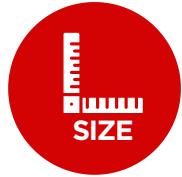


# Creative WORKSPACE

## IMPERIAL WORKS, FOUNTAYNE ROAD, N15



£ 1,650 ppcm

615.88 SQFT

**RATES** INTERESTED PARTIES ARE ADVISED TO MAKE THEIR OWN ENQUIRIES TO THE LOCAL AUTHORITY.

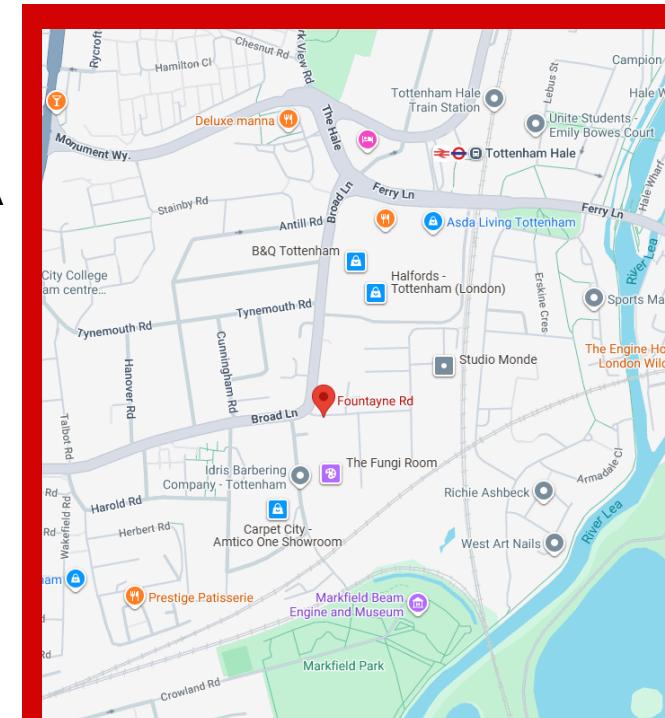
**VAT** NO

**TERMS** TO BE LET A NEW LEASE FOR A TERM TO BE AGREED.

**LEGAL COST** EACH PARTY TO BEAR THEIR OWN LEGAL COSTS.

**EPC RATING** TBC

**VIEWING** PLEASE CONTACT US



[www.vibewarehouses.co.uk](http://www.vibewarehouses.co.uk)

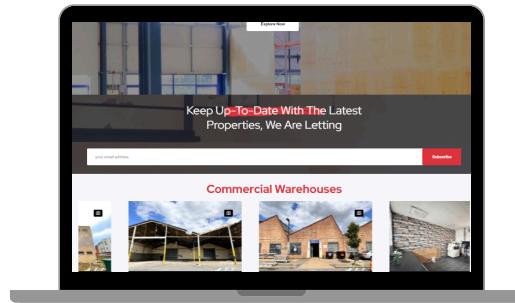


## ABOUT THE PROPERTY

- Discover an inspiring and affordable creative workspace in Imperial Works, Fountayne Road, N15, offering 615.88 sq ft of flexible ground-floor studio space available for £1,650 per calendar month (excluding bills). Designed for entrepreneurs, freelancers, and creative professionals, this studio provides a productive base without the high London price tag. With a simple 12-month flexible lease, it's ideal for growing businesses seeking stability and value.
- Strategically located for excellent connectivity, the studio is just a 2-minute drive from Fountayne Business Centre Bus Stop, with fast access to Tottenham Hale Underground Station (Victoria Line & Stansted Express) and Seven Sisters Station, both approximately 4 minutes away by car. This makes commuting easy and positions your business within reach of key London hubs.
- Balance work and wellbeing in a vibrant yet calm setting. The workspace is close to everyday retail shops while also surrounded by green escapes such as Markfield Park and the Walthamstow Wetlands. It's the perfect environment for staying focused, inspired, and creatively energised.
- Ideal for startups, creatives, and independent professionals, this flexible London workspace supports business growth, creativity, and long-term success.



## IMPERIAL WORKS, FOUNTAYNE ROAD, N15



## Contact Us

- 0203-935-4544**
- [www.vibewarehouses.co.uk](http://www.vibewarehouses.co.uk)
- Harvest House, London, E5 9LU**
- [info@vibewarehouses.co.uk](mailto:info@vibewarehouses.co.uk)



# Creative WORKSPACE



## FEATURES



**SEVEN SISTERS & TOTTENHAM  
HALE**

