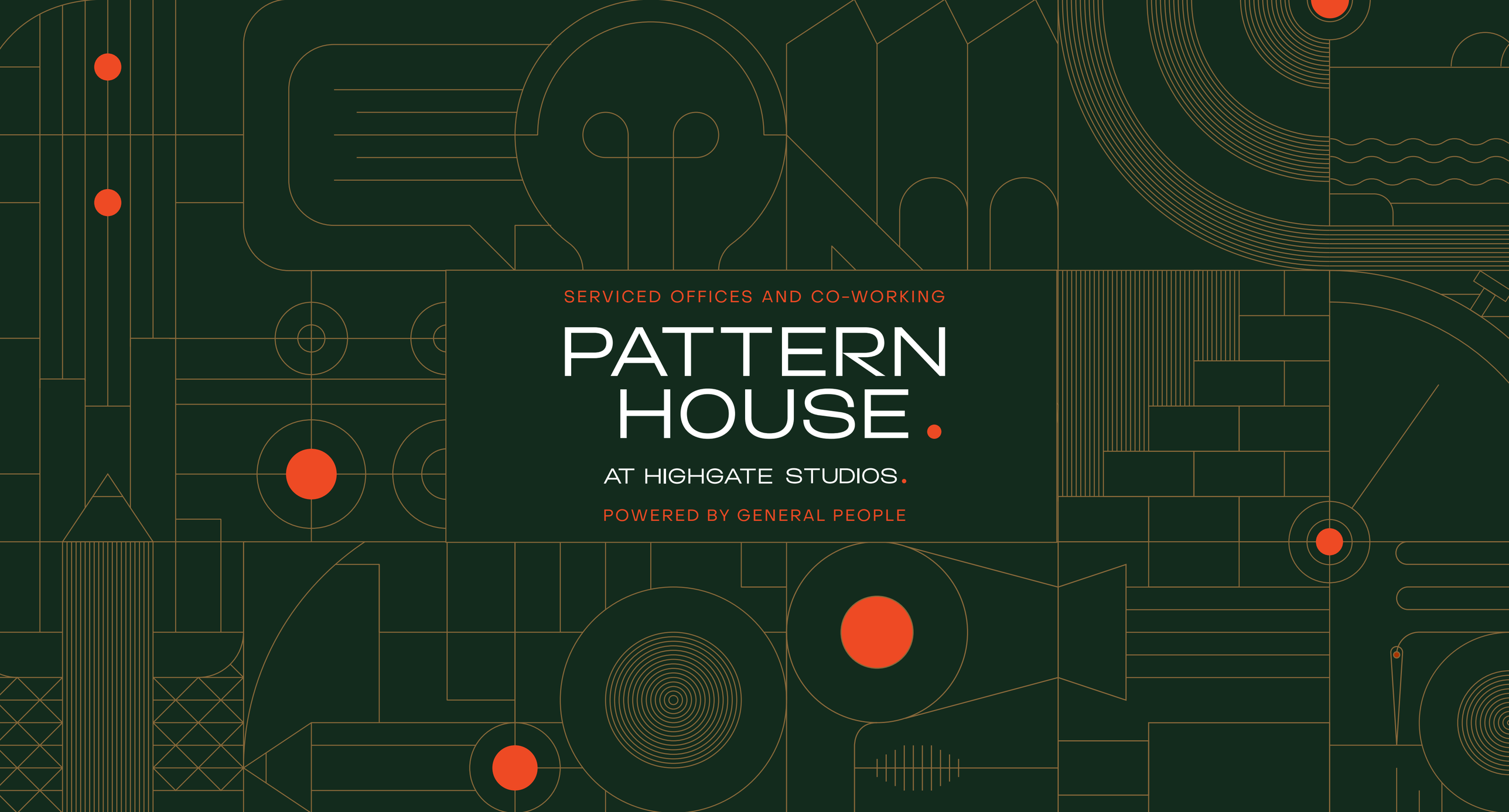

SERVICED OFFICES AND CO-WORKING
PATTERN HOUSE.
AT HIGHGATE STUDIOS.
POWERED BY GENERAL PEOPLE

Welcome to Pattern House, a new flexible workspace development within Highgate Studios.

Nestled in the heart of Kentish Town, Highgate Studios, developed by General Projects, combines historical charm and a bright future A vibrant campus that fosters a connected community dedicated to nurturing and celebrating creativity in motion.

Now, it offers even more with dedicated flexible workspace, providing a place of ingenuity, entrepreneurship and creativity to all kinds of businesses.

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.





HIGHGATE STUDIOS

HIGHLIGHTS & AMENITIES.

Discover a range of amenities and benefits included in your membership, from outdoor social spaces, break-out areas and an on-site cafe to support your working day.

- Flexible Office Space
- Co-working memberships
- Bookable meeting rooms and phone booths
- On-site café
- Member networking events and socials
- Breakout areas
- Car parking
- Bike storage
- Showers with towel service
- Shared kitchens with complimentary tea & coffee
- Private and dedicated VLAN (Wi-Fi)
- Landscaped communal courtyard



Communal Courtyard

CONTEMPORARY WORKSPACES AND STUDIOS.

