

Compton

Angel

Colebrooke Works
46 Colebrooke Row
N1 8AF

Colebrooke Works offers over 18,000 sq ft of exceptional workspace split over the Townhouse & Warehouse buildings

For Rent

18,295 ft²

020 7101 2020
compton.london



Compton

Angel

Colebrooke Works
46 Colebrooke Row
N1 8AF

Colebrooke Works offers over 18,000 sq ft of exceptional workspace split over the Townhouse & Warehouse buildings

For Rent
18,295 ft²



Location

Colebrooke Works is located on Colebrooke Row which is a short walk from Angel and Highbury & Islington stations. Tenant's can also benefit from taking the scenic route into work as the Regent's canal is just around the corner, perfect for cyclists and walkers.

Compton

Angel

Colebrooke Works
46 Colebrooke Row
N1 8AF

Colebrooke Works offers over 18,000 sq ft of exceptional workspace split over the Townhouse & Warehouse buildings

For Rent

18,295 ft²



Compton

Angel

Colebrooke Works
46 Colebrooke Row
N1 8AF

Colebrooke Works offers over 18,000 sq ft of exceptional workspace split over the Townhouse & Warehouse buildings

For Rent
18,295 ft²



020 7101 2020
compton.london

Exterior Colebrooke Works

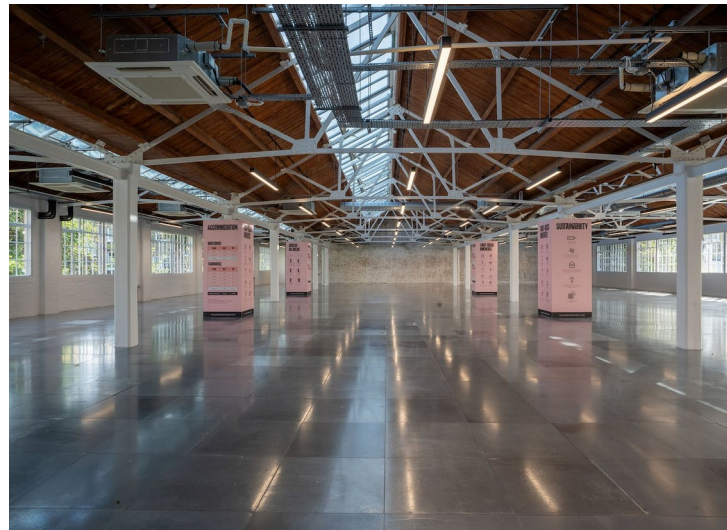
Compton

Angel

Colebrooke Works
46 Colebrooke Row
N1 8AF

Colebrooke Works offers over 18,000 sq ft of exceptional workspace split over the Townhouse & Warehouse buildings

For Rent
18,295 ft²



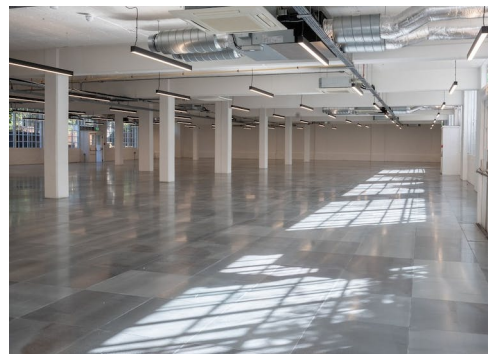
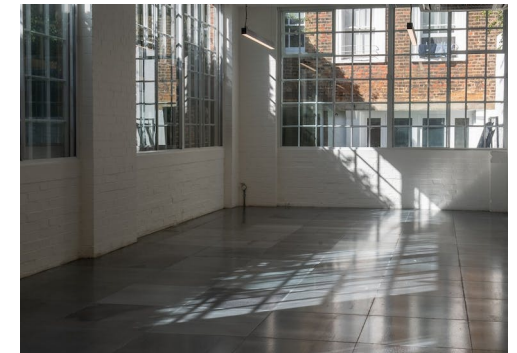
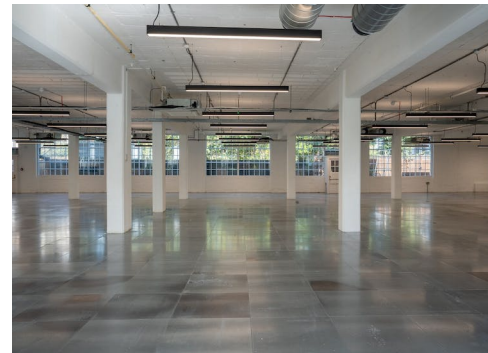
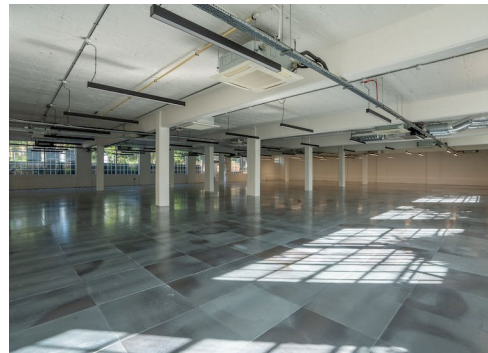
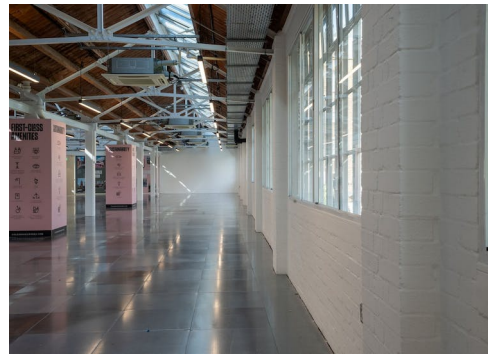
Compton

