

# Compton

**Islington**  
Waterside  
44-48 Wharf Road  
N1 7UX

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

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

020 7101 2020  
compton.london



# Compton

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## Islington

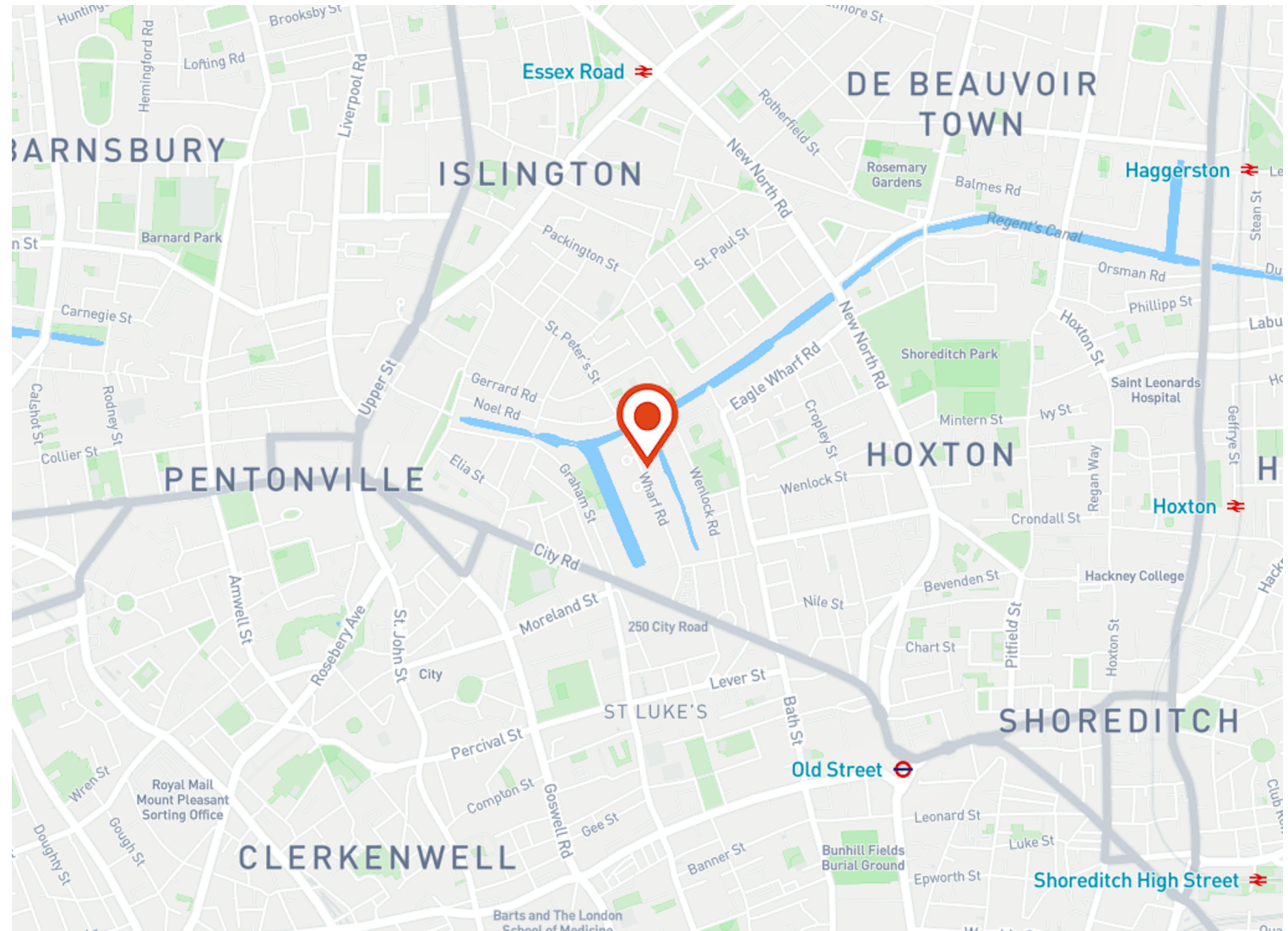
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## Location

