

CREATIVITY IN MOTION

HIGHGATE STUDIOS.

KENTISH TOWN NW5



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

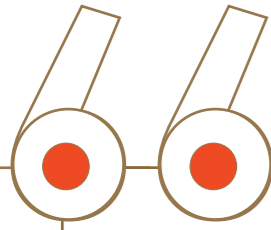
Nestled in the heart of Kentish Town, Highgate Studios combines historical charm and a bright future. It's more than just a workspace; with an on-site café and a spacious communal courtyard, our vibrant campus fosters a connected community dedicated to nurturing and celebrating creativity in motion.

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.

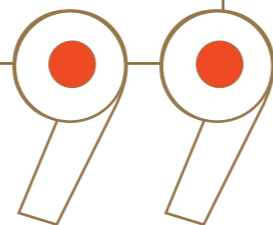




We were inspired by Highgate Studios' rich history rooted in a uniquely urban industrial and design heritage. This became the foundation for our design approach and the palette of materials we used to create a coherent language throughout.

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



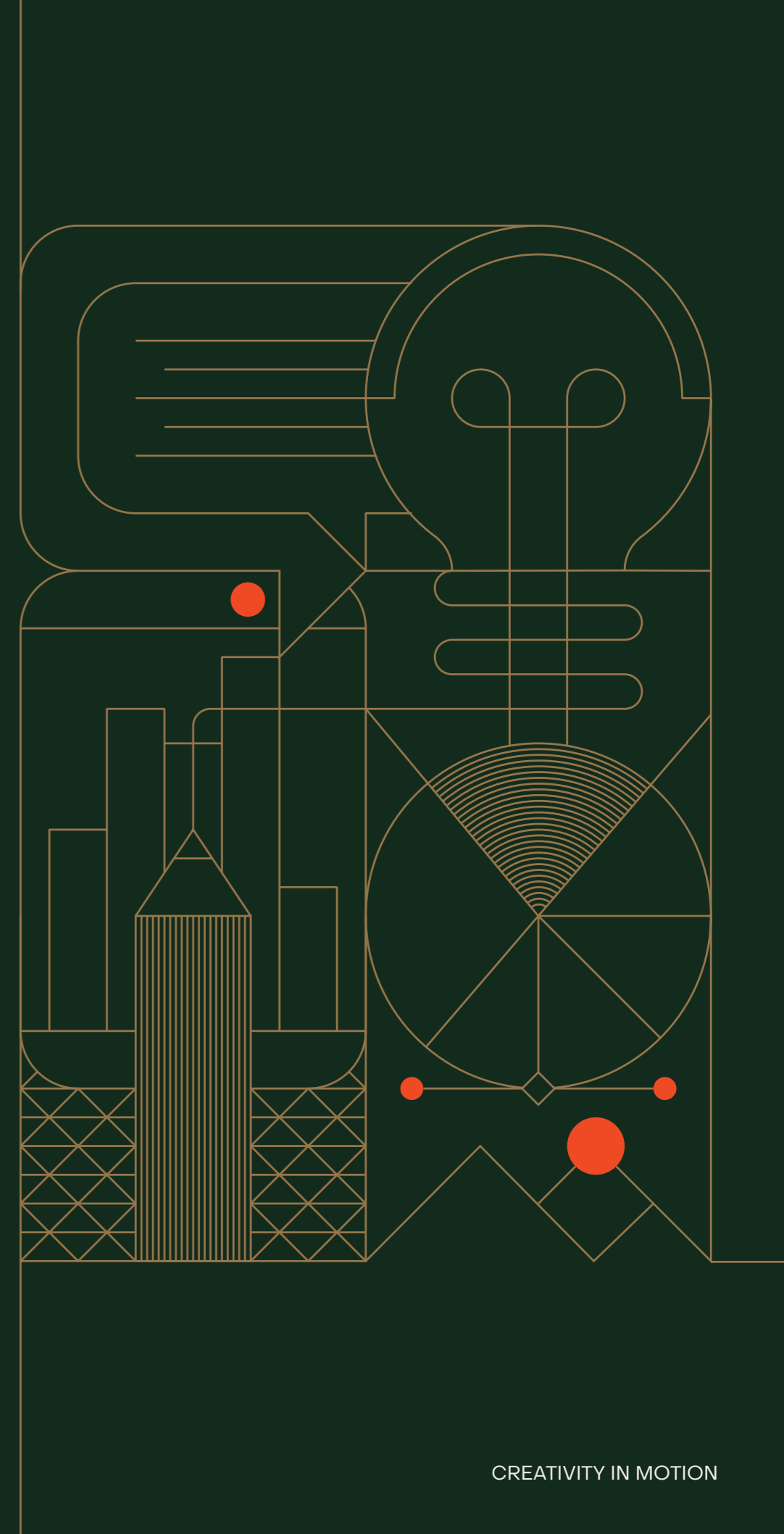


RECEPTION LOUNGE .

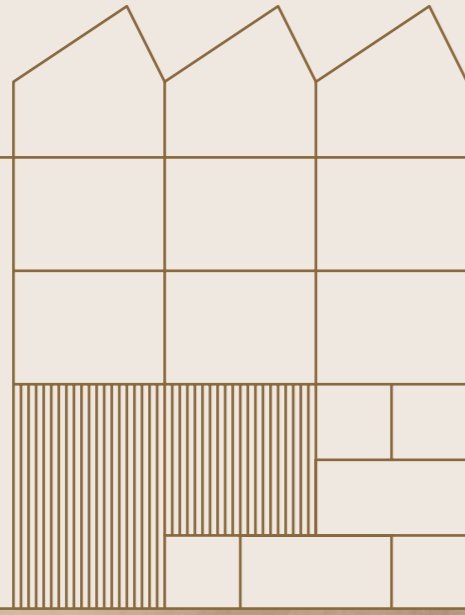
More than just a reception, our dynamic co-working café space serves food and drinks all day, and is designed to inspire collaboration and innovation. With elegant breakout areas and a premium modern ambience, it seamlessly blends work with leisure, offering zones for productivity and pockets of privacy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







