

**Studios, workshops and offices available
from 1,000 sq ft and up in West London**

**Discover a space for
your business 'On the Lot'
at Garden Studios**



It's time to rewrite the script

Garden Studios offers flexible spaces and a supportive culture for long-term tenancies

GARDEN
STUDIOS



Position your business in an environment that reflects your creative edge



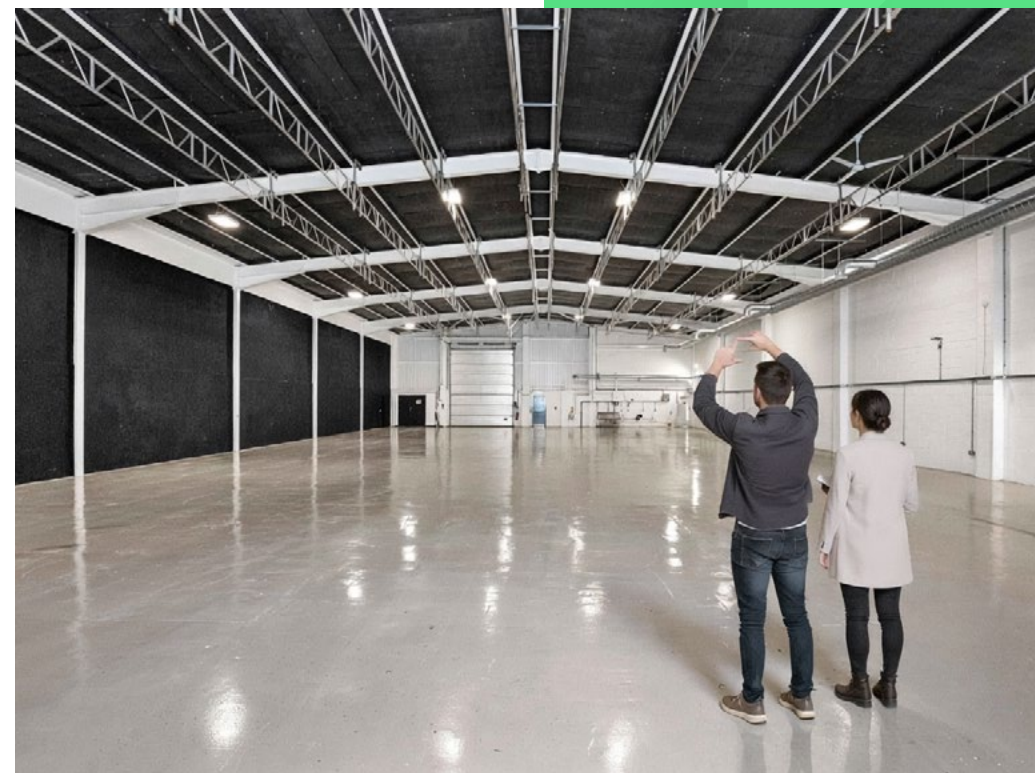
Now welcoming long-term tenancies, we invite you to immerse your business in a community built for the future.



Garden Studios is a purpose-built campus for London's creatives. A place where the infrastructure of a working studio meets the sophisticated design and raw utility of modern offices and warehouses.

Forget the sterile corporate blocks of the city. Here, you'll find a supportive, creator culture that thrives on cross-pollination.

Whether you need an open-plan office for a start-up or a soaring industrial space for your next big project, our 'On the Lot' experience offers a base that is as inspiring as the work you do.



Enjoy premium London workspace without the premium price tag

- Generate business, retain staff, have flexible access to creative spaces
- Competitive pricing that is often half the price of comparable space in Soho
- Co-locate, collaborate and experiment with like-minded partners
- Integrate R&D and innovation into your strategy with suppliers that can support you
- Grow as needed with lots of flexibility, and not when you are forced to
- Receive marketing and business development support from Garden's platforms

Flex up!
Join a technology enabled campus with like-minded creatives



Situated on the Grand Union Canal cycle path



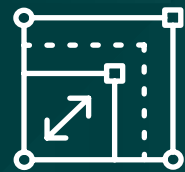
Reach central London and the West End in under 30 minutes



A 7 min walk from Harlesden Station
(Bakerloo & Overground)



Competitive pricing that is often half the price of comparable space in Soho



Flexible and scalable space with studios, workshops and offices 1,000 sq ft and up



Collaborate and generate business working alongside like-minded companies



Production-ready logistics. Seamless access.





Transport links from Garden Studios in Harlesden are quick and convenient, whether travelling locally or across the capital.

Major motorway networks including the M1, M4 and North Circular are close by for seamless road access in and out of London.


For more sustainable travel, electric vehicle charging points and cycle-friendly routes make it easy to get around by electric car or bike, giving occupiers flexible, future-focused transport options.