Studio	Floor	Desks	Area SQ FT
G01	G	10	355
G02	G	12	398
G03	G	12	430
G04	G	8	301
G05	G	24	796
G06	G	4	150
G07	G	8	258
G08	G	4	118
101	1	16	462
102	1	10	344
103	1	20	635
104	1	19	549
105	1	22	505
106	1	22	516



GROUND FLOOR.

Office Space | Coworking | Meeting Rooms | Phone Booths | Kitchenettes



G01 · 10 desks · 355 sq ft | G02 · 12 desks · 398 sq ft | G03 · 12 desks · 430 sq ft | G04 · 8 desks · 301 sq ft
G05 · 24 desks · 796 sq ft | G06 · 4 desks · 150 sq ft | G07 · 8 desks · 258 sq ft | G08 · 4 desks · 118 sq ft



FIRST FLOOR.

Office Space Coworking Meeting Rooms Phone Booths Kitchenettes



101 · 16 desks · 462 sq ft | 102 · 10 desks · 344 sq ft | 103 · 20 desks · 635 sq ft |
104 · 19 desks · 549 sq ft | 105 · 22 desks · 505 sq ft | 106 · 22 desks · 516 sq ft



Tea Point and break out area

PRIVATE OFFICE.

FROM £270 PER DESK
+ VAT per month

118–796 SQ FT
spaces available

- Flexible terms
- Fully furnished
- Openable windows
- Phone booths
- Registered address and mail handling
- Breakout areas
- Kitchenettes
- 50Mbps bandwidth
- Cleaning
- 24/7 security and reception

Fully fitted and finished to a high standard, our private office 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.



COWORKING.

ROLLING MEMBERSHIP

Skip the commitment and stick to what works for you. Whether you're a solo flyer or a small team, you can just drop in, pay as you go, and get to work.

£99.00
+ VAT per month

£15.00
+ VAT per day

9AM – 5PM
Access within working hours





DEDICATED DESK

Work alongside likeminded individuals with your own desk. Designed for individuals and small teams, our workspace offers the perfect balance of private productivity and access to vibrant, collaborative shared areas.

£249.00
+ VAT per month

24/7
access with registered office address

MEETING ROOMS.

Schedule your next event with us. Our functional spaces can accommodate any type of gathering, from corporate training and product launches to strategy sessions and reviews.

FROM £30
+ VAT per hour

4–16
person capacity

Space Type	Capacity	AV equipment
Meeting Room 1	4	NO
Meeting Room 2	4	YES
Meeting Room 3	16	YES

Complimentary tea and coffee

Catering available upon request

AV equipment available





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

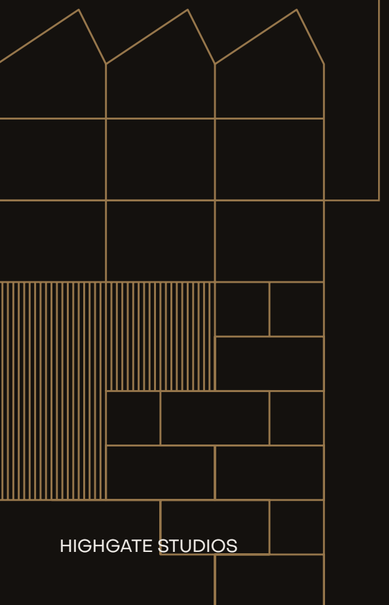
18 Rossella
19 Patron
20 The Queen of Sheba
21 Babuji
22 Tonkotuso
23 Franco Manca
24 Nandos
25 Kami
26 Anima e Cuore
27 Albion's

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





From entertainment to pottery painting and green space, Kentish Town has a lido, parks and an award-winning, major live entertainment venue.



Hampstead Heath



The Basement LDN Gym + Studio



Social Pottery

O2 Forum Kentish Town





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

Estimated journey times: Citymapper/Google maps/ TFL

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.



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.





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.



2010

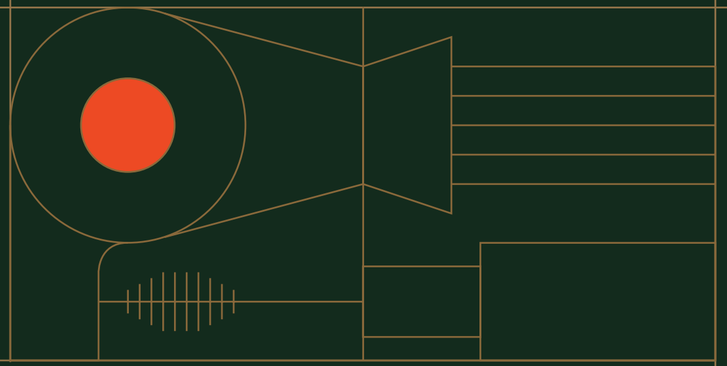


Highgate Studios is relaunched as a new creative workspace in the heart of Kentish Town.

2024...

The next phase of Highgate Studios begins...

HIGHGATE STUDIOS.



FOR ENQUIRIES PLEASE CONTACT:

General People
sales@generalpeople.com
generalpeople.com/locations/highgate-studios/
T: 020 3874 4444

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