

Compton

*For Rent and Sale*  
**44-48 Wharf Road  
Islington N1**

# Newly Refurbished Office Space Available for Lease in a Unique Victorian Estate Overlooking Wenlock Basin



**For Rent and Sale**

**Size**

1,994 Ft<sup>2</sup>

**Rent**

£47.50 per sq ft

**Fitout**

Fitted

**Waterside**

44-48 Wharf Road  
Islington N1

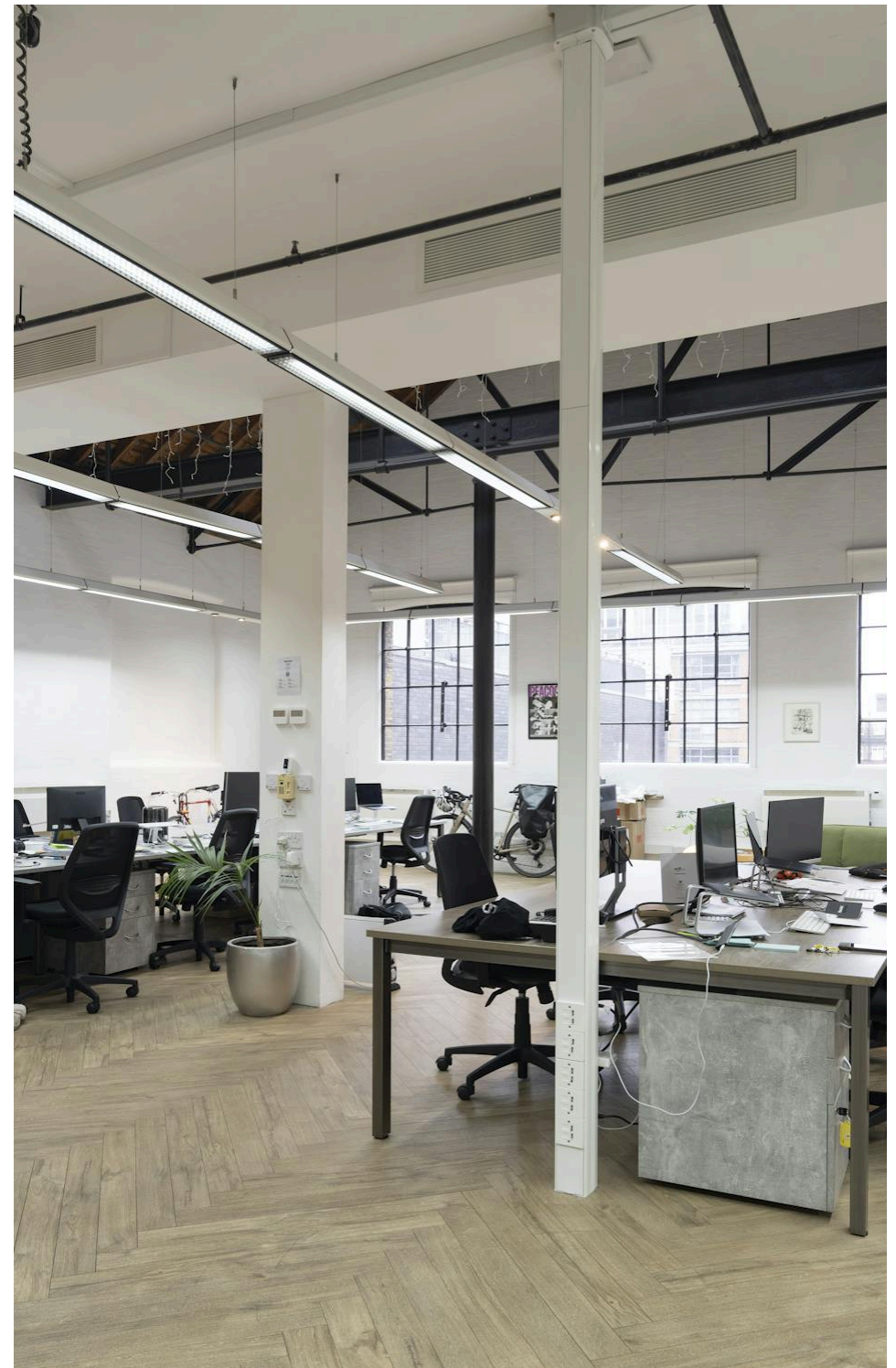
**Description**

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.