Angel

Colebrooke Works
46 Colebrooke Row
N1 8AF

Colebrooke Works offers over 18,000 sq ft of exceptional workspace split over the Townhouse & Warehouse buildings

For Rent
18,295 ft²



Compton

Angel

Colebrooke Works
46 Colebrooke Row
N1 8AF

Colebrooke Works offers over 18,000 sq ft of exceptional workspace split over the Townhouse & Warehouse buildings

For Rent

18,295 ft²

Amenities

- Warehouse & Georgian Townhouse
- Unique HQ offering
- Large floorplates
- Up to 5M ceiling height in the Warehouse
- Exposed brickwork
- Fresh air and extract mechanical ventilation with heat recovery
- Direct access to outdoor courtyards
- An abundance of natural daylight
- Private offices in the townhouse across 5 floors
- Contemporary design
- Wellness/Yoga room
- 32 Lockers
- DDA Lift
- Showers and 12 WC's
- 14 internal & 16 external bike stands
- 4 electric bike charging points
- New LED lighting throughout
- Photovoltaic panels

Description

Colebrooke Works seamlessly combines the scale and versatility of a large open plan warehouse, with the elegance and charm of a listed Georgian townhouse. The buildings also embrace the fusion of history and tradition with contemporary design, offering over 18,000 sq ft of exceptional workspace surrounded by outdoor courtyards.

Colebrooke Works has a rich history, once serving as a bustling leather factory. During its industrial heyday, the factory played a pivotal role producing high-quality leather goods that were renowned for their craftsmanship, all around the world. Over the years, as the leather industry evolved and shifted, the factory did the same, transforming into a symbol of resilience and adaptability, eventually being repurposed into the modern workspace it is today. While the machinery and craftsmen and women have gone, the building's historic charm and industrial past still resonate within its walls.

Compton

Angel

Colebrooke Works
46 Colebrooke Row
N1 8AF

Colebrooke Works offers over
18,000 sq ft of exceptional
workspace split over the Townhouse
& Warehouse buildings

For Rent

18,295 ft²

Content

[View on Website](#)



Compton

Angel

Colebrooke Works
46 Colebrooke Row
N1 8AF

Colebrooke Works offers over 18,000 sq ft of exceptional workspace split over the Townhouse & Warehouse buildings

For Rent

18,295 ft²

Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total year	Availability
3rd - Townhouse	452	£59.50	£11.45	£1	£32,521.40	Available
2nd - Townhouse	501	£59.50	£11.45	£1	£36,046.95	Available
1st - Townhouse	489	£59.50	£11.45	£1	£35,183.55	Available
Ground - Townhouse	388	£59.50	£11.45	£1	£27,916.60	Available
Lower Ground - Townhouse	417	£59.50	£11.45	£1	£30,003.15	Available
1st - Warehouse	7,981	£59.50	£11.45	£1	£574,232.95	Available
Ground - Warehouse (Courtyard)	8,067	£59.50	£11.45	£1	£580,420.65	Available
Total	18,295	£59.50	£11.45	£1	£1,316,325.25	