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

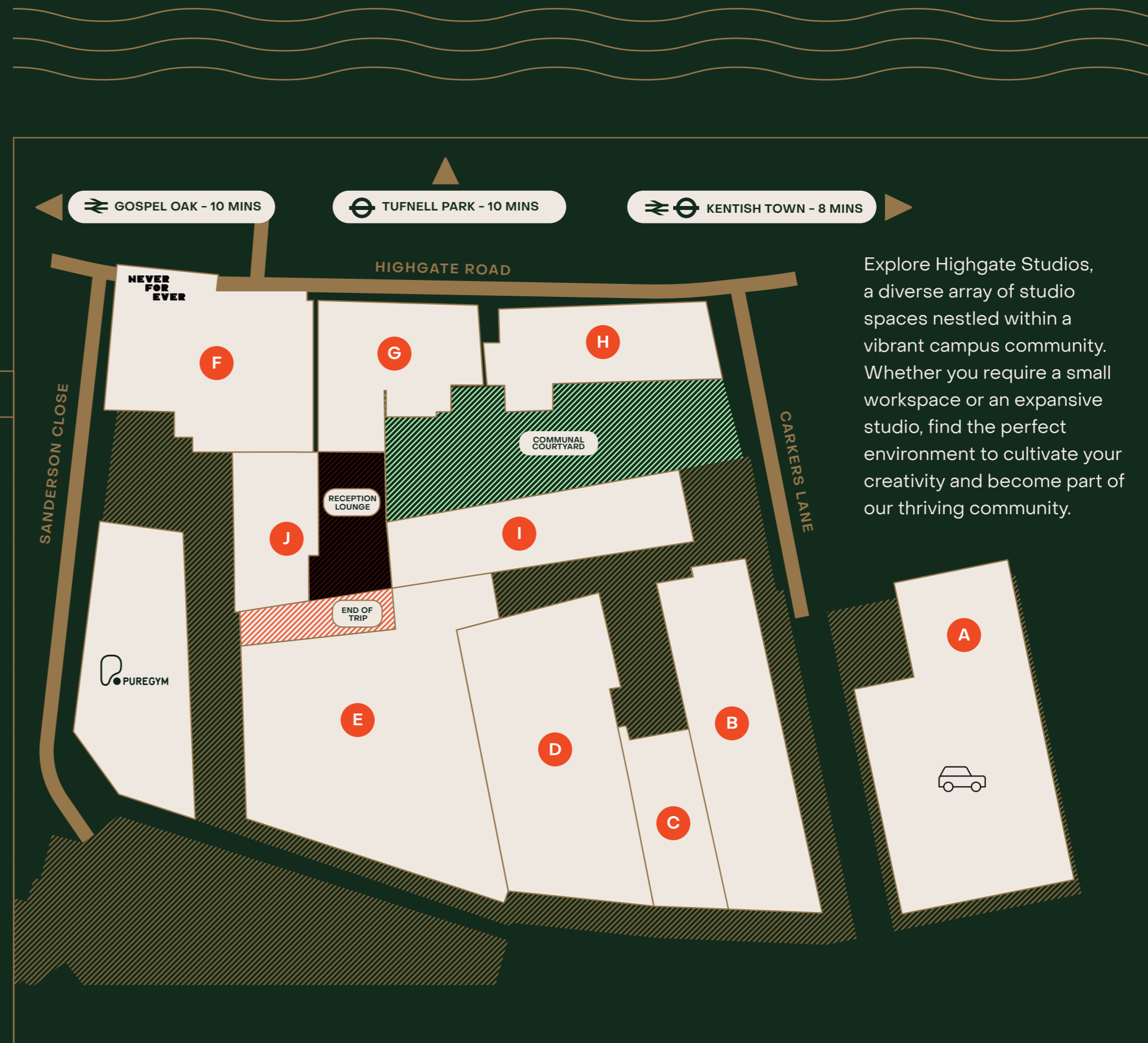


CONTEMPORARY WORKSPACES AND STUDIOS.

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

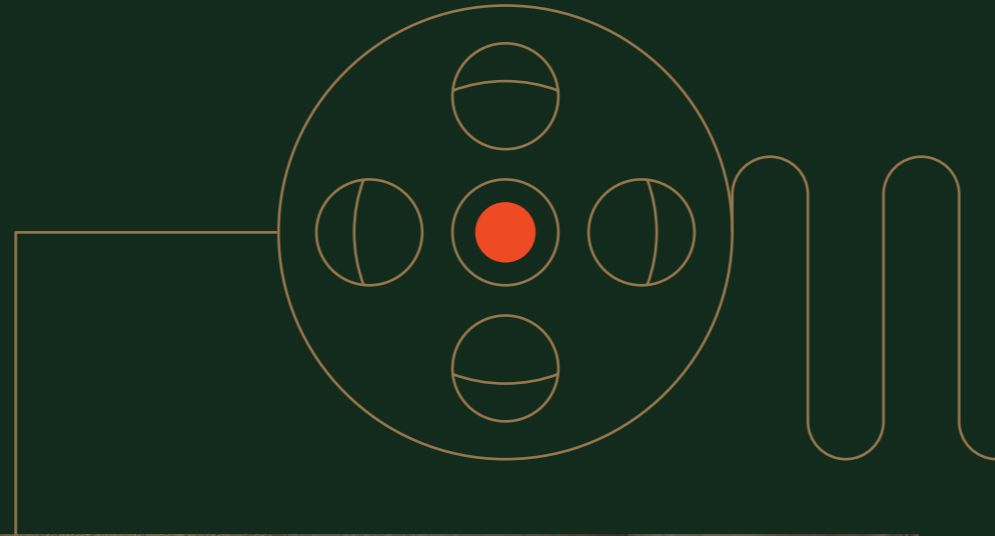
Block	Level	Studio	Sq ft	Desks	Fully fitted	Open plan	Status
F	3	3.1	2,334	-	-	●	Available Q1 2025
I	2	2.7	3,585	-	-	●	Available Q1 2025
F	1	1.8	3,805	-	-	●	Under Offer
F	1	1.7	1,856	-	-	●	Under Offer
F	1	1.6	653	-	-	●	Under Offer
E	1	1.3	2,534	-	-	●	Available Q2 2025
J	G	G.15	1,672	-	-	●	Under Offer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



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

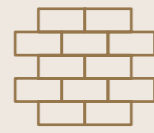


Openable windows

NEWLY REFURBISHED.



