

# FLORENTIA VILLAGE

NORTH LONDON'S NEWEST INDUSTRIAL CAMPUS  
108 Vale Road, Haringay Warehouse District, London N4 1TD



**WORKSHOPS &  
LIGHT INDUSTRIAL UNITS  
A NEW HOME FOR MAKING  
IN NORTH LONDON**

# FLORENTIA VILLAGE



# WHAT IS FLORENTIA?

Florentia is North London's creative industrial campus for people who make, build and produce. This latest addition builds on an established maker community, delivering 58 new workshops and light industrial units designed to support creative businesses as they grow – from independent makers to expanding production teams.



Located in the Harringay Warehouse District, the campus is shaped around connection as much as craft, with shared courtyards, open walkways and on-site support that bring people together while keeping work flowing.

**97** Total Units

**309 sq ft** Smallest Size Unit

**15,000 sq ft** Largest Size Unit

**4** Goods Lifts

**46** Car Parking Spaces

**66** Bicycle Storage

# HIGHLIGHTS & AMENITIES

## INDUSTRIAL SPECIFICATION

300 - 15,000 sq ft

6.45m internal eaves height

Self-contained toilets

3.3m electronic roller shutters

Demised loading bay

3.15m mezzanine height

## WORKSHOPS SPECIFICATION

1,000 - 3,000 sq ft

6m+ internal eaves heights

Self-contained toilets

2.7m+ mezzanine heights

