

Compton

Islington

Waterside
44-48 Wharf Road
N1 7UX

Ground & Lower Ground Office
Unit Available For Purchase Within
a Unique Victorian Estate
Overlooking Wenlock Basin

For Rent / For Sale
1,011 ft²

020 7101 2020
compton.london



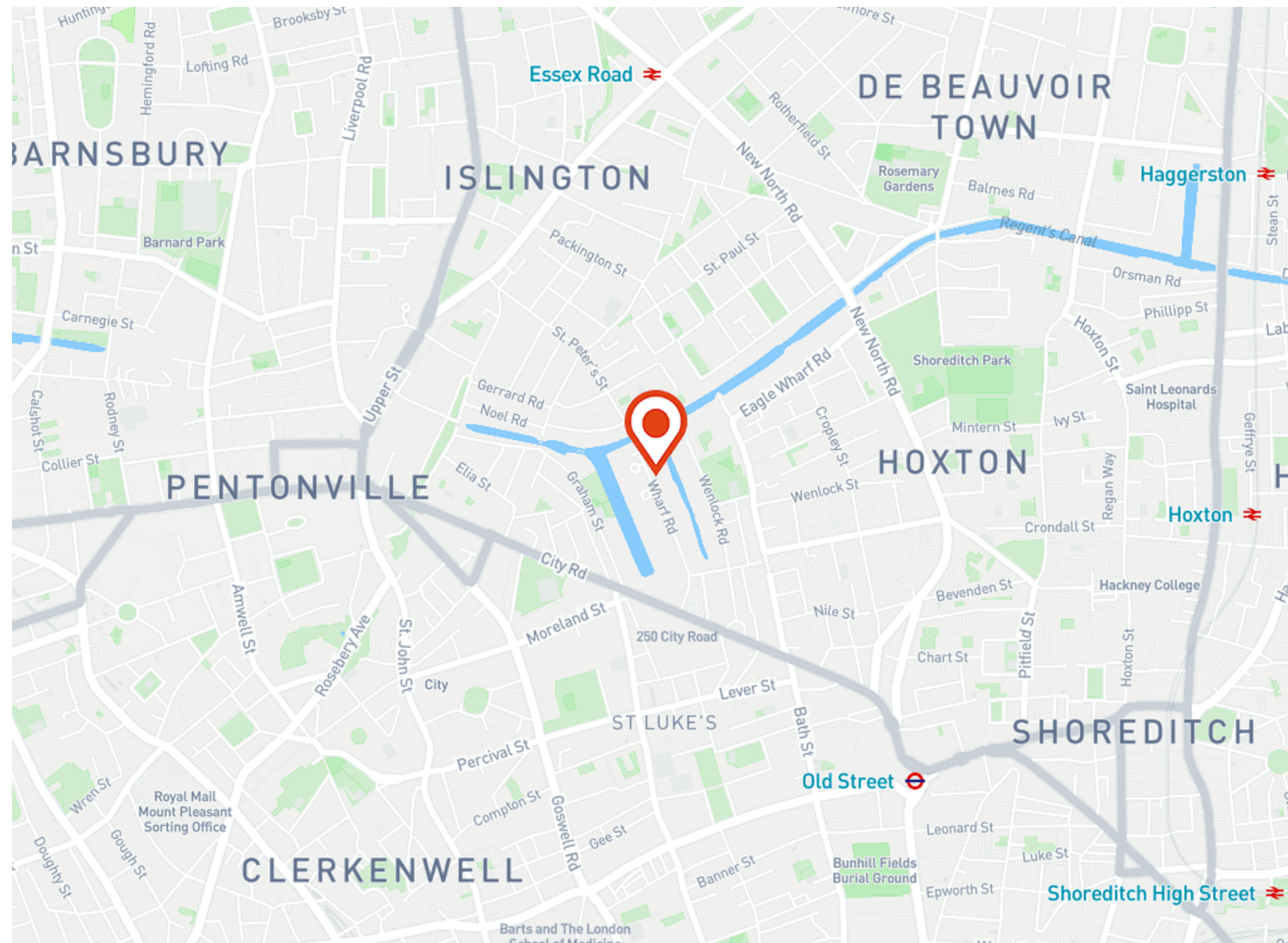
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Location

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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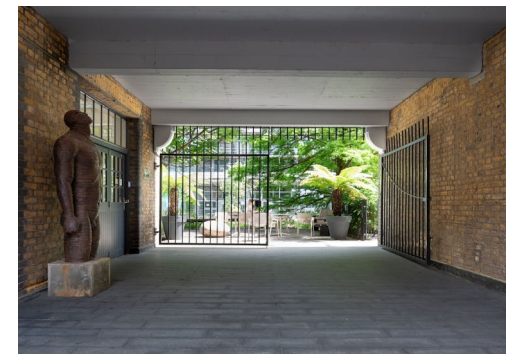
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Description

Discover the unique charm of Waterside, offering an exceptional opportunity to rent office units within a character-filled warehouse building. Overlooking the serene Wenlock Basin, this prestigious estate seamlessly blends historic charm with modern convenience.

Originally a Victorian printing factory, the building proudly showcases its original features, including cobbled stone floors, large factory windows, and the iconic exterior cranes, all of which contribute to its undeniable character.

The estate is equipped with secure bike storage, convenient loading access, and an onsite commissionaire, making it the ideal location for businesses in search of a distinctive and inspiring workspace.

Additionally, the building offers an onsite café and canal-side seating, providing a perfect spot for a relaxing, picturesque lunch, just a few steps from your office.

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Content

Watch the film



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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Price	Rates Payable (sq ft)	Service Charge (sq ft)	Total year	Availability
Unit - 33	1,011	£45	£595,000	£15.38	£5.97	£67,079.85	Under Offer

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Contact Us

All appointments to view must
be arranged via sole agents,
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