

Nik Nak 2, Florentia  
Clothing Village, Vale  
Road HARRINGEY | N4 1TD

# FLORENTIA CLOTHING VILLAGE

Studio space in a creative  
hub for people and  
businesses

4,000 - 7,000 ft<sup>2</sup>  
(371.61 - 650.32 m<sup>2</sup>)



STRETTONS

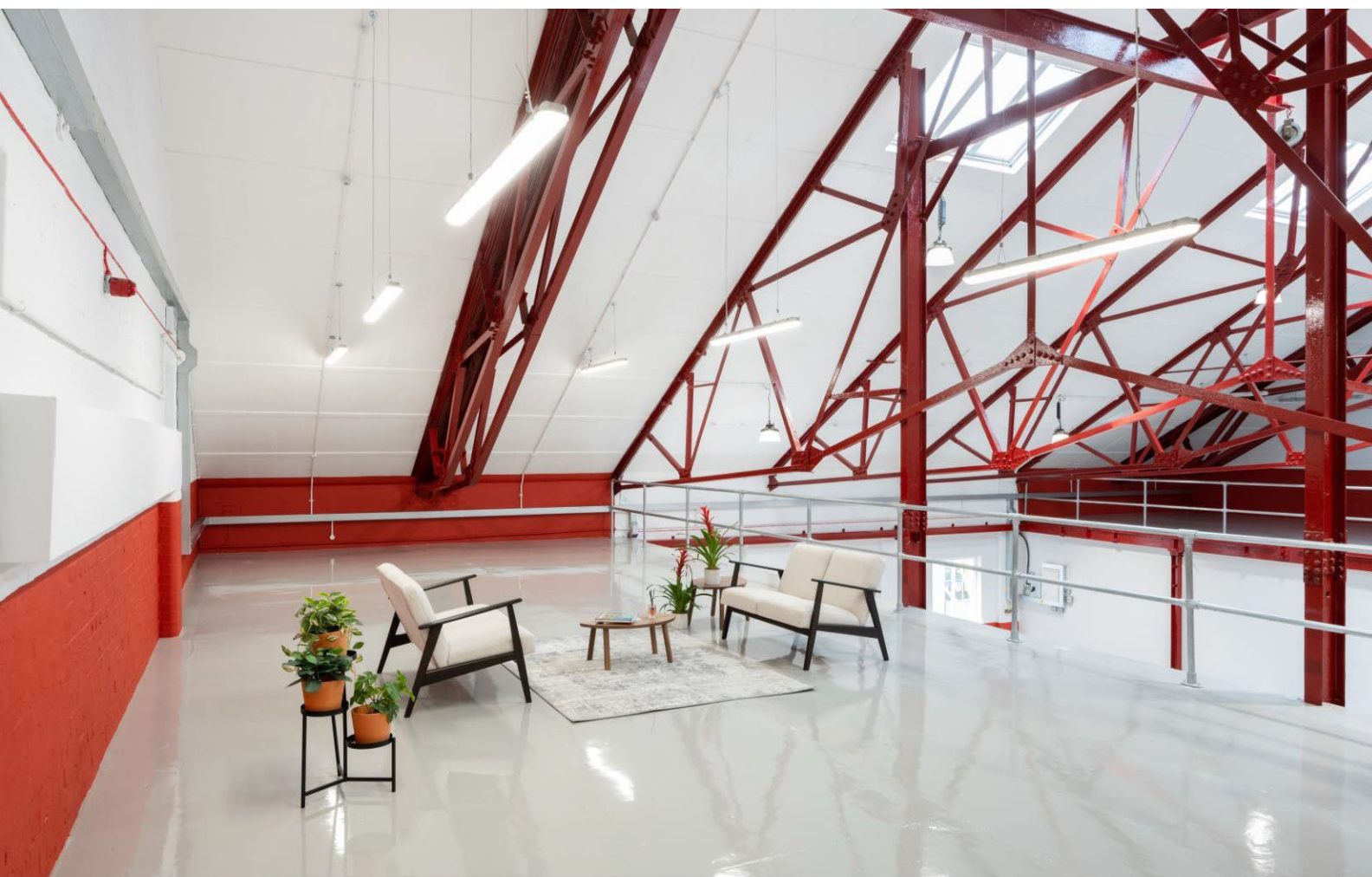


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## Location

Located within the main square of Florentia Clothing Village, Nik Nak Cottage has been the creative hub for people and businesses. Home to a vast array of businesses, whose motivation to work within a community of like-minded creatives is a priority, Florentia is ideal for those who demand a London base with the great value that North London offers.

Located in Haringey Warehouse District, an area rapidly becoming a leading centre of creative excellence for designers, technologists, craftspeople and makers.





## Description

The Nik Nak building is being created as prime workspace at Florentia, a much-loved and highly-respected creative business hub in North London.

7,061 SQFT of Self contained and sustainably built-for-purpose studio space with generous and inspiring design features over two floors.

Located in Harringay Warehouse District, an area rapidly becoming a leading centre of creative excellence for designers, technologists, craftspeople and makers.

## Accommodation

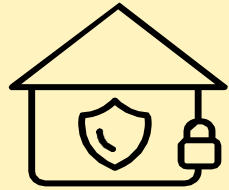
ACCOMMODATION	FT <sup>2</sup>	M <sup>2</sup>
Warehouse (studio/gallery)	4,000 - 7,000	371.61 - 650.32

## Highlights

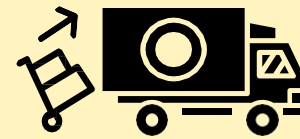
- Fully refurbished
- LED lighting
- 11M Apex height
- Parking spaces
- Loading facilities
- Electronic roller shutters
- 24/7 access to the estate
- 24/7 security on site
- Mezzanine
- Self contained toilets



LED  
LIGHTING



24/7 SECURITY



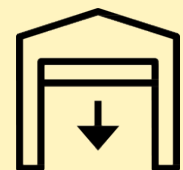
LOADING FACILITIES



PARKING  
SPACES



TRANSPORT &  
ROAD LINKS



ELECTRONIC  
ROLLER  
SHUTTERS





N i k N a k 2 ,  
F l o r e n t i a C l o t h i n g  
V i l l a g e , V a l e  
R o a d H A R R I N G E Y | N 4 1 T D

**LEASE TERMS:**

New Lease

**RENT:**

£30 per sq ft

**BUSINESS RATES:**

To be confirmed.

**LEGAL COSTS:**

Each party to bear their own costs

**EPC:**

D 76 Rating

**VAT:**

All To be confirmed.

**SERVICE CHARGE:**

To be confirmed.



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