Demised loading bay

## COMMUNITY EVENTS

Regular community events

Skills and Learning workshops

Seasonal arts festival with North London's Makers Market

## SHARED BUILDING AMENITIES

On site cafe

On site parking facilities

On site management team

EV charging points

Goods lifts

24/7 security & access

Cycle storage

On site gym

PV panels for reduced operational expense

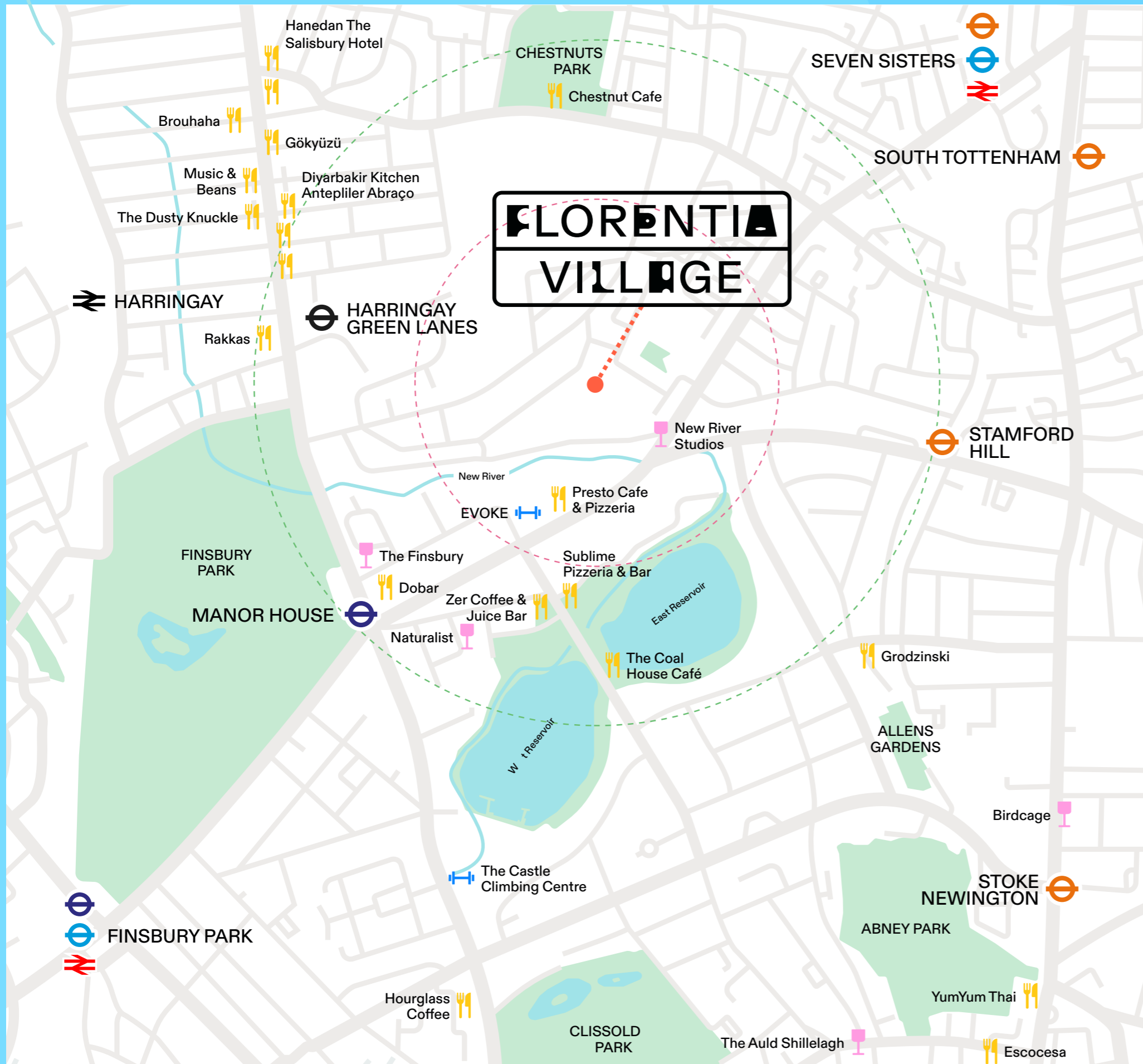
Communal break out areas

LED lighting

Shared WC & showers



# FLORENTIA VILLAGE



# LOCATION

Nestled within the heart of Haringay, Florentia Village is surrounded by a vibrant community. The bustling creative hub is home to eclectic shops, chic cafes and trendy restaurants found along Green Lanes.

Pockets of green space surround Florentia Village with Finsbury Park and Woodberry Wetlands both within walking distance.

Florentia Village benefits from excellent connectivity, the closest stations are, Manor Park and Haringay Green Lanes which provide Underground and Overground services.

Address:

Florentia Village  
108 Vale Road  
Haringay Warehouse District  
London, N4 1TD

**A 406**

7mins drive to North Circular

**M25**

24mins drive to M25

# WORKSHOP

1,000 - 3,000 sq ft Characterful spaces geared towards experimentation and creativity.



