

# Compton

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## Islington

Waterside  
44- 48 Wharf Road  
N1 7UX

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Office / Showroom Space For  
Purchase Within a Unique Victorian  
Estate Overlooking Wenlock Basin

---

**For Sale**  
1,565 ft<sup>2</sup>

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# Compton

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## Islington

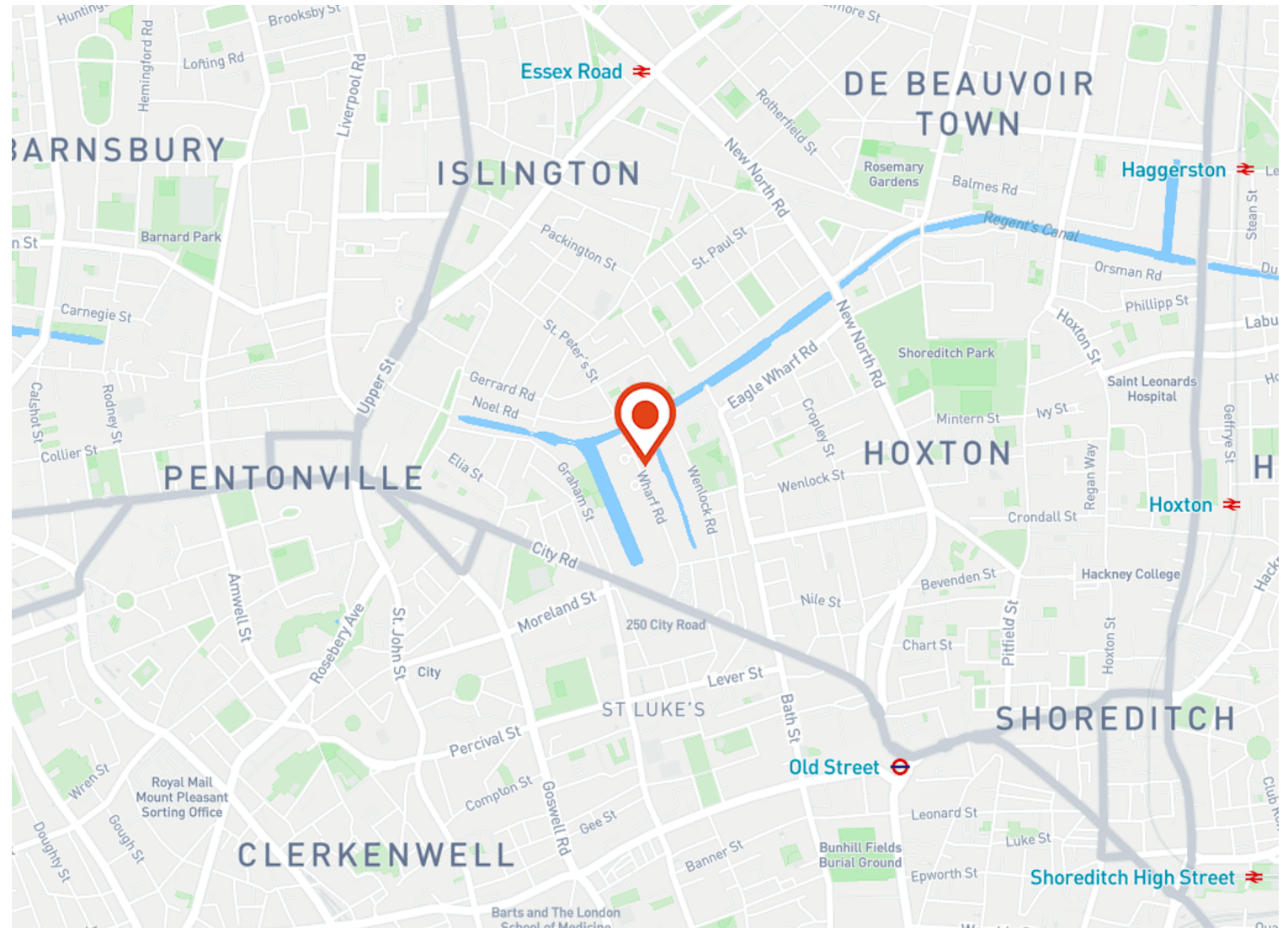
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## Location

This estate is uniquely located overlooking the Wenlock Basin which leads into the Regents Canal. This is an amenity enjoyed by all tenants who use the landscaped water's edge during lunch time as a communal place to meet, eat and relax.



