

# Compton

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## Islington

Waterside  
44-48 Wharf Road  
N1 7UX

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

---

## For Sale

1,479 ft<sup>2</sup>

020 7101 2020  
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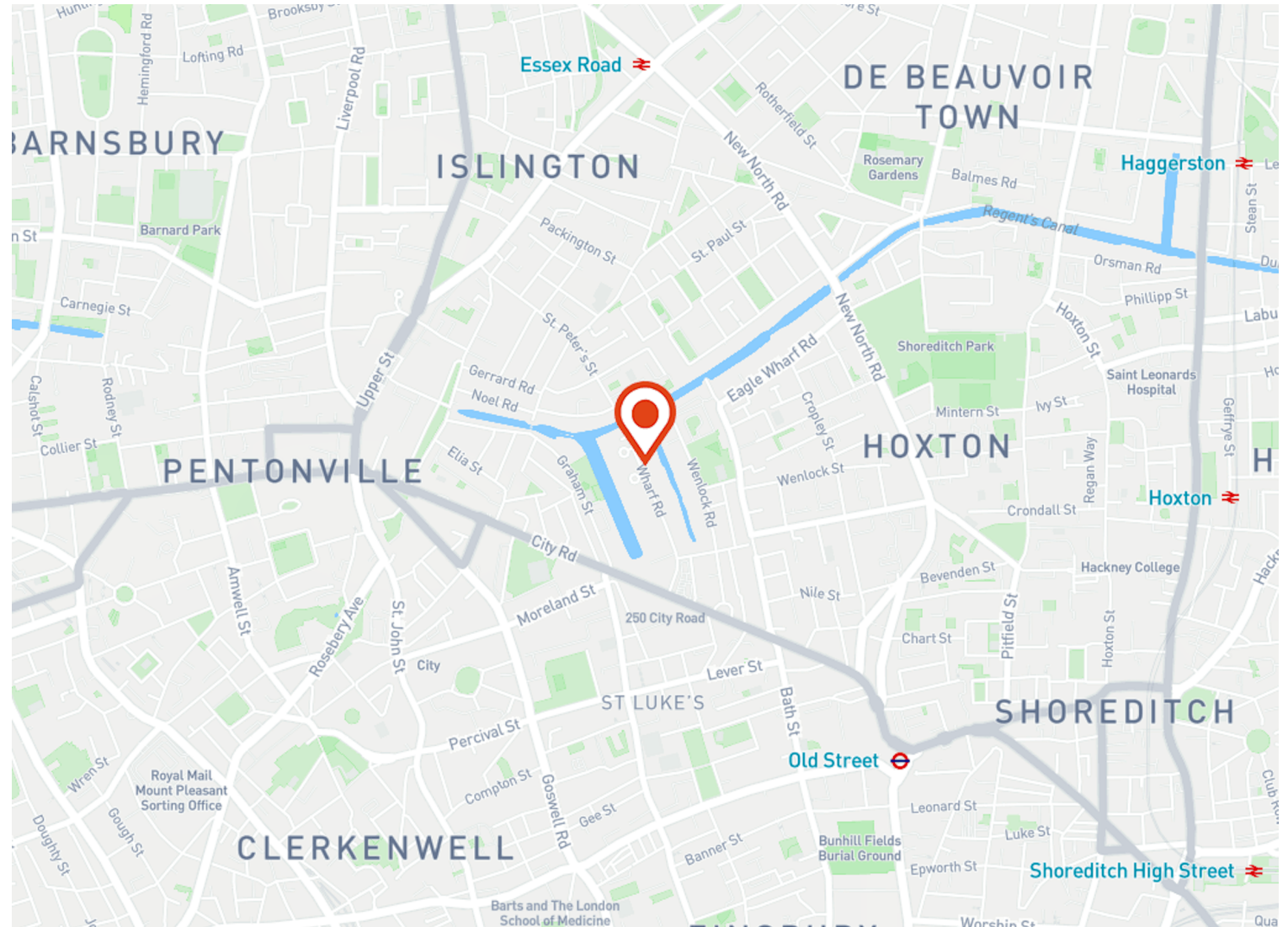
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## Location

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.

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## Amenities

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

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## 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 commissionnaire, making it an ideal location for businesses seeking a distinctive workspace.

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## Content

View on Website





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## Floor Areas & Outgoings

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The accommodation comprises the following areas:

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

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## Contact Us

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

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