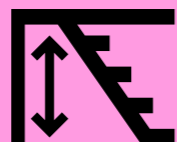
Fully refurbished



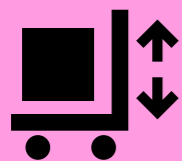
LED lighting



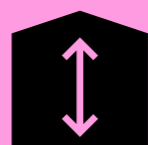
Communal kitchen and teapoint



2.7-3.15m mezzanine height



Goods lift and loading yard access



6-6.45m internal eaves height



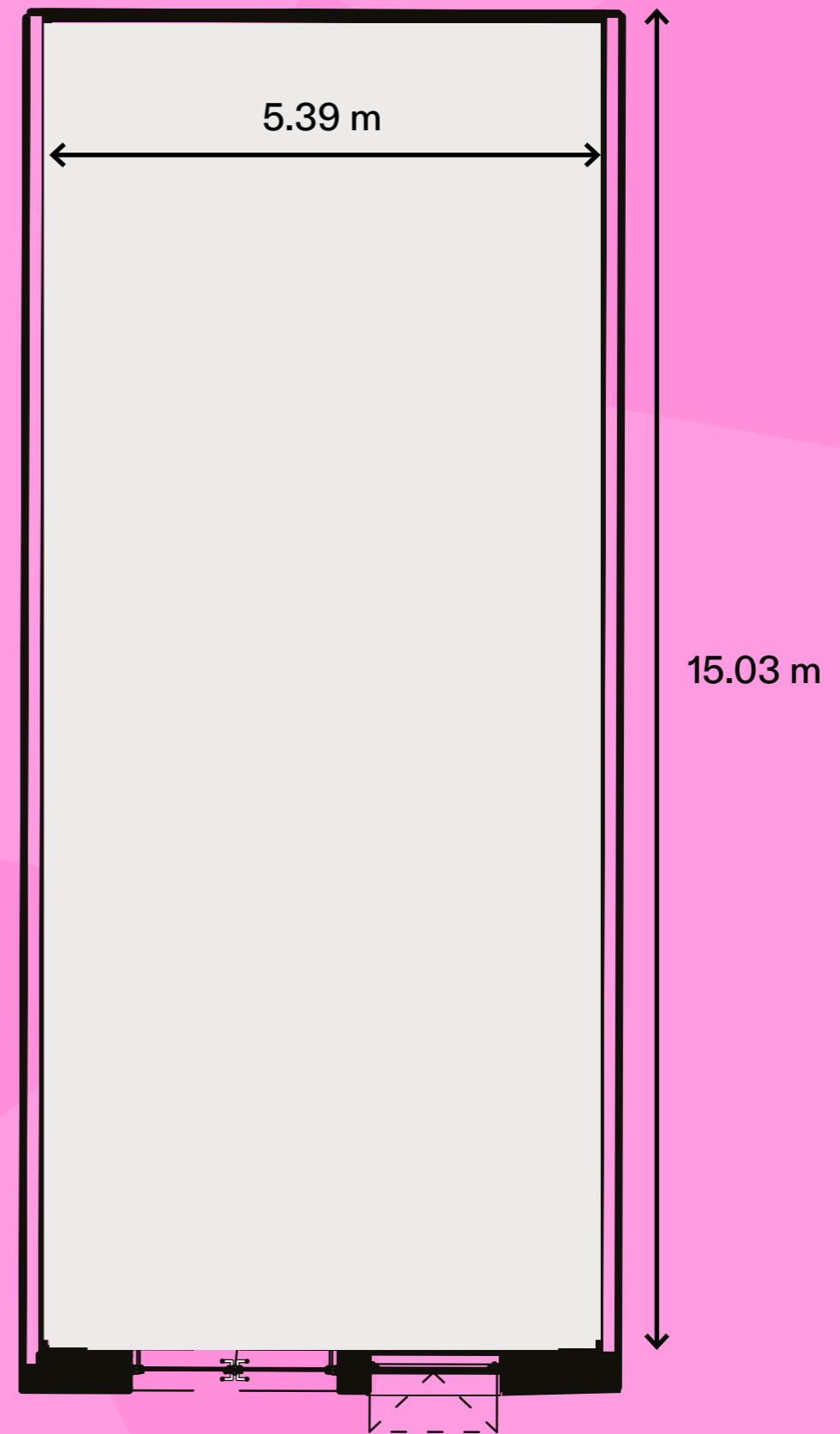
# INDICATIVE UNIT LAYOUT

## UNIT C9

Total Area 1029 sqft

Ideal for SMEs, independent makers and growing creative businesses, each space comes fully fitted with lighting, power and data, removing the need for a time-consuming fit-out.

Served by generous goods lifts and shaped around day-to-day making, the workshops balance efficiency with comfort - creating bright, functional environments where ideas can quickly become reality.



# LIGHT INDUSTRIAL

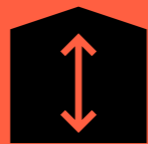
3,000 sq ft and over our most spacious option, these are light-filled blank canvases for big ideas.