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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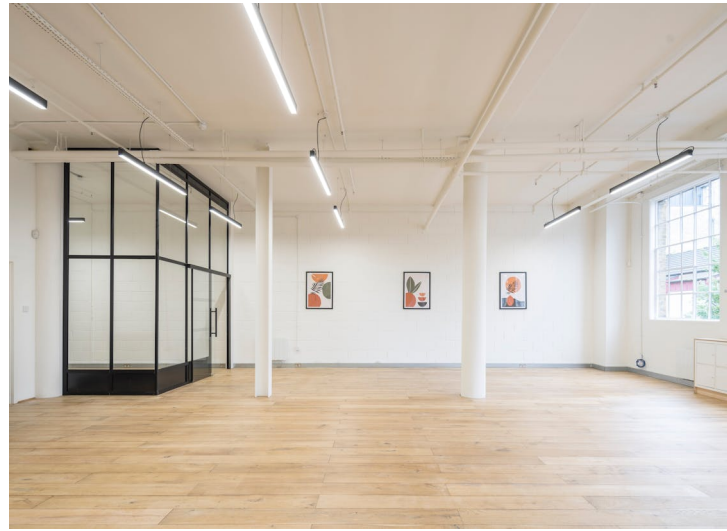
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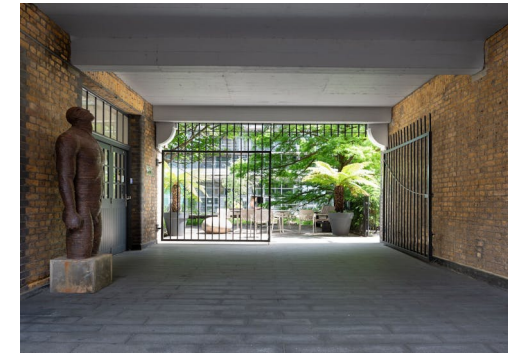
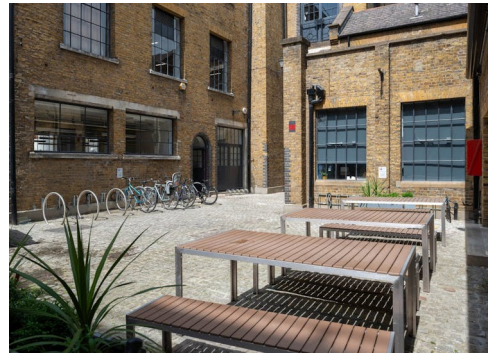
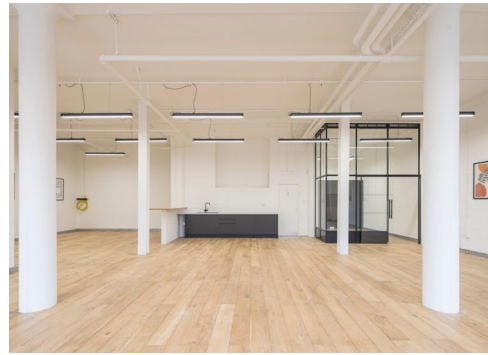
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## Amenities

- 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

Watch the film



View on Website





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## Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
1st - Unit 13	1,565	£49.50	£15.38	£5.97	£70.85	£9,240.02	£110,880.25	Available

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## Contact Us

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

Elliott Stern  
[es@compton.london](mailto:es@compton.london)  
07834 918700

Jake Kinsler  
[jk@compton.london](mailto:jk@compton.london)  
07840 638668

Andy Gilbert  
[ag@compton.london](mailto:ag@compton.london)  
07833993714

Sonia Oberoi  
[so@compton.london](mailto:so@compton.london)  
+44 (0) 7483 882 598



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