

# Compton

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

High Quality Fully Fitted Office  
Space For Rent Within a Unique  
Victorian Estate Overlooking  
Wenlock Basin

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

020 7101 2020  
[compton.london](http://compton.london)

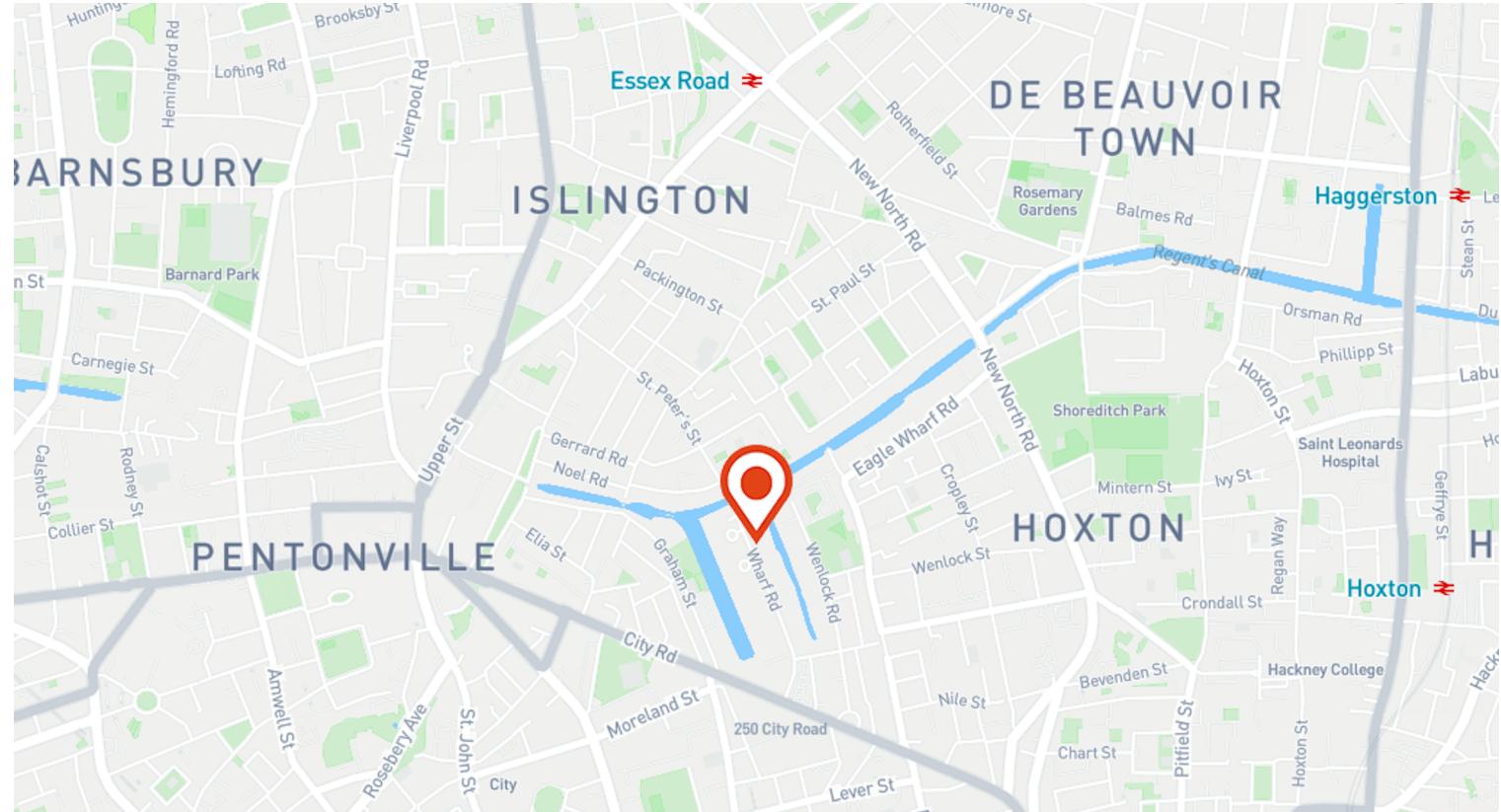


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## Location

Wharf Road is situated in the vibrant and sought-after area of Islington, London. This location offers a unique blend of residential, commercial, and cultural amenities, making it an ideal place for both work and leisure. The area is known for its picturesque canal views and close proximity to several key locations in London.

### Closest Stations:

**Angel Station (Northern Line):** Approximately a 10-minute walk from Wharf Road, Angel Station provides easy access to the Northern Line, connecting you to major destinations such as King's Cross, Euston, and the City of London.

