

# Compton

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## Angel

Colebrooke Works  
46 Colebrooke Row  
N1 8AF

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Colebrooke Works offers over 18,000 sq ft of exceptional workspace split over the Townhouse & Warehouse buildings

---

## For Rent

18,295 ft<sup>2</sup>

020 7101 2020  
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## Location

Colebrooke Works is located on Colebrooke Row which is a short walk from Angel and Highbury & Islington stations. Tenant's can also benefit from taking the scenic route into work as the Regent's canal is just around the corner, perfect for cyclists and walkers.

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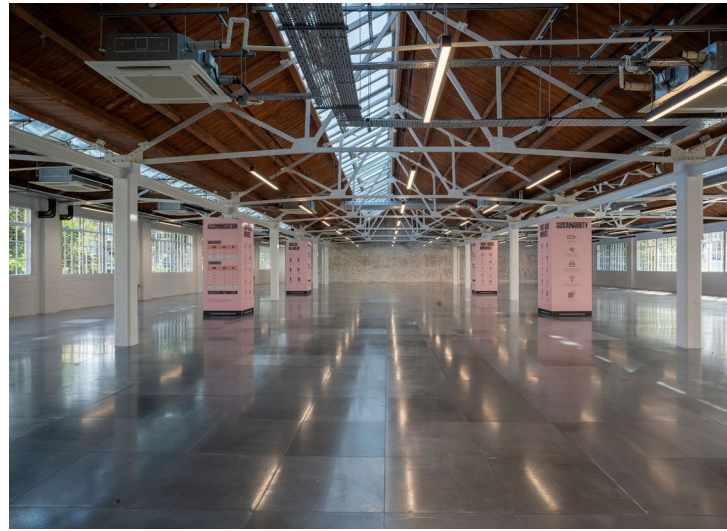
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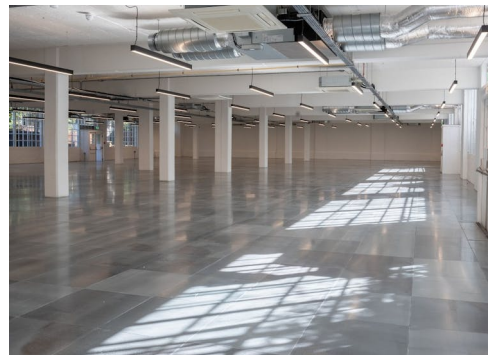
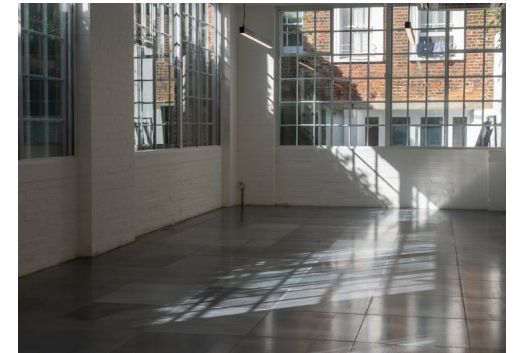
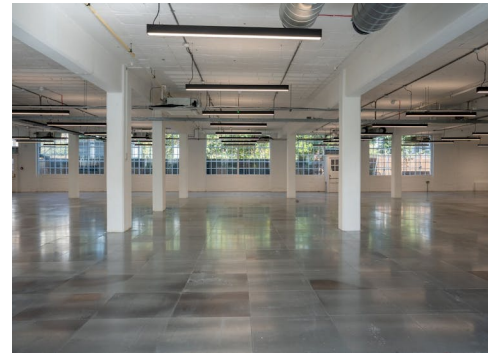
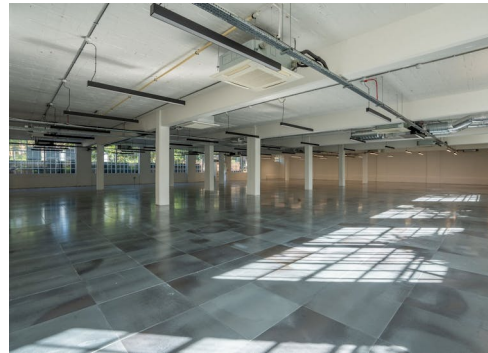
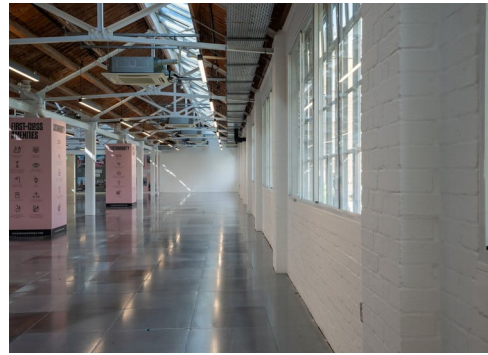
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## Amenities

- Warehouse & Georgian Townhouse
- Unique HQ offering
- Large floorplates
- Up to 5M ceiling height in the Warehouse
- Exposed brickwork
- Fresh air and extract mechanical ventilation with heat recovery
- Direct access to outdoor courtyards
- An abundance of natural daylight
- Private offices in the townhouse across 5 floors
- Contemporary design
- Wellness/Yoga room
- 32 Lockers
- DDA Lift
- Showers and 12 WC's
- 14 internal & 16 external bike stands
- 4 electric bike charging points
- New LED lighting throughout
- Photovoltaic panels

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## Description

Colebrooke Works seamlessly combines the scale and versatility of a large open plan warehouse, with the elegance and charm of a listed Georgian townhouse. The buildings also embrace the fusion of history and tradition with contemporary design, offering over 18,000 sq ft of exceptional workspace surrounded by outdoor courtyards.

Colebrooke Works has a rich history, once serving as a bustling leather factory. During its industrial heyday, the factory played a pivotal role producing high-quality leather goods that were renowned for their craftsmanship, all around the world. Over the years, as the leather industry evolved and shifted, the factory did the same, transforming into a symbol of resilience and adaptability, eventually being repurposed into the modern workspace it is today. While the machinery and craftsmen and women have gone, the building's historic charm and industrial past still resonate within its walls.

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## Content

Watch the film



View on Website





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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year	Availability
3rd - Townhouse	452	£59.50	£16.82	£1	£34,948.64	Available
2nd - Townhouse	501	£59.50	£16.82	£1	£38,737.32	Available
1st - Townhouse	489	£59.50	£16.82	£1	£37,809.48	Available
Ground - Townhouse	388	£59.50	£16.82	£1	£30,000.16	Available
Lower Ground - Townhouse	417	£59.50	£16.82	£1	£32,242.44	Available
1st - Warehouse	7,981	£59.50	£16.82	£1	£617,090.92	Available
Ground - Warehouse (Courtyard)	8,067	£59.50	£16.82	£1	£623,740.44	Available
Total	18,295	£59.50	£16.82	£1	£1,414,569.40	

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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