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**Description**

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

The unit itself is a stunning Grade II listed workspace blending historic charm with modern functionality. Featuring original Crittall windows and a loading bay, this versatile unit offers triple-height open-plan working, three private meeting rooms, air conditioning, and a well-appointed kitchen and shower room.

Available unfitted, it's an exceptional opportunity for a Tenant to create a dynamic and inspiring workspace.

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*Click to Play*



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*Office*

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*Meeting Room*



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*Waterfront*



*External*

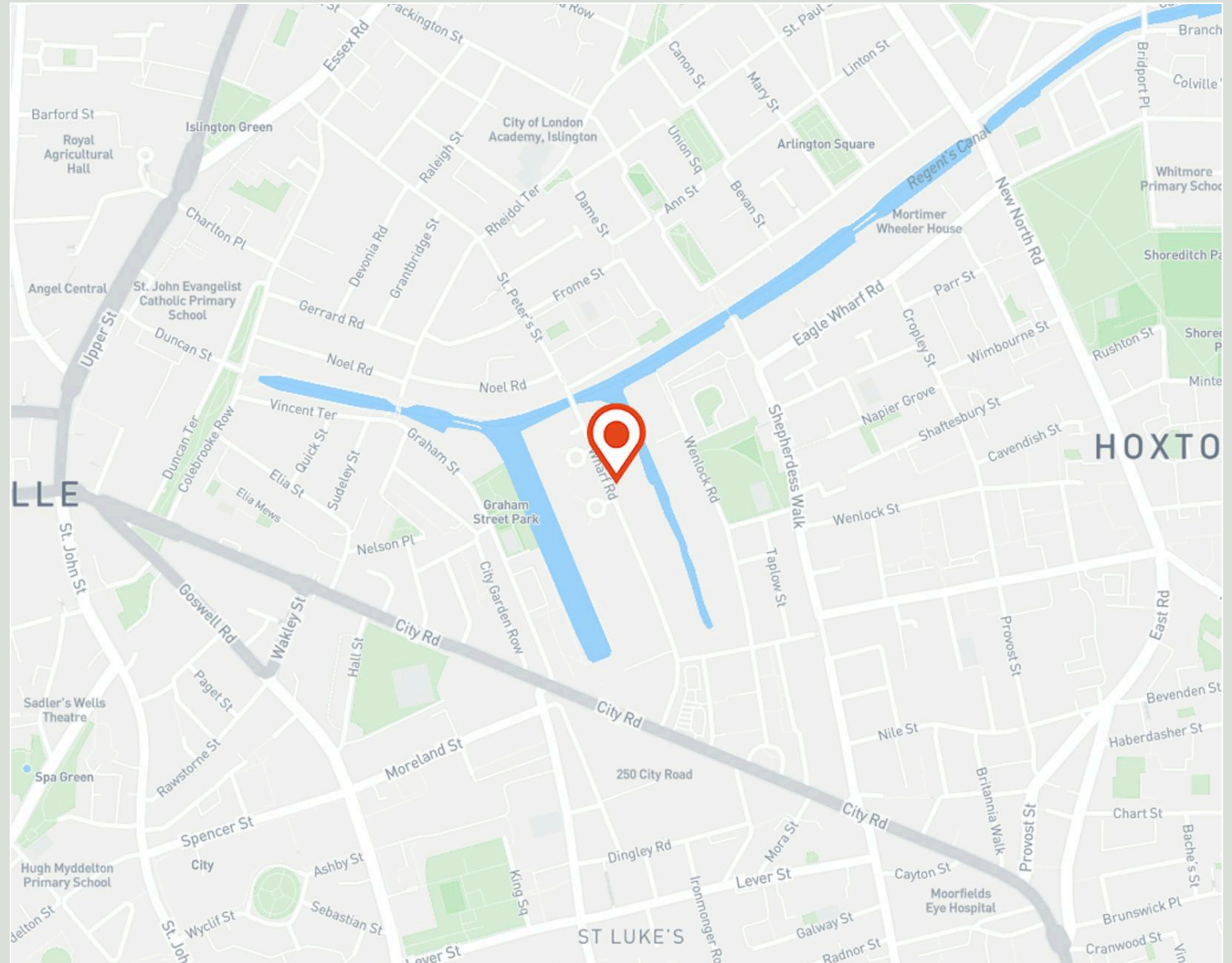


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*Location*

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, cafes, 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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*Kitchenette*