Grade A specification



LED lighting



6.45m internal eaves height



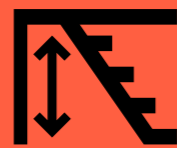
Self-contained toilets



Loading bay



3.3m electronic roller shutters



3.15m mezzanine height



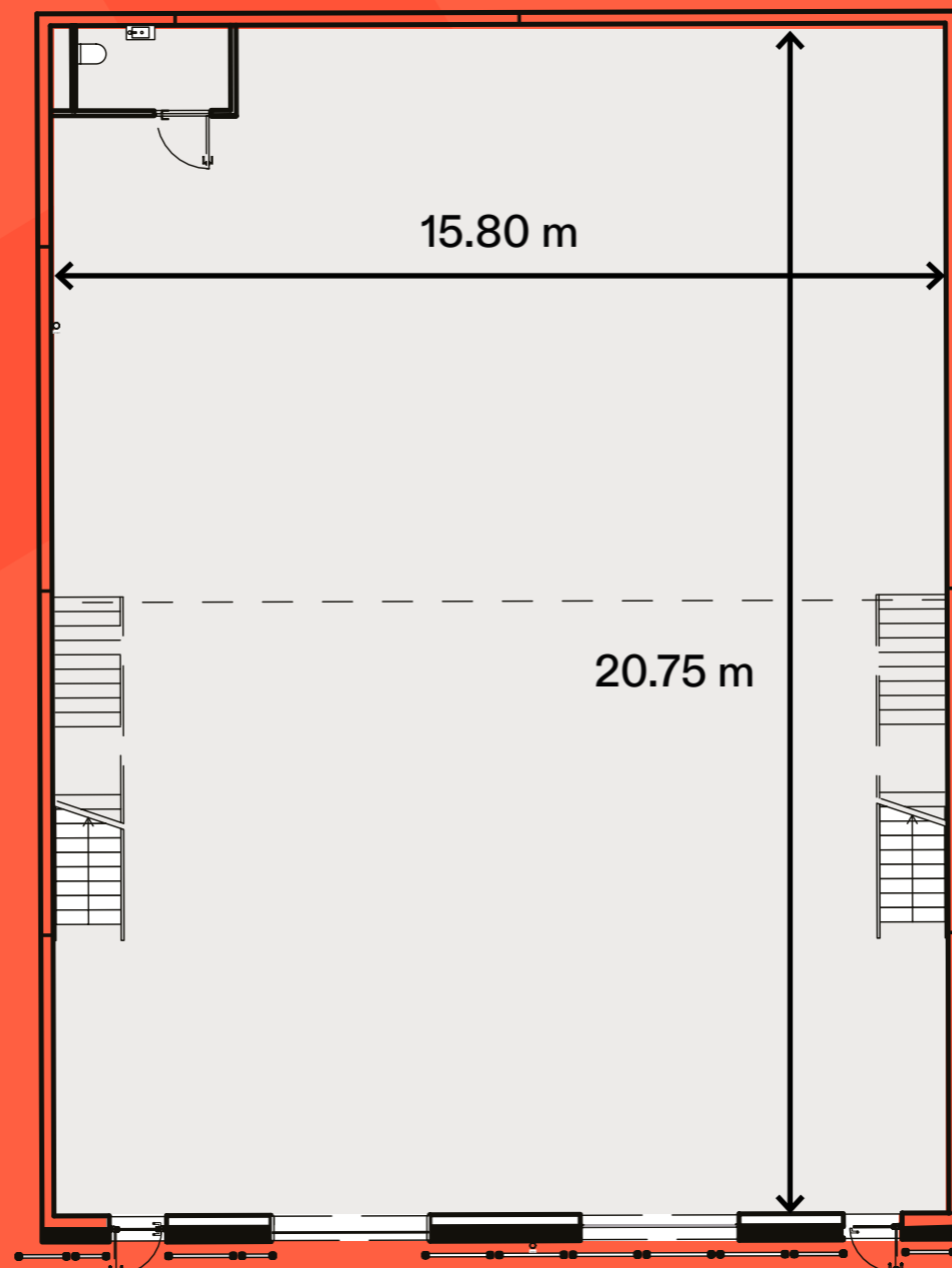


# INDICATIVE UNIT LAYOUT

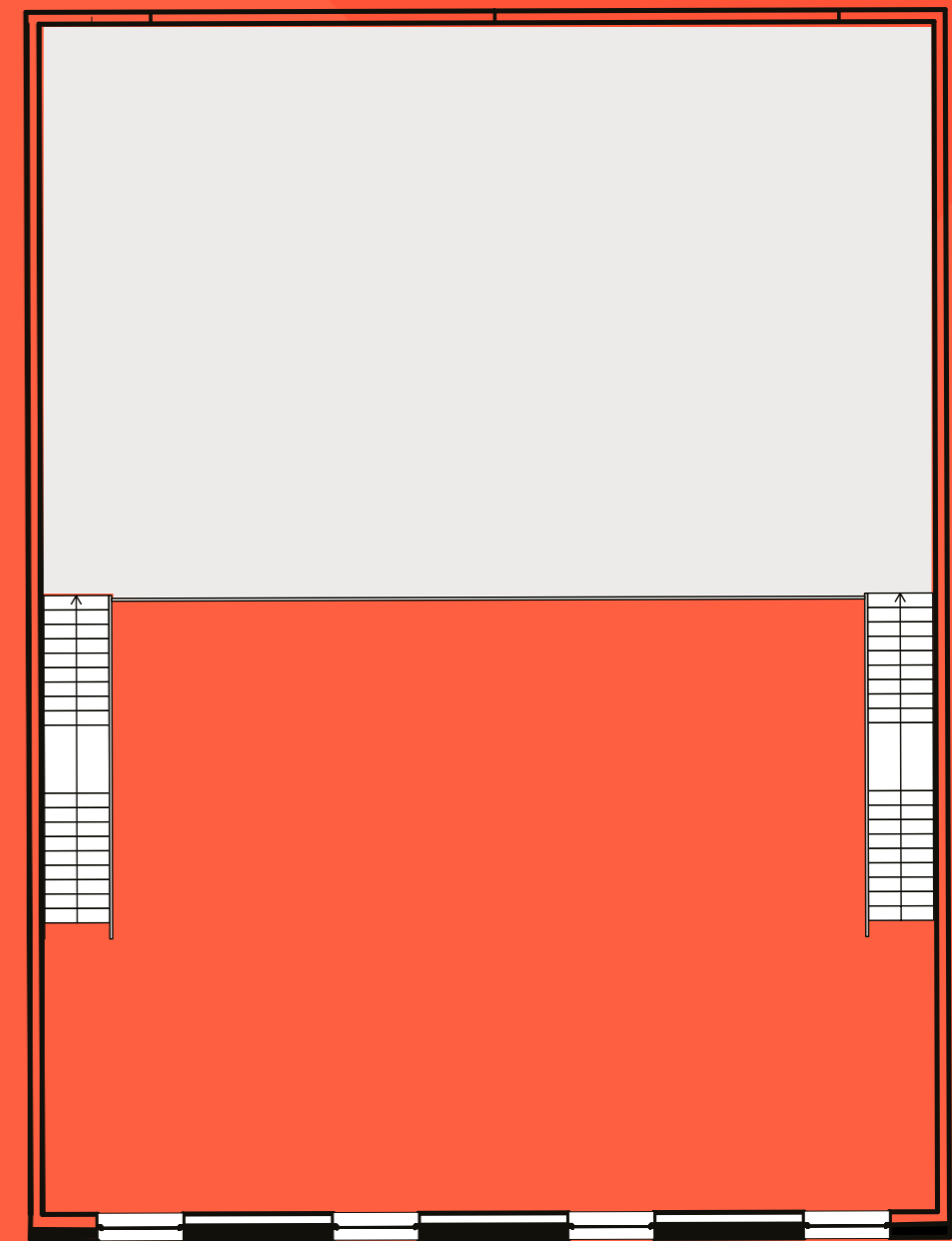
## UNIT D7

Ground Floor	3510 sqft
Mezzanine Floor	1726 sqft
Total Area	5236 sqft

Delivered as open, shell-and-core, adaptable units, these spaces are intentionally flexible - allowing businesses to configure layouts, services and fit-outs around their specific production needs, from food manufacturing to fabrication, assembly or specialist craft.



Ground Floor



Mezzanine Floor

# CREATIVE COMMUNITY

Florentia Village is part of Haringay Warehouse District, a highly connected and fiercely independent community.

Florentia is home to some of the most diverse and creative organisations:



Award-winning production company, specialising in high-end commercials and creative content.

**MARGARET  
HOWELL**

A renowned British fashion designer known for focus on timeless, high-quality clothing.



Specialist camera and production equipment rental house, serving the TV and film industry.