Timber floors



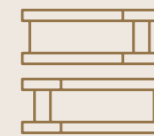
Exposed brick



New secondary
glazing which celebrates
original critall style windows



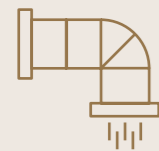
Kitchenettes



Exposed
original structure



Excellent
natural light



Exposed
ceiling A/C

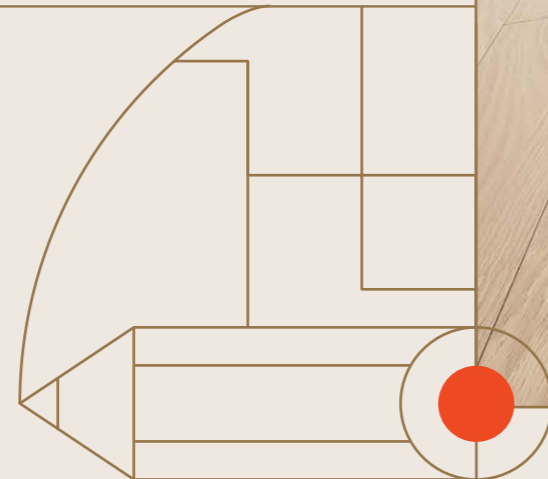


New LED
up/down lighting



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.



Southampton Arms



The Abbey Tavern

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.



The Parakeet



Kami



The Vine

Fancy a lunchtime wander? Head to one of Kentish Town's 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

