

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

46 Colebrooke Row is located in the vibrant and cosmopolitan neighbourhood of Angel, Islington – an area renowned for its rich history and diverse mix of trendy bars, restaurants, theatres, and independent shops. The property forms part of a charming parade of Georgian townhouses, comprising both residential and commercial uses. The elegant period architecture lends a refined and historic character to the street scene.

Colebrooke Works is just a short walk from both Angel and Highbury & Islington stations. Tenants also have the option of a more scenic commute via the nearby Regent's Canal, ideal for both cyclists and pedestrians.

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



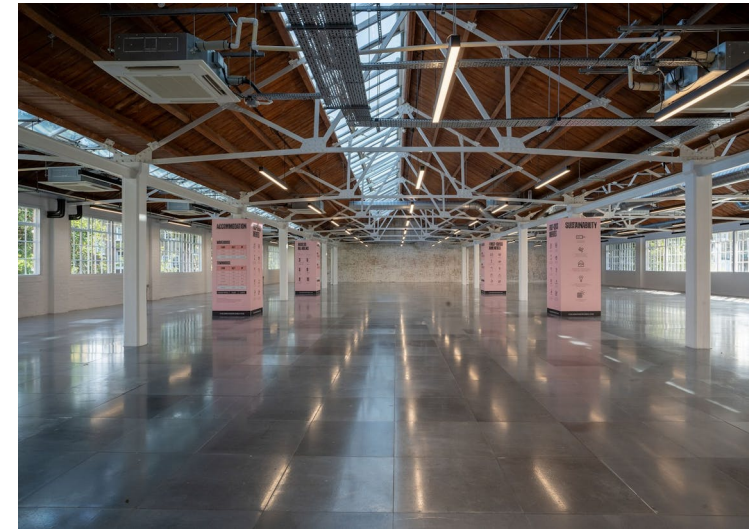
Compton

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



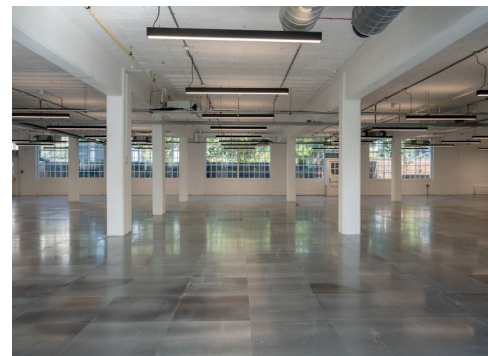
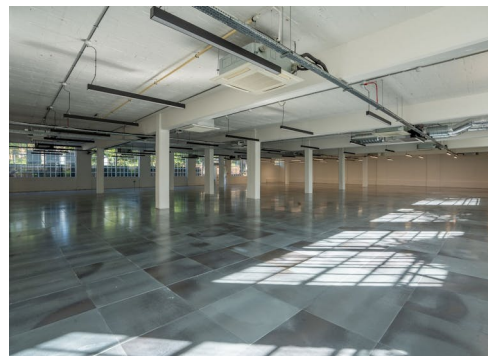
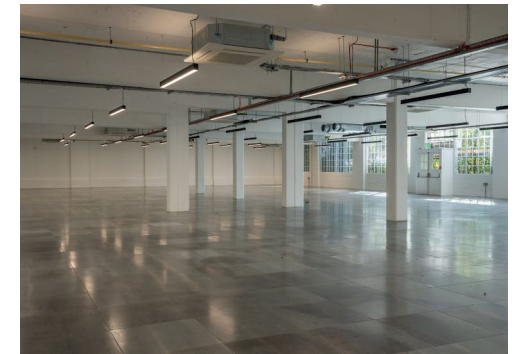
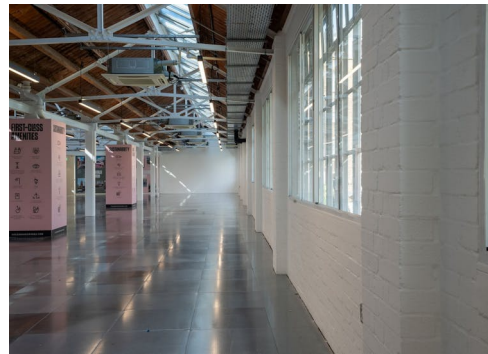
Compton

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

Watch the film



Watch the film



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	£55	£15.75	£1	£32,431	Available
2nd - Townhouse	501	£55	£15.75	£1	£35,946.75	Available
1st - Townhouse	489	£55	£15.75	£1	£35,085.75	Available
Ground - Townhouse	388	£55	£15.75	£1	£27,839	Available
Lower Ground - Townhouse	417	£55	£15.75	£1	£29,919.75	Available
1st - Warehouse	7,981	£55	£15.75	£1	£572,636.75	Available
Ground - Warehouse (Courtyard)	8,067	£55	£15.75	£1	£578,807.25	Available
Total	18,295	£55	£15.75	£1	£1,312,666.25	

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