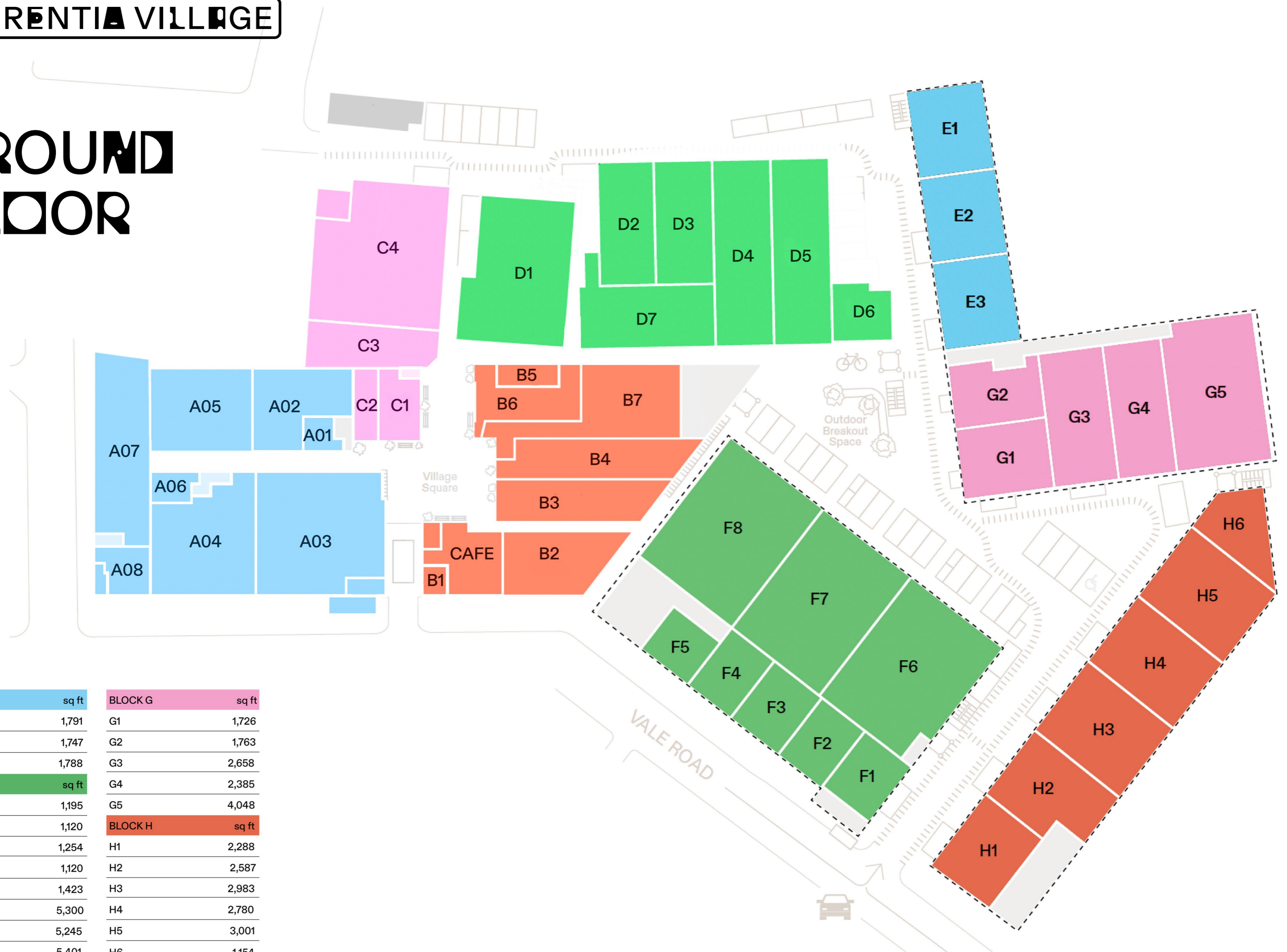
**FAIRLIGHT**

An award-winning bicycle company specialising in high-quality, durable steel bikes.



# FLORENTIA VILLAGE

## GROUND FLOOR



BLOCK E	sq ft
E1	1,791
E2	1,747
E3	1,788
BLOCK F	sq ft
F1	1,195
F2	1,120
F3	1,254
F4	1,120
F5	1,423
F6	5,300
F7	5,245
F8	5,401

BLOCK G	sq ft
G1	1,726
G2	1,763
G3	2,658
G4	2,385
G5	4,048
BLOCK H	sq ft
H1	2,288
H2	2,587
H3	2,983
H4	2,780
H5	3,001
H6	1,154

# FLORENTIA VILLAGE

## FIRST FLOOR



BLOCK F	sq ft	BLOCK H	sq ft	BLOCK G	sq ft	BLOCK E	sq ft
F9	1,274	H7	984	G6	866	E4	1,265
F10	1,229	H8	879	G7	842	E5	1,228
F11	1,378	H9	1,029	G9	823	E6	1,354
F12	1,304	H10	885	G10	823		
F13	1,229	H11	1,029	G11	921		
F14	507	H12	885	G12	921		
F15	1,044	H13	1,029	G13	823		
F16	979	H14	885	G14	823		
F17	1,095	H15	1,029	G15	1,887		
F18	1,039	H16	897				
F19	982						
F20	1,043						



# CONTACT

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Developer

**GENERAL  
PROJECTS**

Workspace Operator

