

## Industrial To Let

£145,282 per annum

5,236 sq ft

### Unit F7, Florentia Village, London, N4 1TD

Florentia in Haringay is quickly becoming one of London's biggest creative maker hubs where independent businesses thrive.

- Spaces filled with natural light and equipped with LED lighting
- 6.45m internal eaves heights, new loading bays, an onsite gym, and electronic roller shutters
- Designed with flexibility in mind, these units are ideal for various industrial activities
- Clean energy supplied by photovoltaic panels (PVs)
- Targeting BREEAM Excellent certification



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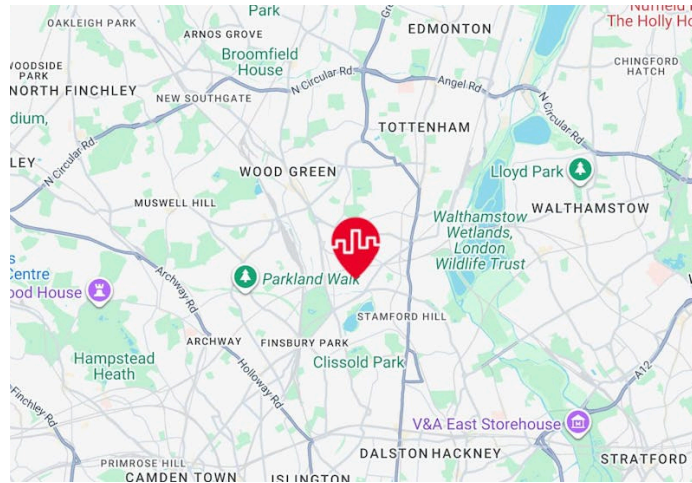
### Summary

- Rent: £145,282 per annum
- Lease: New Lease

### Contact & Viewings

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### Description

Discover an eclectic collection of ground floor light industrial units at Florentia Village ranging from 3,000 to 15,000 sq ft. These units are perfect for modern makers and creators, offering fully refurbished spaces filled with natural light and equipped with LED lighting, 6.45m internal eaves height, loading bays, an onsite gym, and electronic roller shutters.

Designed with flexibility in mind, these units are ideal for various industrial activities. We are proud to highlight our commitment to sustainability, with clean energy supplied by photovoltaic panels (PVs) and targeting BREEAM Excellent certification for environmental performance. Join a vibrant community of over 40 design-led businesses and enjoy the convenience of on-site amenities such as a café, parking, cycle spaces, and 24/7 security.

### Location

Located in the Haringey Warehouse District, Florentia Village is nestled between Manor House and Seven Sisters. This prime North London location offers excellent connectivity to major road networks, public transport, and the thriving local community.

With easy access to the A503 and close proximity to Haringey Green Lanes Overground and Manor House Underground stations, commuting is seamless. The surrounding area is rich with local amenities, ensuring everything you need is just a short distance away.

### Accommodation

Name	sq ft	sq m	Availability
Ground	3,510	326.09	Available
Mezzanine	1,726	160.35	Available
<b>Total</b>	<b>5,236</b>	<b>486.44</b>	