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Courtyard



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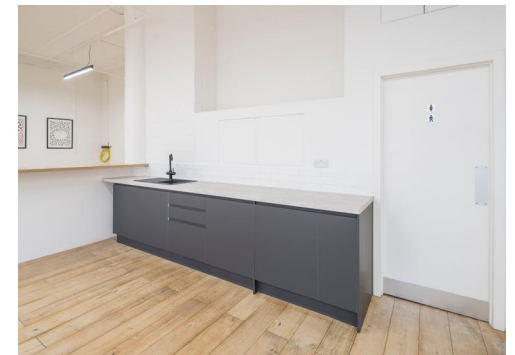
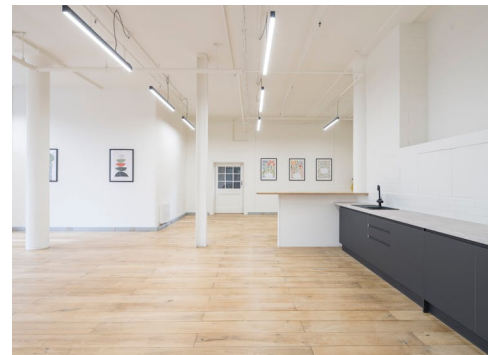
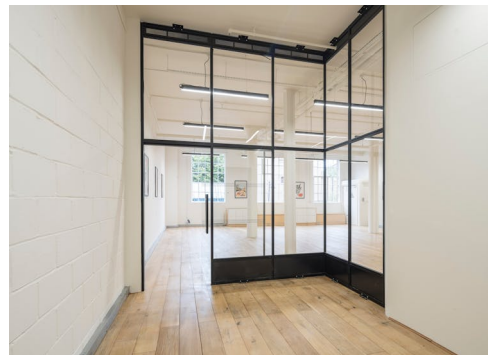
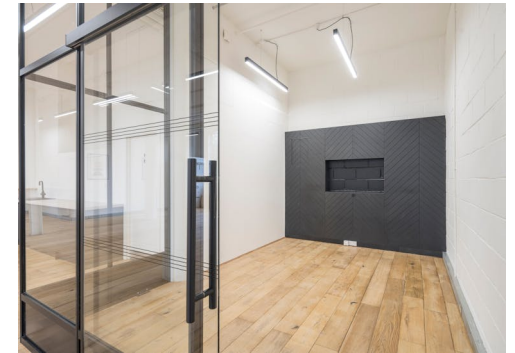
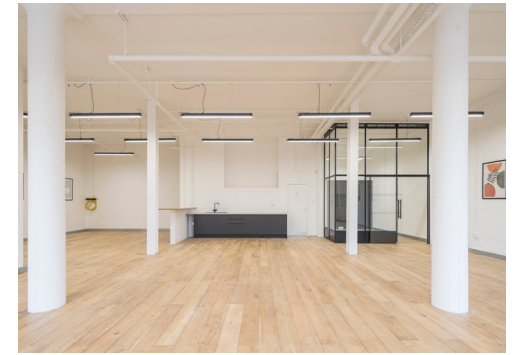
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## Amenities

- Modern Lighting
- Characterful Office Space with Unique Juliet Balcony
- Communal Amenities: Cafe, Outdoor Space in Courtyard and Basin
- Kitchenette
- Demised WC's and Shower
- Onsite Commissionnaire

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## Description

A collection of units in a well positioned warehouse-style building. Waterside offers an exciting opportunity to rent space in this unique estate, featuring a tranquil canal-side terrace overlooking the Wenlock Basin. Formerly a Victorian printing factory, the building retains many of its original external features such as the cobbled stone floor, factory style windows and original cranes attached to the outside of the building.

The estate also includes secure bike storage, an onsite commissionnaire and loading access.