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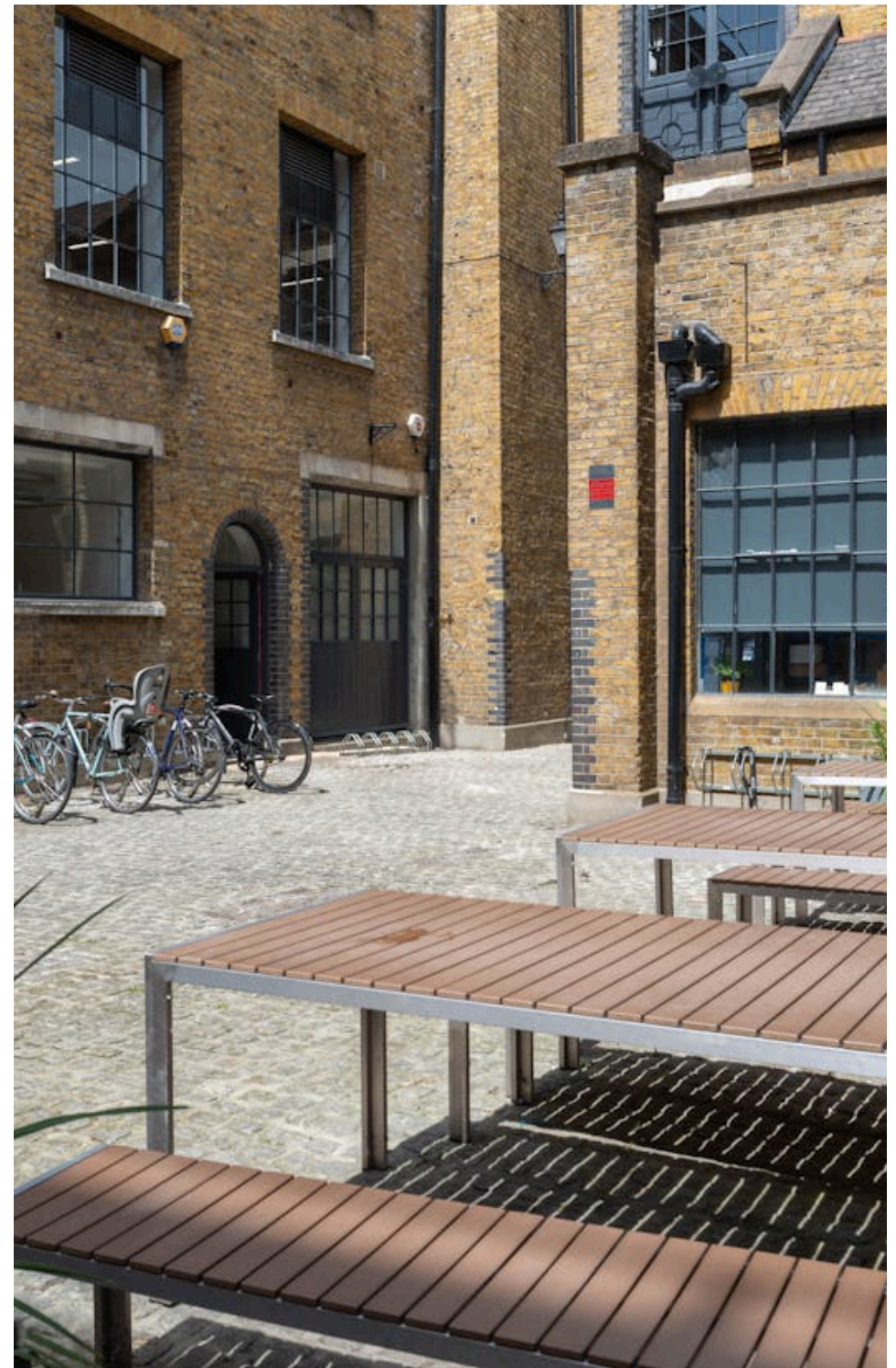


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## Amenities

- Characterful Office Space with Direct views over the Wenlock Basin
- Newly Refurbished Office
- Unfitted but Landlord can offer a fitted unit
- Communal Cafe
- Outdoor Space in Courtyard
- Commissionaire
- Communal Canal-side Seating
- Triple height open plan working
- Currently 3x meeting rooms in situ
- Heating / Cooling system
- Shower facility
- Grade II listed with original crittel windows
- Not elected for VAT



