

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*

**Waterside**  
44-48 Wharf Road  
Islington N1

**Size**

1,498 Ft<sup>2</sup>

**Price**

£1,110,000

**Rent**

£52.50 per sq ft

**Fitout**

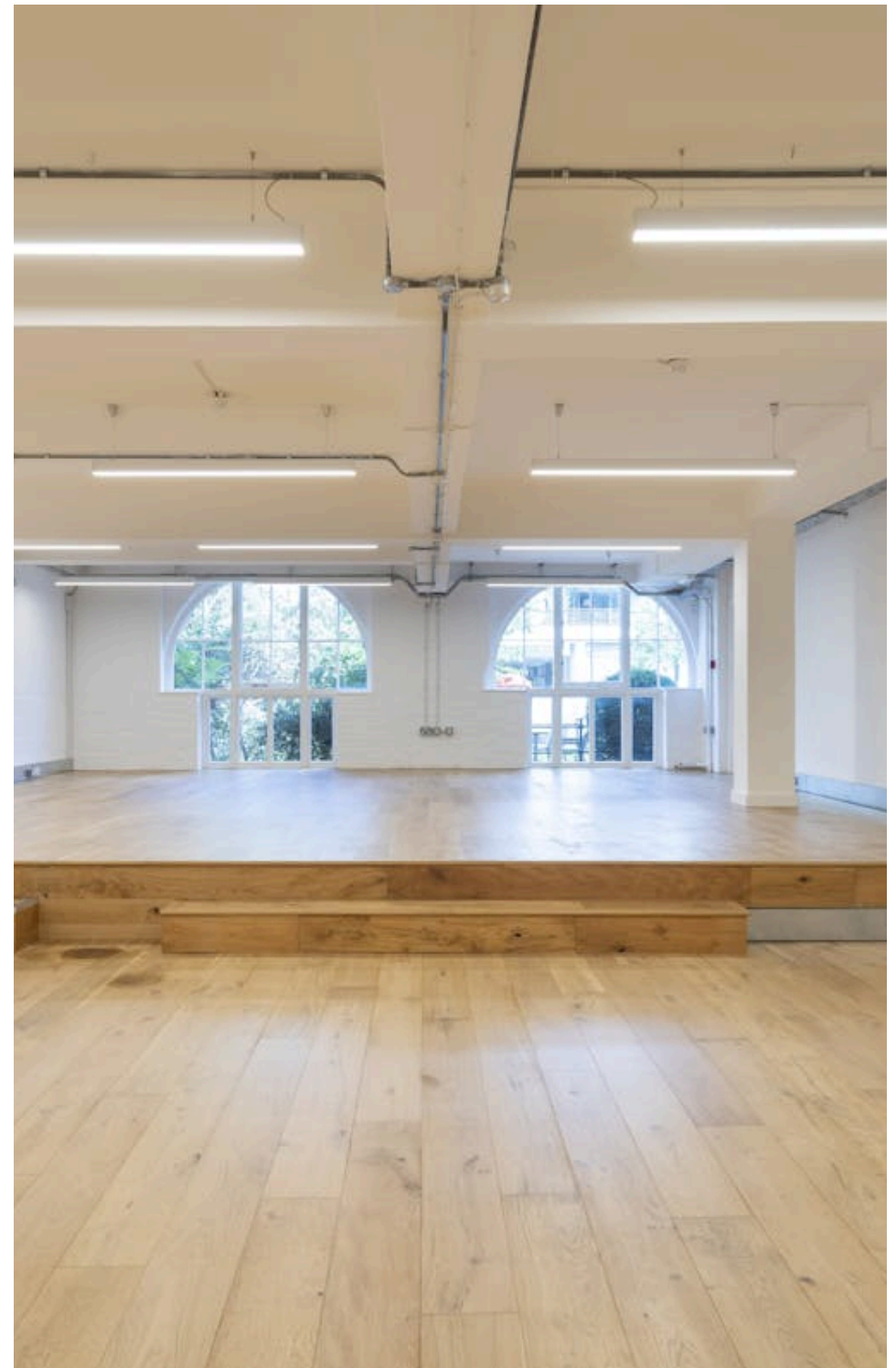
Not Fitted

**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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Not Fitted

**Waterside**

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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 with original Crittall windows and a loading bay, overlooking the Wenlock Basin.

Available fitted or unfitted to suit your needs, it's an exceptional opportunity to create a dynamic and inspiring workspace.



