



SPRING HOUSE

BY CURATED OFFICES

THE CREATIVE SUITE

◆ 10 Spring Place, London, NW5 3BH





PLEASE NOTE

This space is currently being marketed in its existing condition. However, should you express interest, the operator is prepared to offer a “parachute payment” to support a more tailored fit-out to meet your needs.

This contribution will include:

- Installation of a kitchen
- Addition of a DDA-compliant (disabled) toilet
- Furnishing and fit out of the 3rd floor boardroom (cinema room)
- Provision of new Herman Miller ergonomic chairs and desks

We are committed to working collaboratively to ensure the space is designed and delivered to suit your team’s requirements.



WHAT'S AVAILABLE?

A unique, fully managed plug-and-play office space set across the upper floors of a fantastic Victorian building, complete with exceptional on-site amenities and located in a well-connected part of London.

Available to let on a flexible 12 -36 month contract.





THE BUILDING

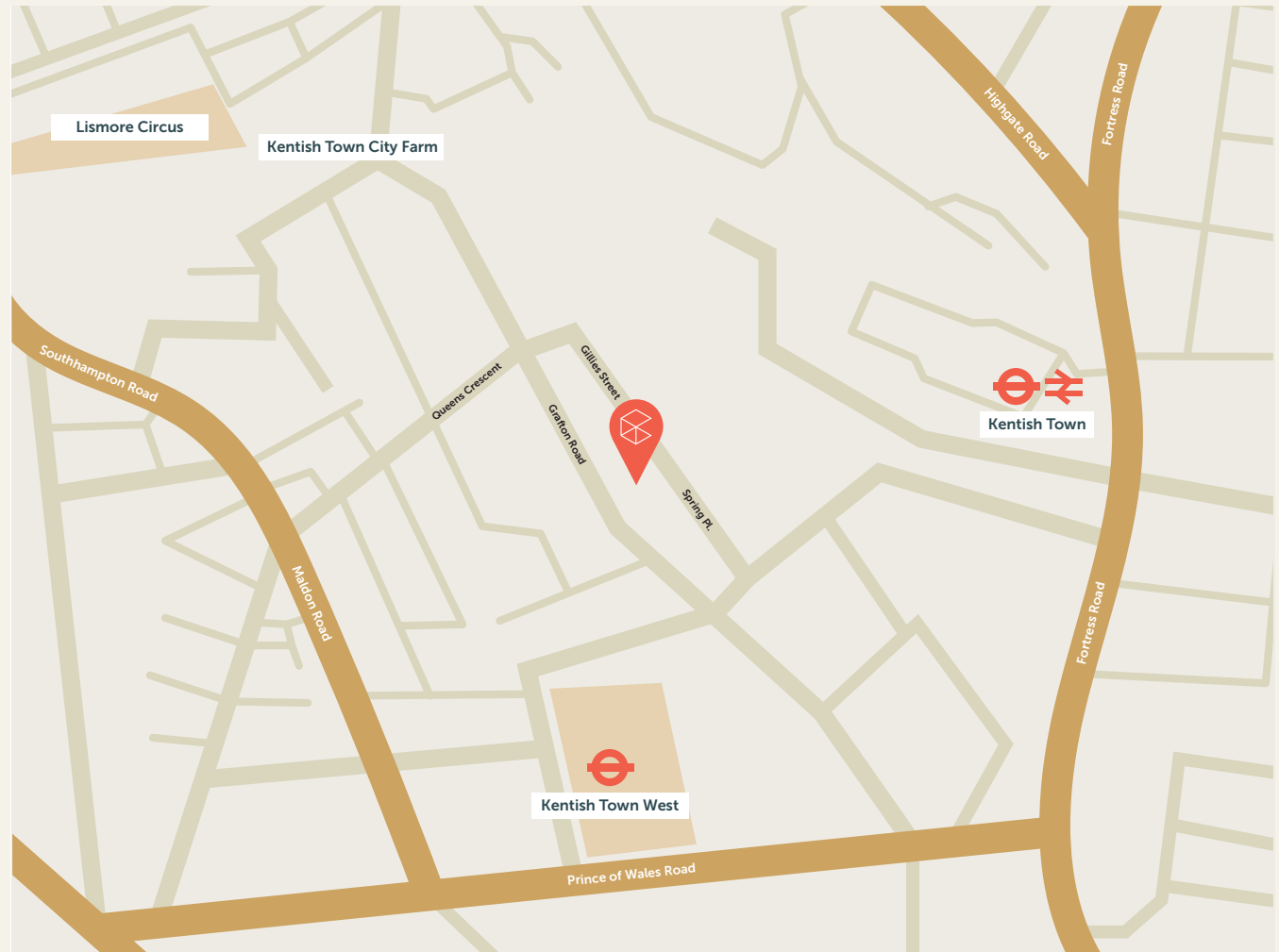
Nestled between Kentish Town and Kentish Town West tube stations, Spring House was established in 1844 as a purpose-built, steam-powered colour works for renowned artists' suppliers Winsor & Newton. Sitting on top of the River Fleet, Winsor & Newton revolutionised the art world with the invention of 'wet' watercolours and the collapsible metal screw cap paint tube. These innovations paved the way for Impressionism and plein air painting. Spring House supplied these transformative materials to artists including Monet, Daubigny, and others, with Renoir later affirming the vital role of Winsor & Newton in this artistic revolution. Appointed artists' colourmen to Queen Victoria, the firm grew to become the largest supplier of its kind—producing all its paints from Spring House. Today, the building retains many of its original industrial features: riveted iron columns, generous windows designed for maximum natural light, hoist mechanisms, and access to the River Fleet for steam power—all now sensitively restored within the creative workspace of Spring House.





