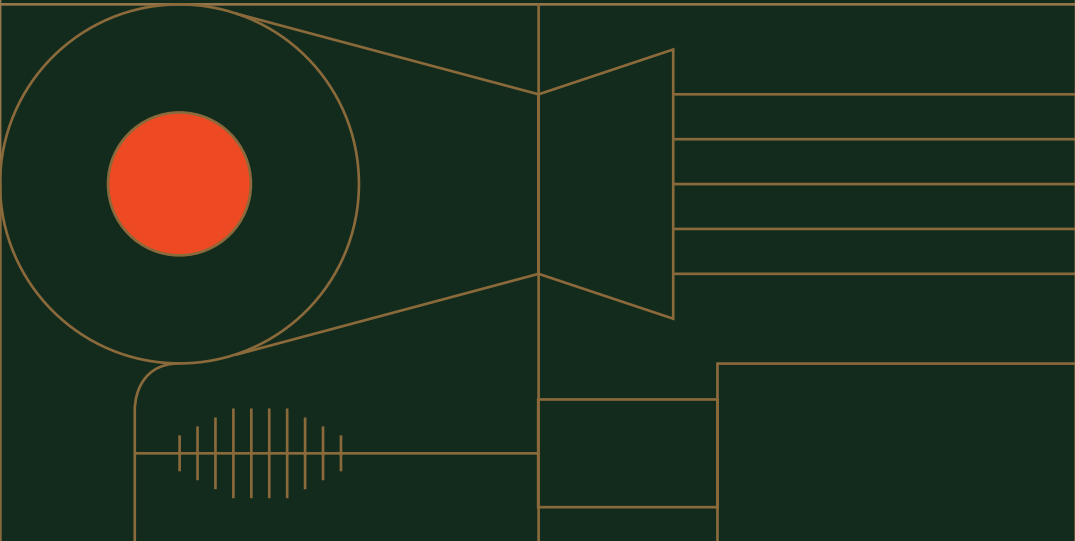
We are proud to have created over two million square feet of modern-life, mixed-use, metropolitan hubs that have become base camp to some of the world's pioneering blue-chip businesses, the foundation for hundreds of SMEs and creators, and delivered inspiring homes for families and young professionals.





FOR ENQUIRIES  
PLEASE CONTACT  
OUR JOINT AGENTS

# HIGHGATE STUDIOS.



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