

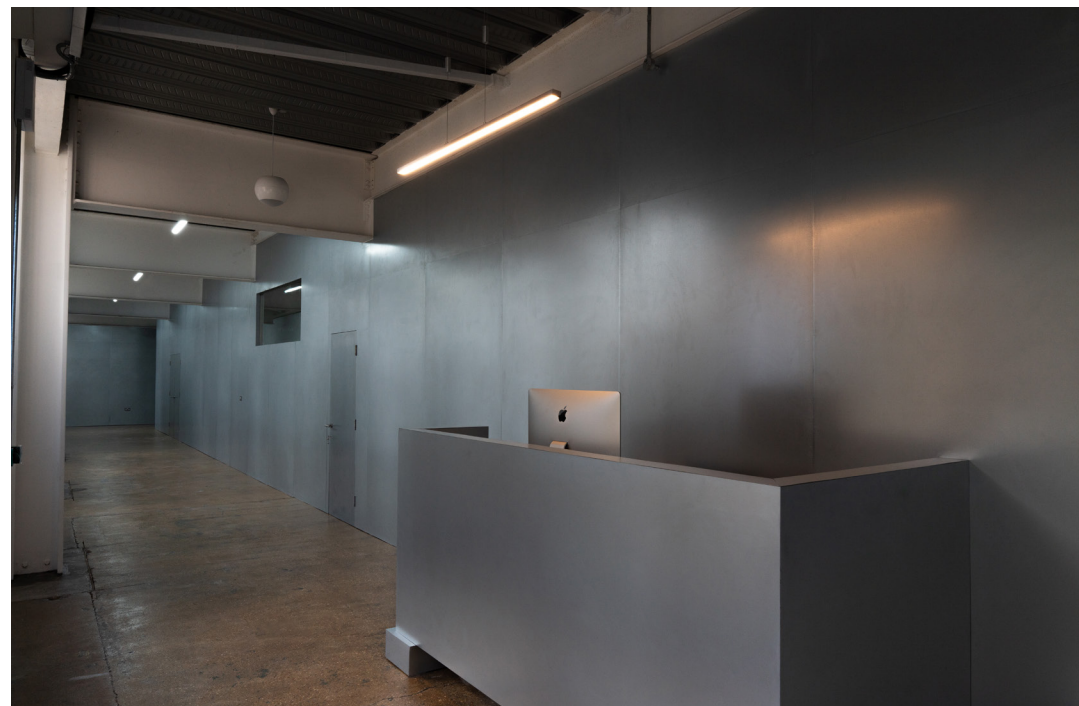
[you.]

[1] YOU STUDIO

THE WORKSPACE



AT YOU STUDIO, THE ENERGY SHIFTS AS THE DAY DOES. LIGHT-FILLED MORNINGS FLOW INTO AFTERNOONS SPENT IN OUR BREAKOUT AREAS, COFFEE SHOP OR BAR. AS EVENING FALLS, THE BUILDING TRANSFORMS INTO A BACKDROP FOR EVENTS, LAUNCHES AND GATHERINGS. IT'S NOT JUST WHERE YOU WORK, IT'S WHERE IDEAS LIVE, WHERE CONNECTIONS SPARK, AND WHERE GROWTH HAPPENS NATURALLY.



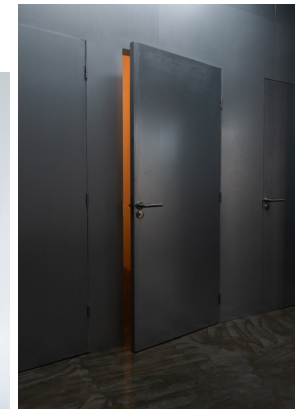
60 HYTHE ROAD LONDON NW10 6RS



N 51° 31.610 W 0° 14.287

[2] COMMUNAL

THE WORKSPACE



OUR OFFICE SPACE IN LONDON IS DESIGNED FOR CREATIVES WHO WANT MORE THAN SOMEWHERE TO WORK. WITH POLISHED CONCRETE FLOORS AND WHITE WALLS, EACH OFFICE OFFERS A STRIPPED BACK FOUNDATION READY TO REFLECT YOUR BRAND AND IDENTITY. RANGING FROM 252 SQFT TO 1,148 SQFT IT IS THE PERFECT HOME FOR GROWING BRANDS, FREELANCE CREATIVES AND BUSINESSES WITHIN THE CREATIVE SECTOR.