*For Rent and Sale*

**Waterside**  
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*External*

**Size**

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**Rent**

£52.50 per sq ft

**Fitout**

Not Fitted



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*External*



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**Waterside**  
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Islington N1

*Office*



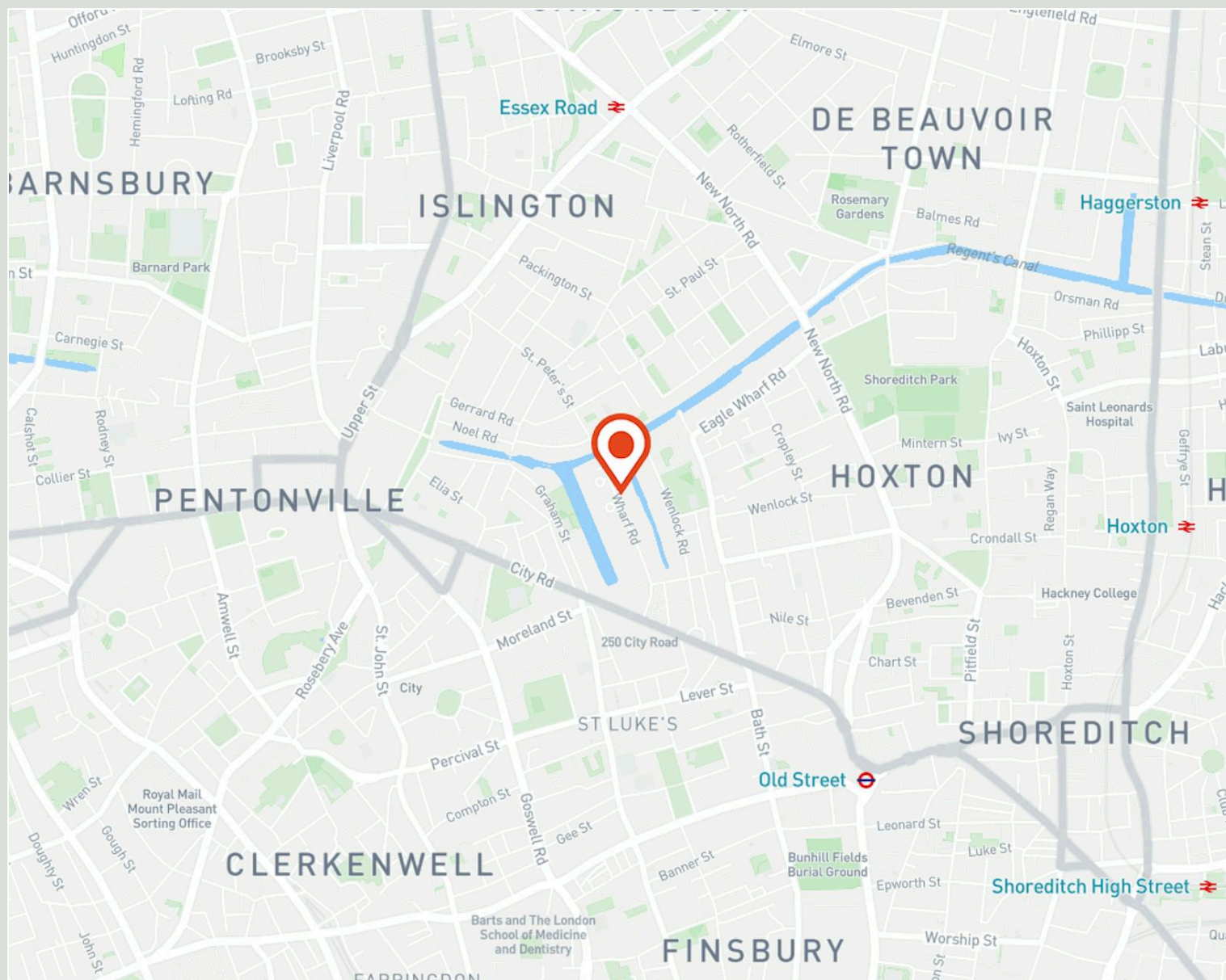
*External*

For Rent and Sale

**Waterside**  
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Islington N1

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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Office