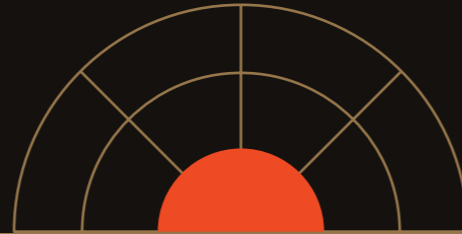


Clapton Craft



CREATIVITY IN MOTION

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

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

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

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



The Basement LDN Gym + Studio

O2 Forum Kentish Town

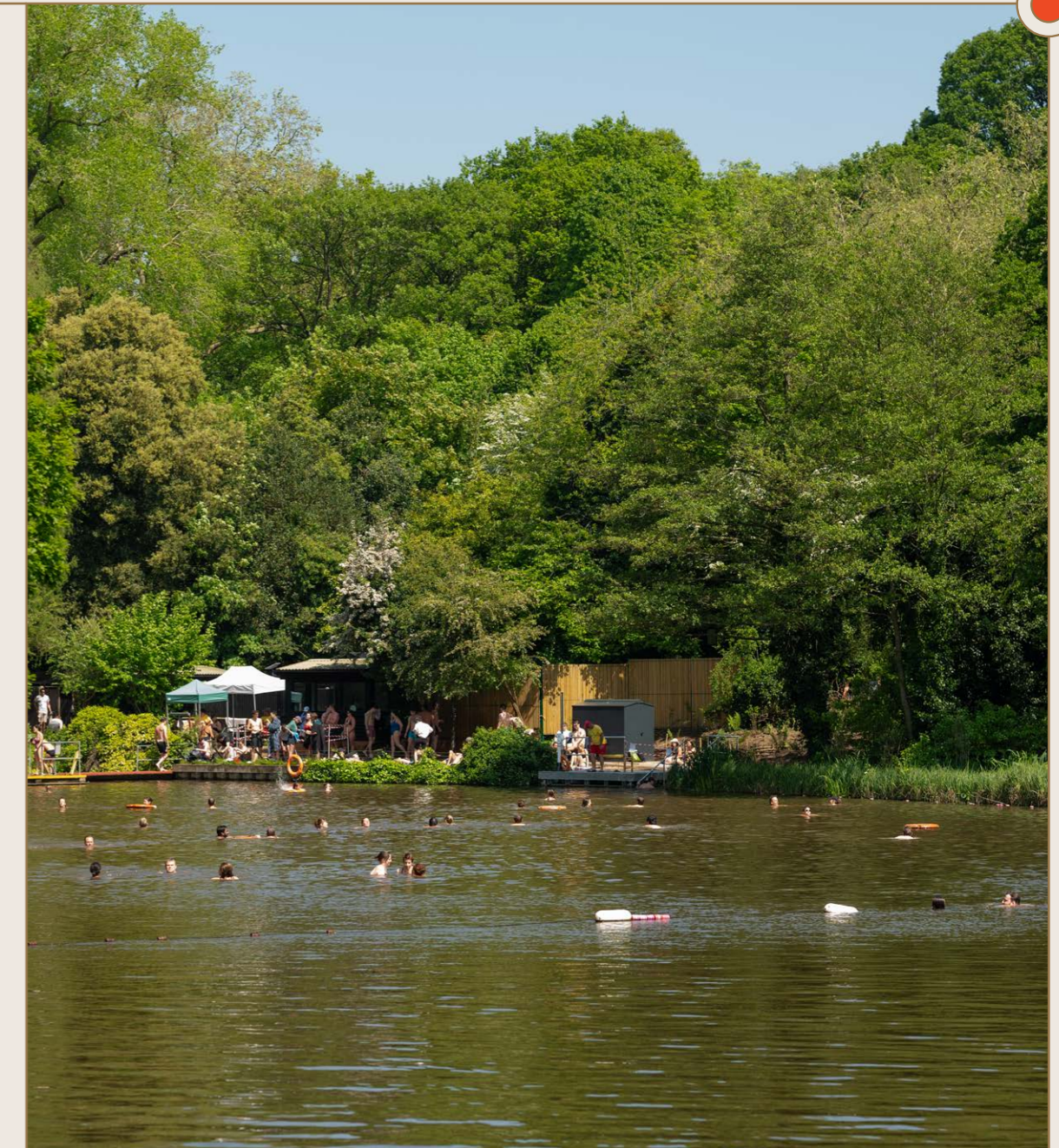


From entertainment to pottery painting and green space, Kentish Town has a lido, parks and an award-winning, major live entertainment venue, offering plenty of after-work activities.



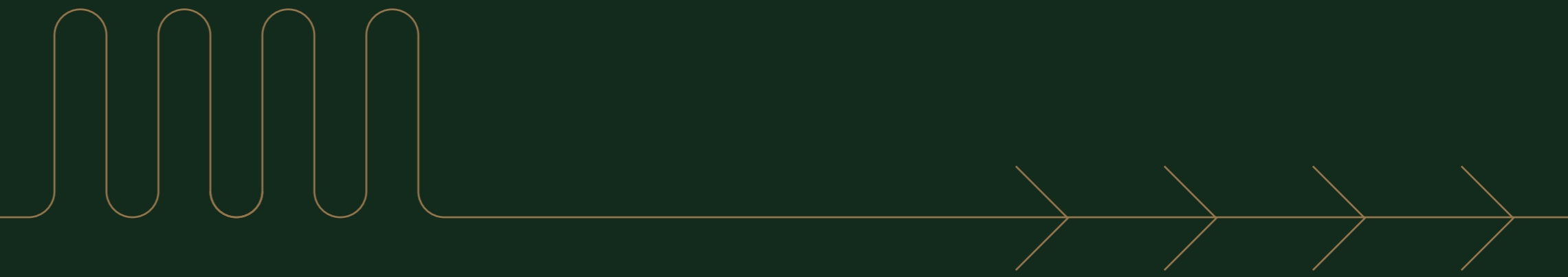
Social Pottery

HIGHGATE STUDIOS



Highgate Bathing Pond

A NEIGHBOURHOOD WITH EXCEPTIONAL CONNECTIVITY.