THE LOCATION

Spring House is located at 10 Spring Place, just a short walk from Kentish Town and Kentish Town West stations, offering excellent connections via the Northern line, London Overground, and Thameslink services. This well-connected location provides quick access to King's Cross, the West End, and beyond, making it ideal for commuters from across London and the Southeast. The surrounding area is also home to a vibrant mix of independent cafés, creative studios, bars, and restaurants, reflecting the energy and character of nearby Camden and Gospel Oak.





THE SPACE

The space available is the impressive former editing suite and creative hub of an internationally renowned studio. The expansive 5,600 sq ft workspace (c. 2,800 sqft per floor) offers high ceilings, excellent natural light, and a clean, contemporary fit-out designed for modern teams. The space includes open-plan work areas, meeting rooms, two editing suites, a storeroom, a cinema room, kitchenettes, private WCs, and is fully furnished with ergonomic desks, soft seating, and high-spec presentation equipment. Occupiers benefit from FTTP fibre internet, utilities, cleaning, and premium office provisions as part of a fully managed, plug-and-play service. Spring House combines character, convenience, and connectivity in a vibrant North London neighbourhood.





WHAT'S INCLUDED?

The Space:

-  Excellent Natural Light
-  Fully Fitted, Plug and Play Office
-  80x Desks
-  2x Large Furnished Meeting Rooms
-  2x Editing Suites
-  1x Small Meeting Room
-  1x Storage Room
-  Ergonomic Chair Seating
-  Air Conditioning throughout
-  Fibre Internet (both wired and Wi-Fi options)
-  Fully fitted private kitchen (to be installed)
-  Intercom System
-  A3 and A4 Printing (Free of Charge)
-  Mains Fed Filtered Water Machine
-  Men's and Women's WCs with Showers
-  Premium Bean to Cup Coffee Machine



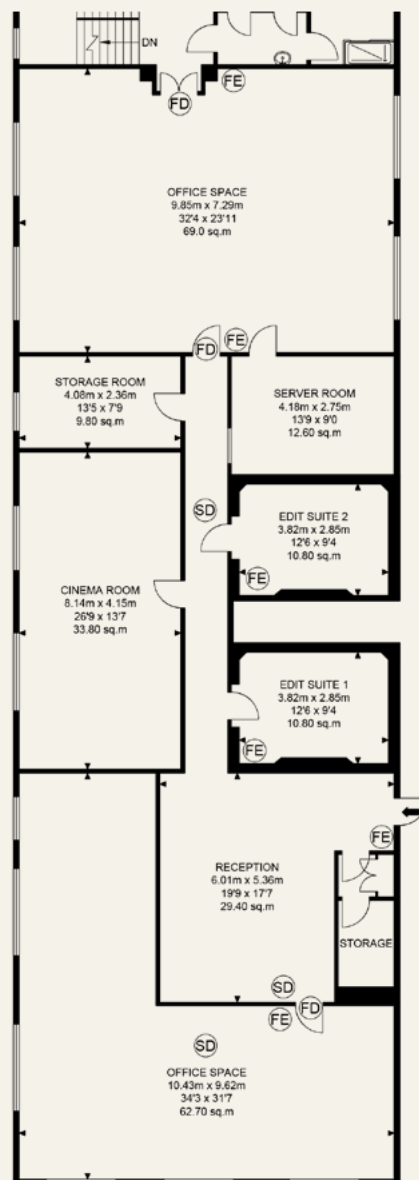
The Service:

-  24/7 Access
-  Daily Cleaning Every Weekday
-  All Repair and Maintenance Issues Dealt with Free of Charge
-  Office Provisions including Yorkshire Tea, premium Coffee beans, Dairy Milk, Oat Milk, and Sugar provided weekly.