Compton

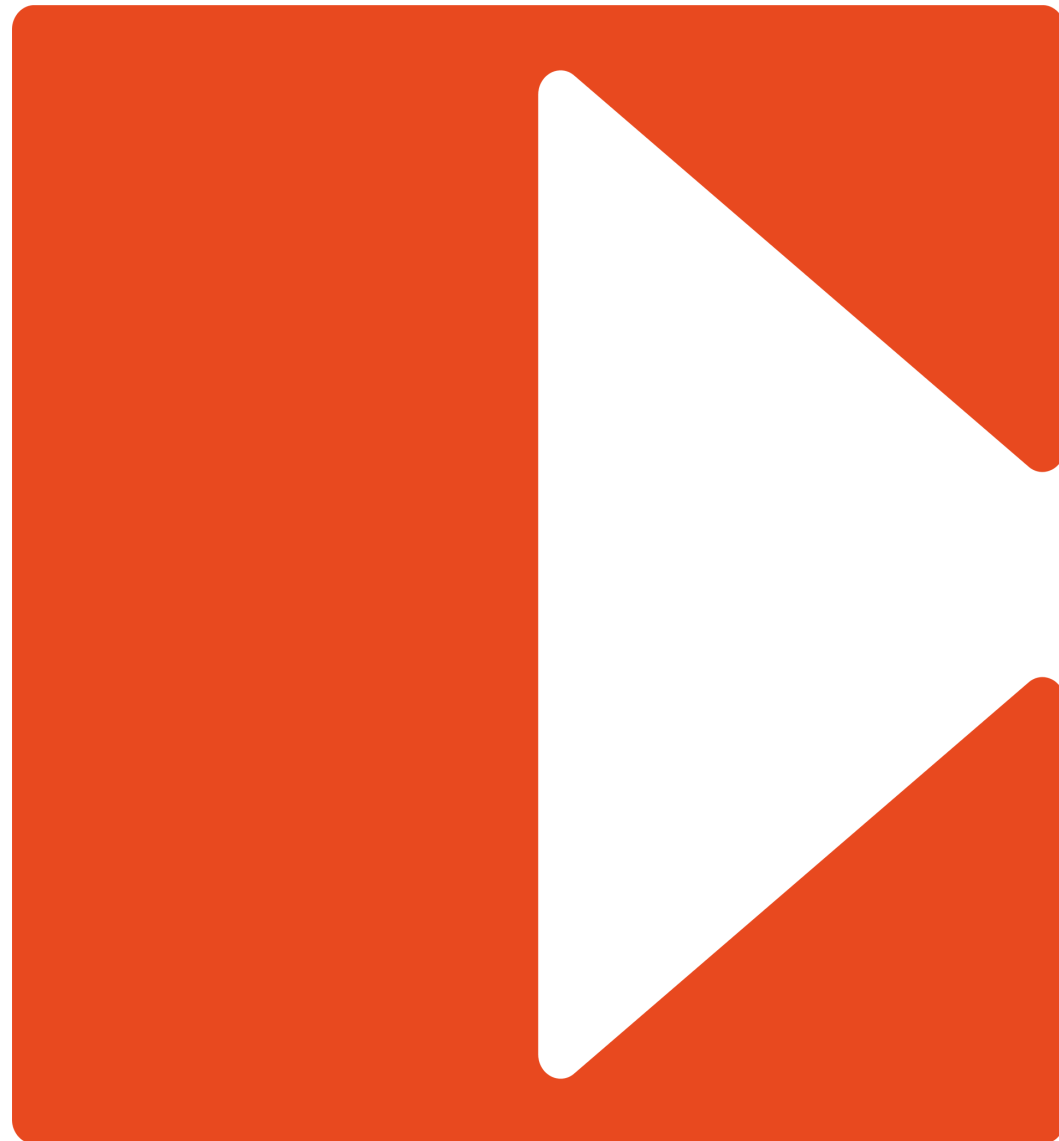
Contact Us

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

Michael Raibin
mr@compton.london
07880 795 679

Emma Higgins
eh@compton.london
07769 605 295

Josh Perlmutter
jp@compton.london
07814 699 096



020 7101 2020
compton.london

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, EC1V 4JJ
Generated on 02/01/2024