JOURNEY TIMES

By Car 	
Wembley	13 mins
Notting Hill	15 mins
M40 / M25	23 mins
Soho	40 mins
Heathrow Airport	35 mins
By Bike 	
Queen's Park	10 mins
Paddington	20 mins
Ealing	20 mins
Hammersmith	25 mins
Oxford Street	30 mins



35 mins
to Heathrow Airport by car



EV charging points



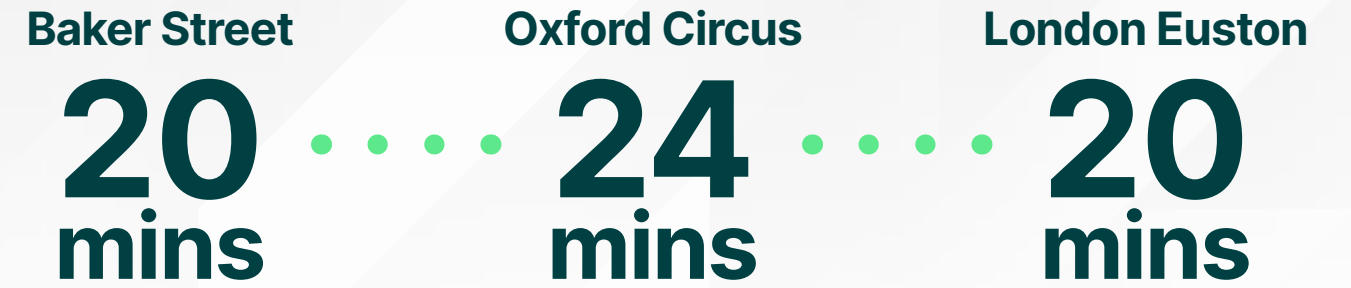
10 mins
from Notting Hill on bike

Reach Central London in under 30 minutes

Locating in Harlesden gives you excellent transport links to Central London with direct Bakerloo and Overground lines.

Harlesden will also be the most connected site in London within the next five years with the arrival of Old Oak Common super-hub. Sign a long-term lease today.

'Outside the centre' doesn't mean out of reach



- National Rail
- Overground
- Underground
- Elizabeth
- Bakerloo
- Hammersmith & City
- District
- Central
- Circle
- Jubilee
- Metropolitan
- Victoria
- Northern

Strategic proximity to a transformative future transport super-hub

The arrival of Old Oak Common (by 2030) is set to be a total game-changer for the area, positioning Harlesden at the centre of the UK's most significant transport transformation. As the only hub where HS2 meets the Elizabeth line, it will offer unparalleled connectivity, slashing travel times and linking West London to the North, the Midlands and the West in record time.

For businesses at Garden Studios, this means your base won't just be a creative hub, but a global gateway, providing effortless access for international clients via Heathrow and a direct, high-speed artery to the rest of the UK. Moving here now isn't just a smart local move; it's a strategic investment in the most well-connected corner of the capital.

Building on an existing network: to Paddington to connect with the Elizabeth Line.



HS2

75 mins to MediaCity (Manchester) via HS2 creates a seamless link between London and the North's creative hubs



Makes it easier than ever to work between London, the Midlands and the North



Heathrow Airport will be just 10 mins away



In five years, this will be the most connected site in London



Your team could be in a meeting in Birmingham faster than most Londoners can commute from Clapham to Shoreditch

Destination	Current Time	New Time
Paddington	25 mins	5 mins
Bond Street	30 mins	9 mins
Heathrow Airport	55 mins	10 mins
Canary Wharf	55 mins	20 mins
Birmingham Interchange (NEC)	1 hr 35 mins	31 mins
Birmingham Curzon Street	1 hr 25 mins	40 mins
Manchester Piccadilly	2 hr 45 mins	1 hr 10 mins
Liverpool Lime Street	2 hr 50 mins	1 hr 34 mins

“The experience I had on *Goodbye June* would not have been possible without the wonderful support of the entire team at Garden Studios. Their willingness to accommodate the requirements of our cast and crew was outstanding, especially given the limited budget we had and with so many of us! They simply made it a joy to come to work every single day.

Kate Winslet,
Director and Actor

“We love having a base in Garden Studios. Their approach to sustainability in film and television, use of innovative technologies to revolutionise production, focus on developing emerging talent, and relentless commitment to working with productions make Garden Studios a unique and brilliant partner.”

Jonny Persey,
Director of MetFilm

Work alongside the creative forces shaping today's film and television landscape

Garden Studios has hosted major scripted productions including Amazon Studio's *'My Lady Jane'*, StudioCanal's *'We Live in Time'*, Searchlight Pictures' *'The Roses'* and Netflix's *'Goodbye June'* directed by Kate Winslet.

The campus has also welcomed high-profile commercial campaigns for brands such as Charlotte Tilbury, Adidas, Ninja and Swarovski.

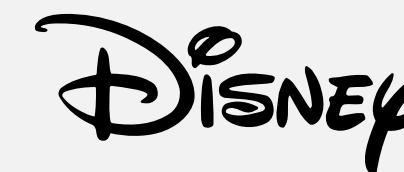
Locate your business where ambitious productions come to life. Industry leaders such as ITV, BBC, Netflix, Apple and Amazon have all chosen Garden Studios as their production base.



Apple Studios



BBC STUDIOS



LIONSGATE



Kate Winslet:
Goodbye June

Get set for the next big scene

Ready for your close up?

GARDEN
STUDIOS



**For further information, or to arrange
a viewing, please contact:**

PILCHER ● LONDON

Simon Rinder

M 07734 488286

D 020 7399 8611

simonrinder@pilcher.london

Taylor Rosen

M 07834 789 346

D 020 7399 8610

taylorrosen@pilcher.london

Julian Wogman

M 07834 789346

D 020 7399 8602

julianwogman@pilcher.london

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Charlie Farr | Head of Strategic Partnerships

M 07557 286008

charlie@gardenstudios.io

21 Waxlow Road, London, NW10 7NU

www.gardenstudios.io

Reception: +44 (0) 2030340377

sales@GardenStudios.io

info@GardenStudios.io

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