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## Content

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View on Website





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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

Name	sq ft	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
1st - Unit 13	1,565	£1,125,000	£15.38	£5.97	Available

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## Contact Us

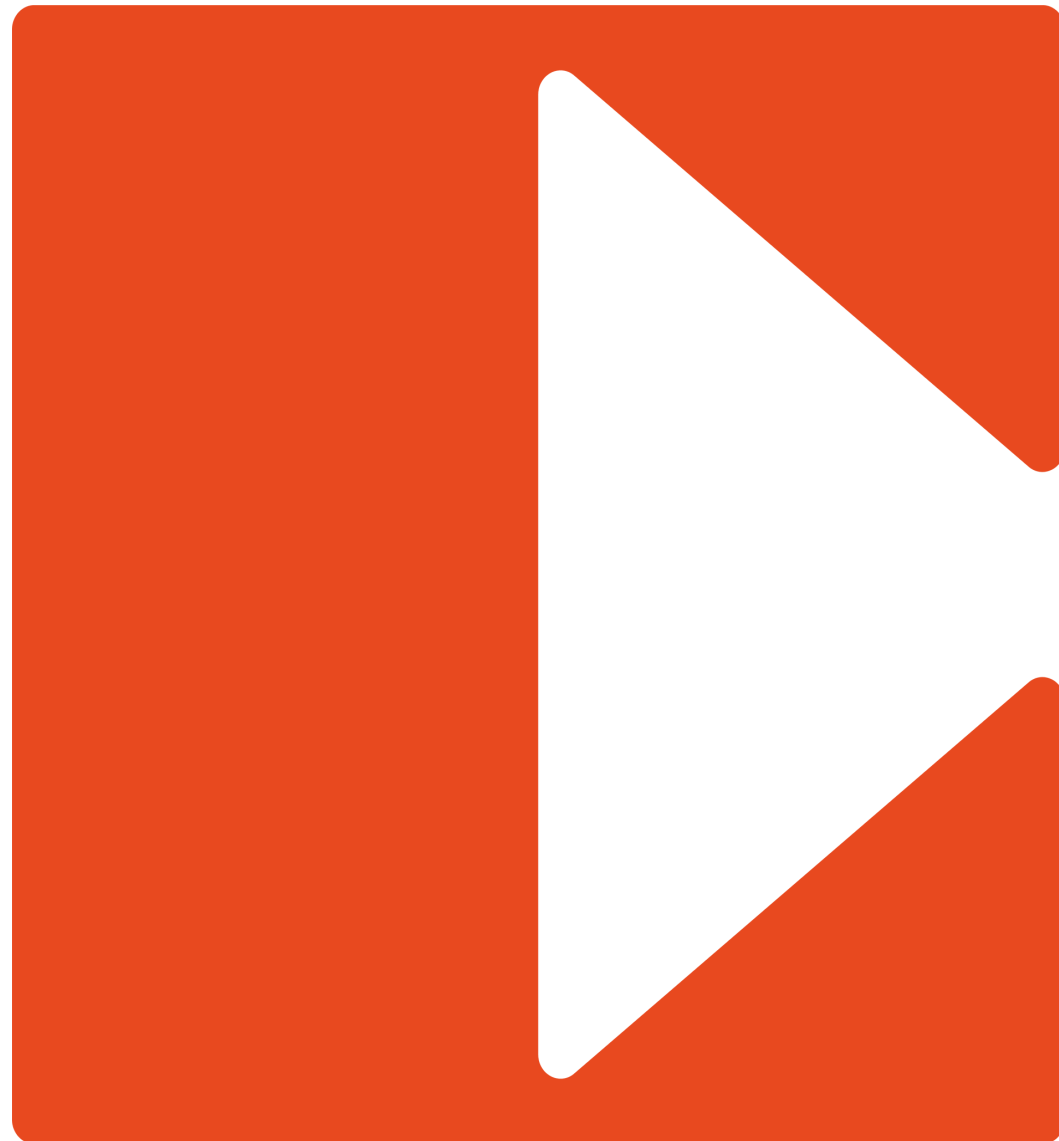
All appointments to view must be arranged via sole agents, Compton, through —

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