60 HYTHE ROAD LONDON NW10 6RS



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[3] STUDIO + EVENT SPACE

THE WORKSPACE

TENANTS ENJOY DISCOUNTS ACROSS YOU STUDIO, FREE ACCESS TO MEETING ROOMS, AND INVITATIONS TO PRIVATE EVENTS, ALL SET WITHIN A BUILDING SHAPED BY DESIGN AND CULTURE. WITH BREAKOUT AREAS, KITCHEN FACILITIES AND HOSPITALITY, THIS IS OFFICE SPACE IN LONDON WITH ATMOSPHERE BUILT IN.



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[4] WORKSPACE A

THE WORKSPACE



EACH SPACE IS FULLY CUSTOMISABLE AND INCLUDES HIGH SPEED WI-FI.

AN ELEVATED BASE IN THE HEART OF NORTH WEST LONDON.

PRICES START FROM £3,675PM



INCLUSIVE OF BILLS AND BUSINESS RATES
PARKING SPACE
HEATING AND AIRCONDITIONING
24/7 ACCESS
FREE MEETING ROOM USE
BREAKOUT AREAS
ONSITE COFFEE SHOP AND BAR
EXCLUSIVE EVENT INVITES



A LIGHT FILLED PRIVATE OFFICE RANGING FROM 900 TO 1,200 SQFT, DESIGNED FOR TEAMS WHO VALUE SPACE, PRIVACY AND A CONSIDERED ENVIRONMENT.

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[5] WORKSPACE B

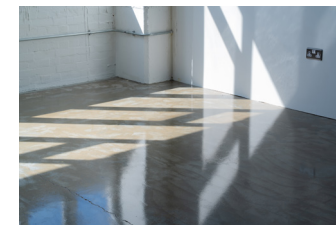
THE WORKSPACE



LIGHT FLOODED WORKSPACES FROM 700 TO 725 SQFT OFFERING PRIVACY, FLEXIBILITY AND CONNECTION TO A CREATIVE COMMUNITY.

INCLUSIVE OF BILLS AND BUSINESS RATES
PARKING SPACE
HEATING AND AIR CONDITIONING
24/7 ACCESS
FREE MEETING ROOM USE
BREAKOUT AREAS
ONSITE COFFEE SHOP AND BAR
EXCLUSIVE EVENT INVITES

WITH FAST WI-FI AND THE FREEDOM TO DESIGN YOUR OWN SETUP, WORKSPACE B IS MADE FOR TEAMS WHO ARE WANTING MORE THAN JUST AN OFFICE, IT BECOMES YOUR SPACE TO CONNECT, WORK AND BUILD ON SOMETHING UNIQUE.



A PERFECT SET UP IN THE HEART OF NORTH WEST LONDON.