**Old Street Station (Northern Line and National Rail):** About a 10-minute walk away, Old Street Station offers additional connectivity with both the Northern Line and National Rail services.

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Unit 13

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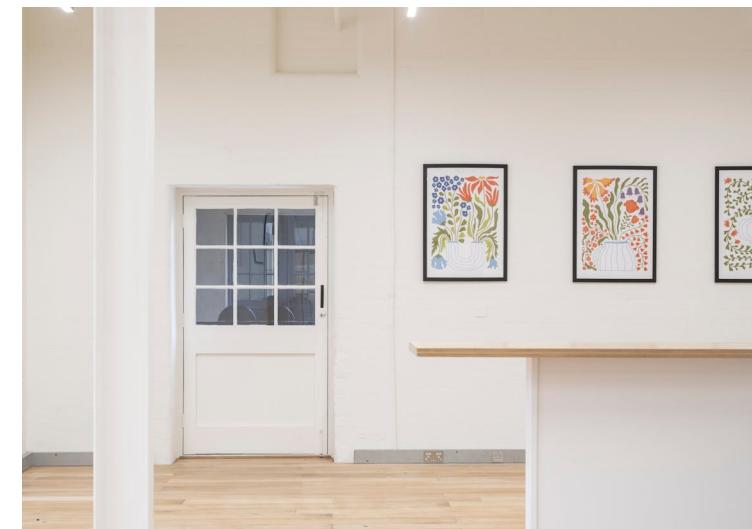
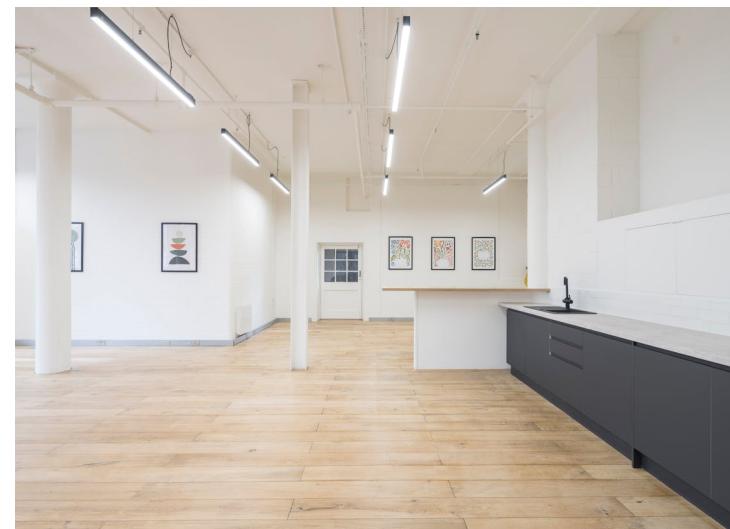
Courtyard

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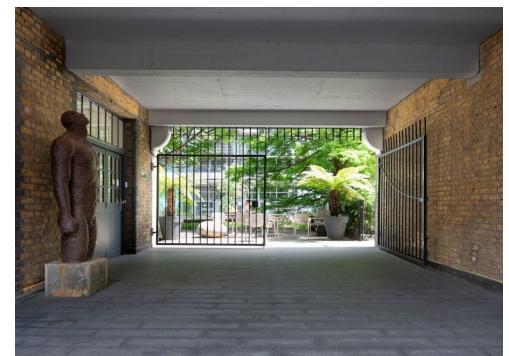


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## Amenities

- 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 Comissionnaire
- Onsite Cafe

## Description

This space has been fully refurbished and is currently being fitted out with the following amenities:

- 20 desks
- 1 large six-person meeting room
- Hot desking and breakout areas
- Newly installed kitchen
- Soft seating
- Reception area

Additionally, the estate offers secure bike storage, an onsite commissionnaire, and loading access.

Waterside presents an exciting opportunity to rent space in this unique estate, which features a tranquil canal-side terrace overlooking the Wenlock Basin. Originally a Victorian printing factory, the building retains many of its charming historical features, such as the cobbled stone floor, factory-style windows, and original cranes attached to the exterior.

Waterside also boasts an on-site café, providing a convenient and welcoming spot for tenants to grab a coffee or a meal without leaving the premises. In addition, there is a communal garden that overlooks the canal, offering a serene and picturesque setting for meetings, casual gatherings, or simply a place to relax and unwind.

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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	Under Offer
Ground - & LG Unit 5	3,551	£49.50	£15.38	£5.97	£70.85	£20,965.70	£251,588.35	Let

# Compton

## Contact Us

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

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