WALKING FROM HIGHGATE STUDIOS

8 MINS
Kentish Town Station

9 MINS
Gospel Oak Station

10 MINS
Parliament Hill Fields Lido

10 MINS
Tufnell Park

12 MINS
Hampstead Heath



CYCLING FROM HIGHGATE STUDIOS

3 MINS
Parliament Hill Fields Lido

6 MINS
Hampstead Heath

10 MINS
Camden Town

11 MINS
Coal Drops Yard

12 MINS
Regent's Park



BUS (214/88) FROM HIGHGATE STUDIOS

16 MINS
Camden Town

30 MINS
King's Cross

32 MINS
Great Portland Street

39 MINS
Oxford Street

50 MINS
Piccadilly Circus



NATIONAL RAIL FROM KENTISH TOWN STATION

5 MINS
St Pancras International

9 MINS
Farringdon

55 MINS
Heathrow Airport

57 MINS
Gatwick Airport



UNDERGROUND FROM KENTISH TOWN STATION

7 MINS
King's Cross St. Pancras

9 MINS
Tottenham Court Road

17 MINS
London Bridge

17 MINS
Waterloo

19 MINS
Liverpool Street

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.

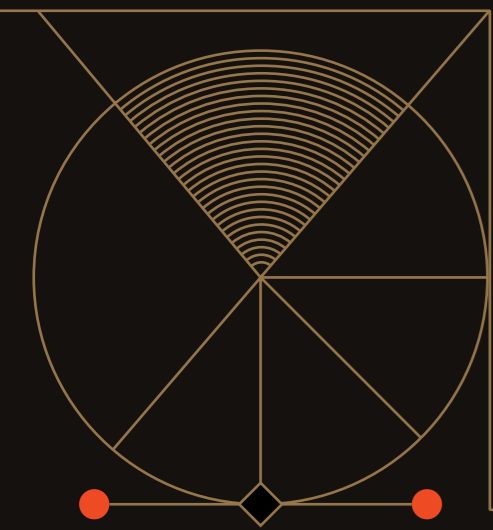
GENERAL PROJECTS

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.

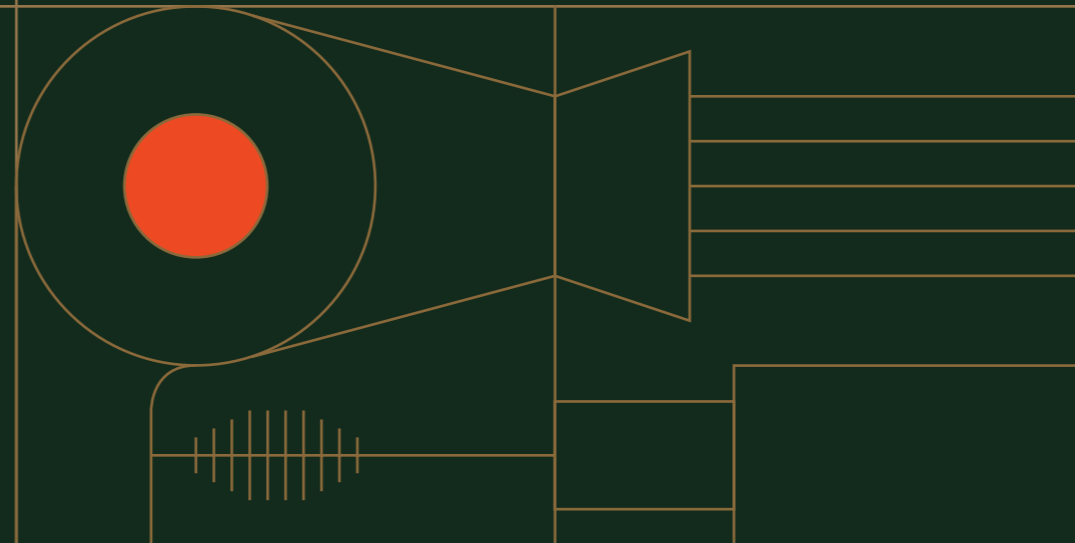
Driven by user experience, our process prioritises outstanding sustainable design and the creation of long-term value for society. Our aspiration is simple – to build places people love.

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
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