PRICES START FROM
£2,853PM

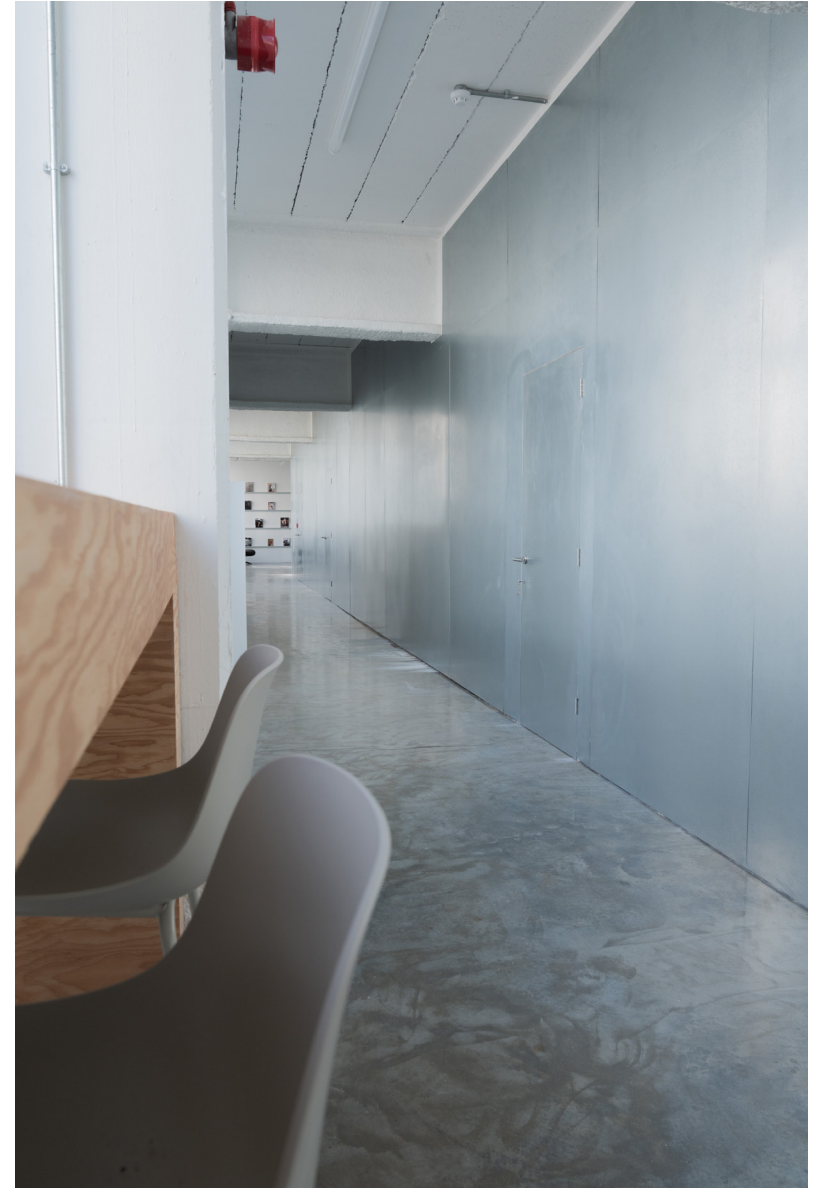
[6] WORKSPACE C

PRIVATE WORKSPACES BETWEEN 157 TO 410 SQFT, IDEAL FOR SMALL TEAMS OR INDEPENDENT CREATIVES WHO WANT THEIR OWN BASE WHILST BEING PART OF A WIDER CREATIVE COMMUNITY.

AMENITIES INCLUDE, 24/7 ACCESS, FREE MEETING ROOM USE, BREAKOUT AREAS WITH COFFEE, CONVERSATION AND COLLABORATION JUST BEYOND YOUR DOOR. ALL THE ESSENTIALS, FAST WI-FI, BILLS, BUSINESS RATES, EXCLUSIVE EVENT INVITES AND A SPACE THAT GROWS WITH YOU.

IDEALLY LOCATED IN THE HEART OF NORTH WEST LONDON.

PRICES START FROM £641PM



[7] CO-WORKING

THE WORKSPACE

CO-WORKING AT **YOU** STUDIO IS FOR THOSE WHO WANT MORE THAN A DESK. IT IS AN ENTRY POINT INTO A GROWING CREATIVE COMMUNITY. MEMBERS WILL HAVE ACCESS TO THE ROOFTOP, MEETING ROOMS, PHOTOGRAPHY STUDIOS AND PODCAST SUITES.

A SPACE BUILT FOR MOMENTUM, NOT ROUTINE.

LAUNCHING SPRING 2026.



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TRANSPORT LINKS

WILLESDEN JUNCTION

0.8 MILE

OVERGROUND

LIONESS LINE
MIDMAY LINE

UNDERGROUND

BAKERLOO LINE

HYTHE ROAD BUS STOP

0.1 MILE

NOTTING HILL

1.6 MILES

WHITE CITY

1.7 MILES



**FOOD + DRINKS
HOTSPOTS**

RUBIO
- MUSIC CAFE

LUCA'S
- ITALIAN RESTAURANT

FITOUS
- THAI RESTAURANT

GREEN ARIANA
- PERSIAN RESTUARANT

PARLOUR
- BRITISH RESTAURANT

CO-OP FOOD
- KENSAL GREEN

[9] CONTACT US

THE WORKSPACE



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