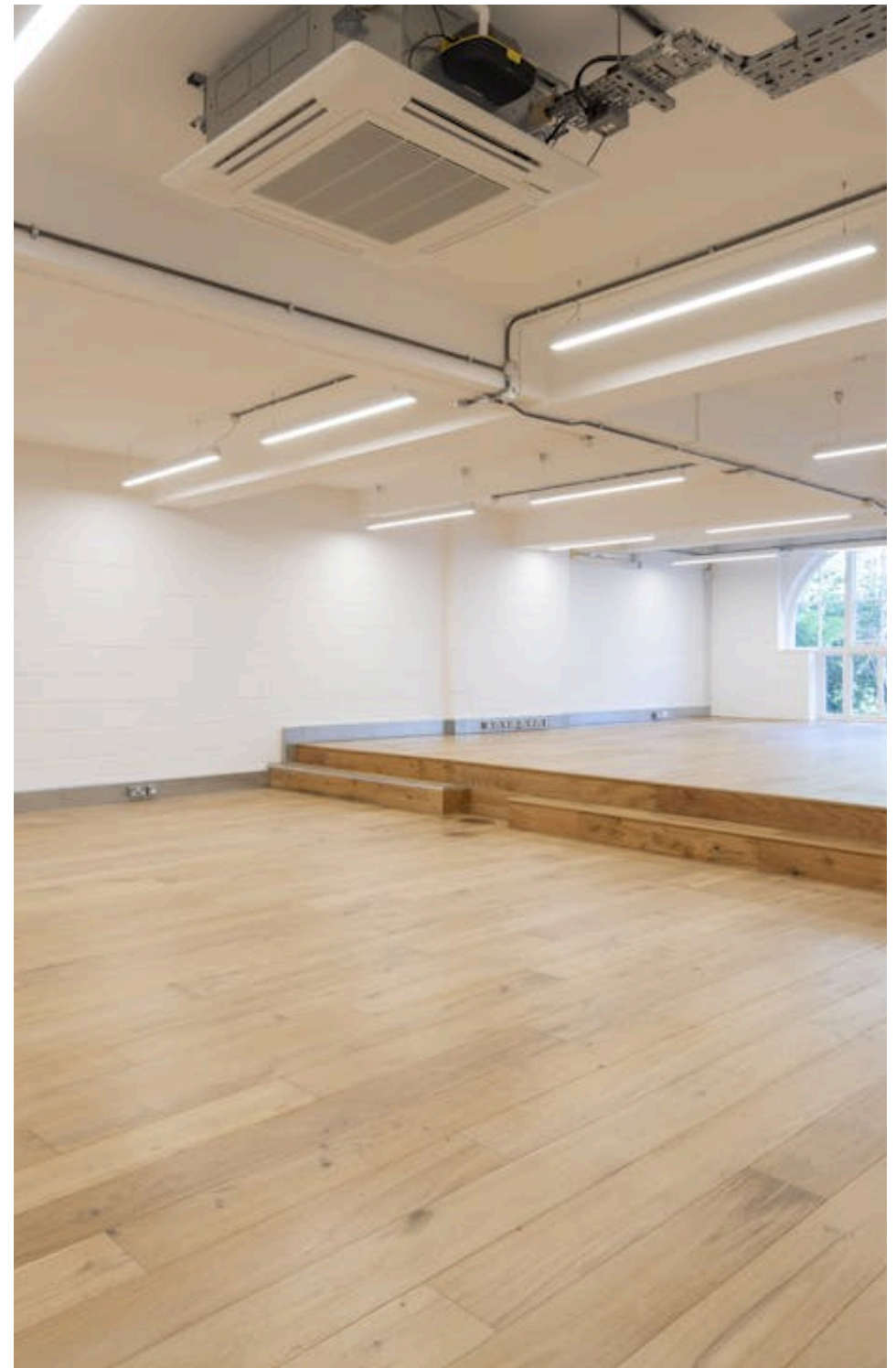


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**Amenities**

- Characterful Office Space with  
with Direct views over the Wenlock  
Basin
- Newly Refurbished Office
- Can be offered fully fitted or  
unfitted
- Communal Cafe
- Outdoor Space in Courtyard
- Commissionaire
- Communal Canal-side Seating
- Shower facility
- Grade II listed with original crittal  
windows



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*External*



*Office*

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*Availability*

<b>Name</b>	<b>Sq Ft</b>	<b>Rent (Sq Ft)</b>	<b>Rates Payable (Sq Ft)</b>	<b>Service Charge (Sq Ft)</b>	<b>Total /Sq Ft</b>	<b>Total Month</b>	<b>Total Year</b>	<b>Availability</b>
Unit - 32	1,498	£52.50	On Application	£5.12	£57.62	£7,192.90	£86,314.76	Available

For Rent and Sale

**Waterside**  
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Islington N1

**Tenure**

New Lease

**Availability**

Available Immediately

**Compton Concierge**

Want your workspace *managed*?

Find out more

[compton.london/concierge](https://compton.london/concierge)



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