Islington Waterside 44-48 Wharf Road N1 7UX

Office Space Available for Purchase in a Unique Victorian Estate with incredible ceiling heights overlooking the Wenlock Basin.

For Sale 1,479 ft 2

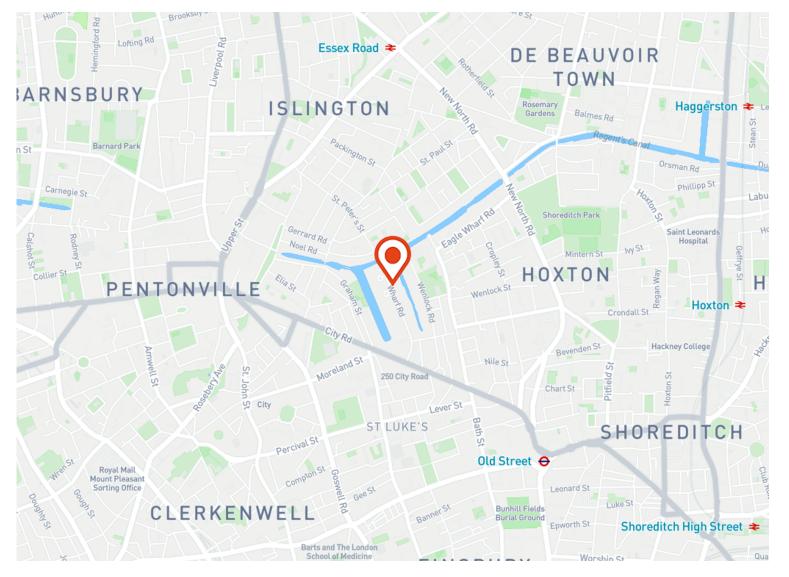
020 7101 2020 compton.london



Islington Waterside 44-48 Wharf Road N1 7UX

Office Space Available for Purchase in a Unique Victorian Estate with incredible ceiling heights overlooking the Wenlock Basin.

For Sale 1,479 ft²



Location

Located on Wharf Road, Waterside is ideally positioned in the heart of North London. With easy access to major transport links, including nearby Angel and Old Street stations, the area is well-connected and offers a vibrant mix of local amenities, cafés, and restaurants. 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.

Islington Waterside 44-48 Wharf Road N1 7UX

Office Space Available for
Purchase in a Unique Victorian
Estate with incredible ceiling heights
overlooking the Wenlock Basin.



Islington Waterside 44-48 Wharf Road N1 7UX

Office Space Available for Purchase in a Unique Victorian Estate with incredible ceiling heights overlooking the Wenlock Basin.



Islington Waterside 44-48 Wharf Road N1 7UX

Office Space Available for
Purchase in a Unique Victorian
Estate with incredible ceiling heights
overlooking the Wenlock Basin.









Islington Waterside 44-48 Wharf Road N1 7UX

Office Space Available for
Purchase in a Unique Victorian
Estate with incredible ceiling heights
overlooking the Wenlock Basin.













Islington Waterside 44-48 Wharf Road N1 7UX

Office Space Available for Purchase in a Unique Victorian Estate with incredible ceiling heights overlooking the Wenlock Basin.

For Sale 1,479 ft²

Amenities

- Great Ceiling Height and Natural Light
- Communal Amenities: Cafe, Outdoor Space in Courtyard, Commissionnaire
- Demised WC's and Shower
- Onsite Comissionnaire
- Kitchenette
- **-** Exposed Original Brickwork

Description

Discover the charm of Waterside, offering an exceptional opportunity to rent office units in a character-filled warehouse building. Overlooking the serene Wenlock Basin, this estate combines historic charm with modern convenience. Once a Victorian printing factory, the building proudly showcases original features such as cobbled stone floors, large factory windows, and the iconic exterior cranes.

The estate includes secure bike storage, convenient loading access, and an onsite commissionaire, making it an ideal location for businesses seeking a distinctive workspace.

Islington Waterside 44-48 Wharf Road N1 7UX

Office Space Available for
Purchase in a Unique Victorian
Estate with incredible ceiling heights
overlooking the Wenlock Basin.

For Sale 1,479 ft²

Content

View on Website



Islington Waterside 44-48 Wharf Road N1 7UX

Office Space Available for
Purchase in a Unique Victorian
Estate with incredible ceiling heights
overlooking the Wenlock Basin.

For Sale 1,479 ft²

Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Price	Availability
1st - Unit 18	1,479	£1,175,000	Available

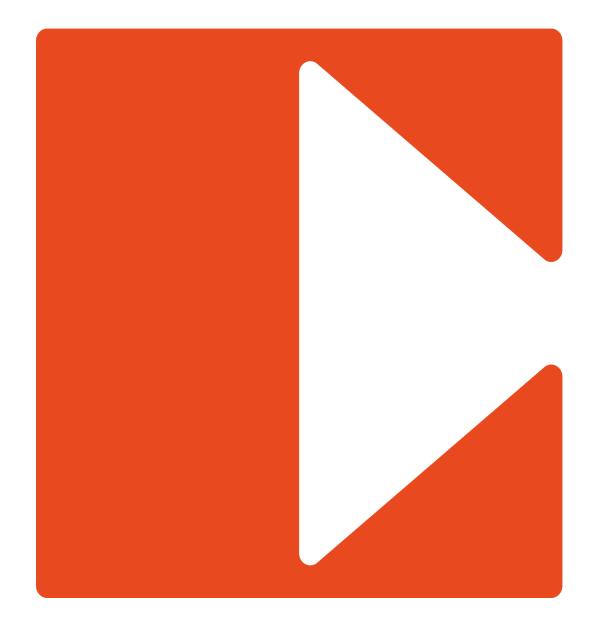
Contact Us

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

Andy Gilbert ag@compton.london 07833993714

Elliott Stern es@compton.london 07834 918700

Sonia Oberoi so@compton.london +44 (0) 7483 882 598



Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, ECIV 4JJ Generated on 07/11/2024