FLOOR 3

- SD SMOKE DETECTOR
- FD FIRE DOOR
- FE FIRE EXTINGUISHER



2,500 SQFT NIA (NET INTERNAL AREA)



FLOOR 4

Key:

- SD SMOKE DETECTOR
- FD FIRE DOOR
- FE FIRE EXTINGUISHER



2,700 SQFT NIA (NET INTERNAL AREA)



FLOOR 3 VIDEO WALKTHROUGH

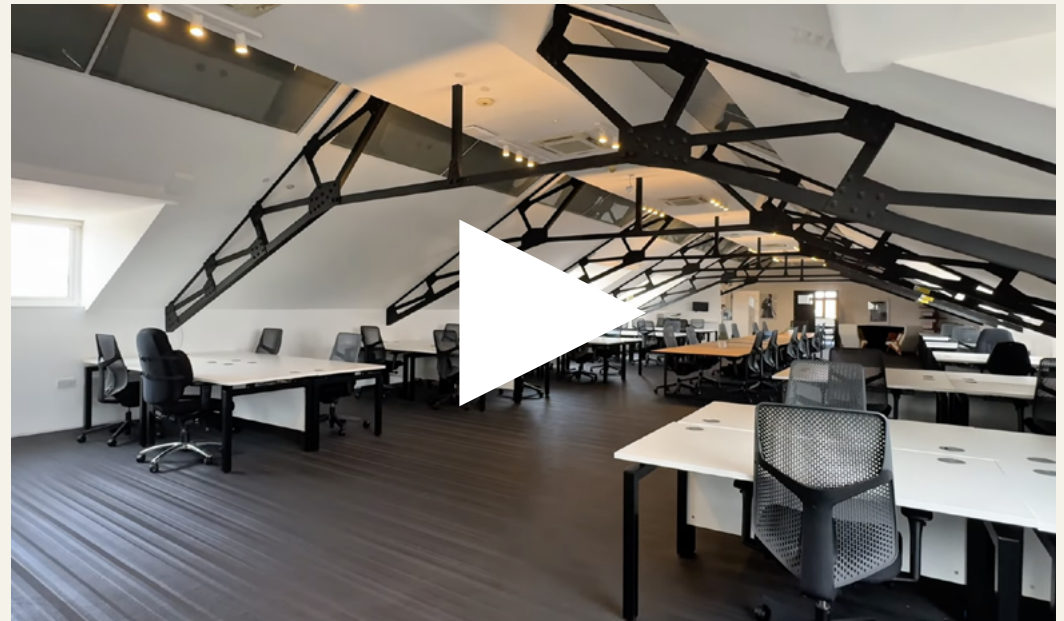
Click on the image to explore the space with a virtual walkthrough tour.





FLOOR 4 VIDEO WALKTHROUGH

Click on the image to explore the space with a virtual walkthrough tour.





BUILDING AMENITIES

This office space not only offers an inspiring place to work but also comes with access to a suite of exceptional in-house amenities.

Coffee/Bar/Restaurant

As part of your occupancy, you'll benefit from discounted barista-style coffee, freshly prepared food, and drinks at the building's own bar — all just moments from your desk. These thoughtfully curated conveniences help create a seamless working day without ever needing to leave the premises.