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*Mezzanine*



*Mezzanine*



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Islington N1

Availability

Name	Sq Ft	Rent (Sq Ft)	Price	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
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2nd - Unit 19	1,994	£47.50	£1,295,000	£16.81	£5.39	£69.70	£11,581.82	£138,981.80	Available
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### Tenure

New Lease

### Availability

Available Immediately

### Compton Concierge

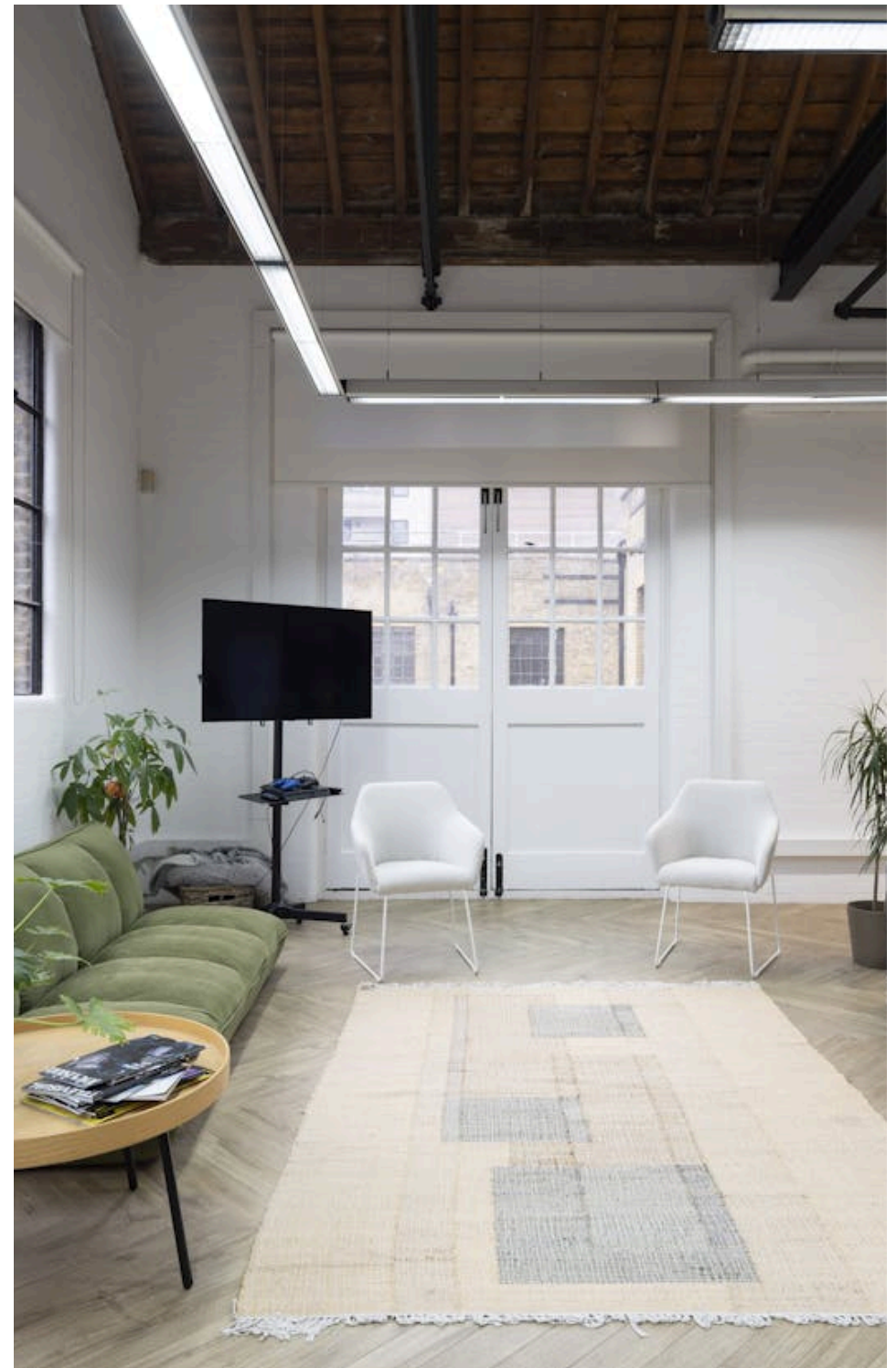
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### Content

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