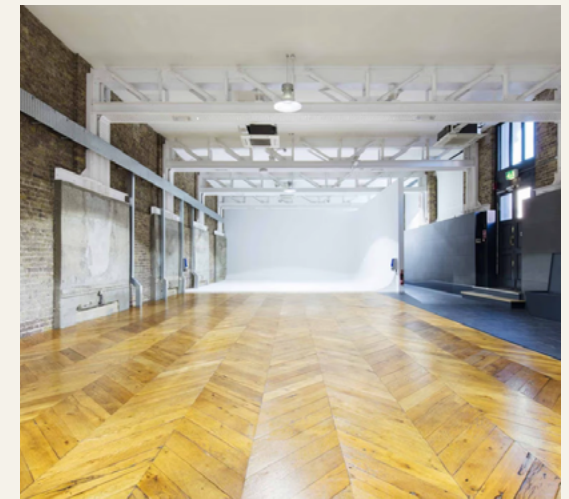
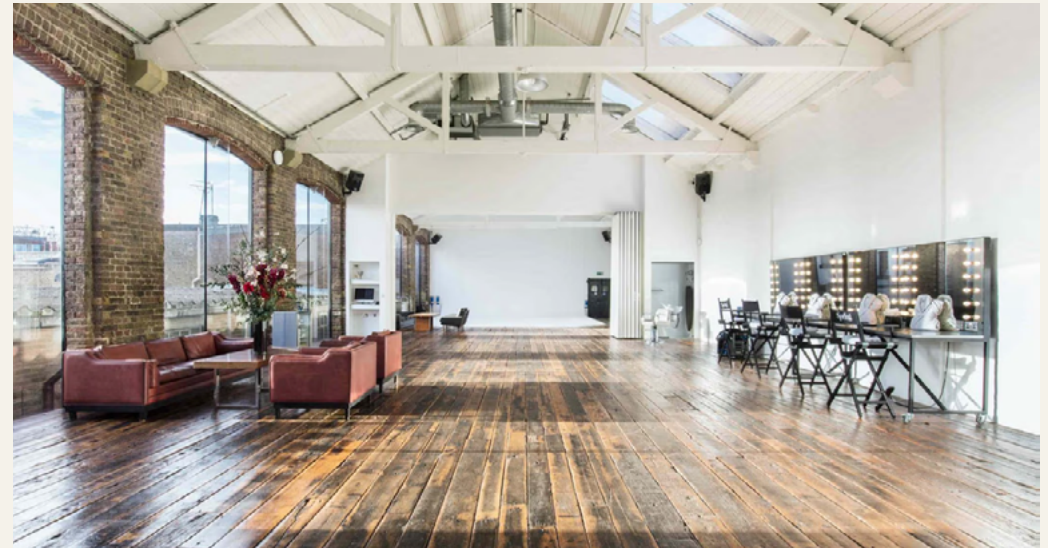




BUILDING AMENITIES

Event Spaces/Photo Shoots

In addition, tenants have access to the building's impressive event spaces — vast, high-ceilinged rooms that regularly host high-end photoshoots and stylish events. Whether you're planning your own company gathering, product launch, or content shoot, these spaces are available for your use and provide a rare opportunity to elevate your brand presence within your own building. It's a truly unique offering that combines everyday practicality with standout creative potential.





COMMERCIALS

Size (sqft)	FLOOR 3: 2700, FLOOR 4: 2500
Monthly Fully Managed Fee:	P.O.A.
Minimum Term:	12-24 MONTHS
Available from:	AUGUST 2025





WHY CHOOSE CURATED?

We started Curated Offices as an answer to our own experience renting offices in the flexible office space. Whilst always designing a space to look aesthetically pleasing, our mantra is to ensure that you receive ease, value, and flexibility.

Ease

The office is a plug and play, fully furnished offering. You only need to bring your computers - we will handle the rest. This includes all bills, signage, waste, cleaning, repairs and maintenance, IT issues, office perishables, access requirements etc. We will even assist you should you want to explore any office alterations or require different furniture. This ensures that it is very easy to move in to and use the space.

Value

Our one-off all-inclusive price represents good value for a centrally located west-end office. Unlike larger flexible office providers that rely on a model that heavily discounts communal areas and significantly over charges for office space, our office contains all the amenities you need, and the fee is well below the average £110+ square foot charge for our location – representing great value for money. There is also no extra charge for printer usage or meeting room rentals.

Flexibility

We offer short term 12-24 month contracts which enable firms to navigate uncertain times by keeping an element of flexibility in their office overheads. Contract extensions are negotiated 3 months before each tenure is up with the existing occupier always receiving first refusal.

If you are interested in learning more or viewing our space, we would be delighted to show you around. Please get in touch using the contact details on the following page.



ADDITIONAL IMAGES





ADDITIONAL IMAGES





NOTES

Licence to Occupy

Please note that the office will operate on a licence to occupy and will not constitute a lease.

Possession

Available on any date after 1st September 2025, upon completion of legal formalities.

Legal Costs

Each party is to be responsible for their own legal costs.

EPC

Available on Request.

VAT

Payable on the monthly fee.

Viewings:

Available on Request

CONTACT

If you are interested in learning more or conducting a viewing, please contact:

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