

Compton

Islington
Waterside
44-48 Wharf Road
N1 7UX

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

For Rent
1,994 ft²

020 7101 2020
compton.london



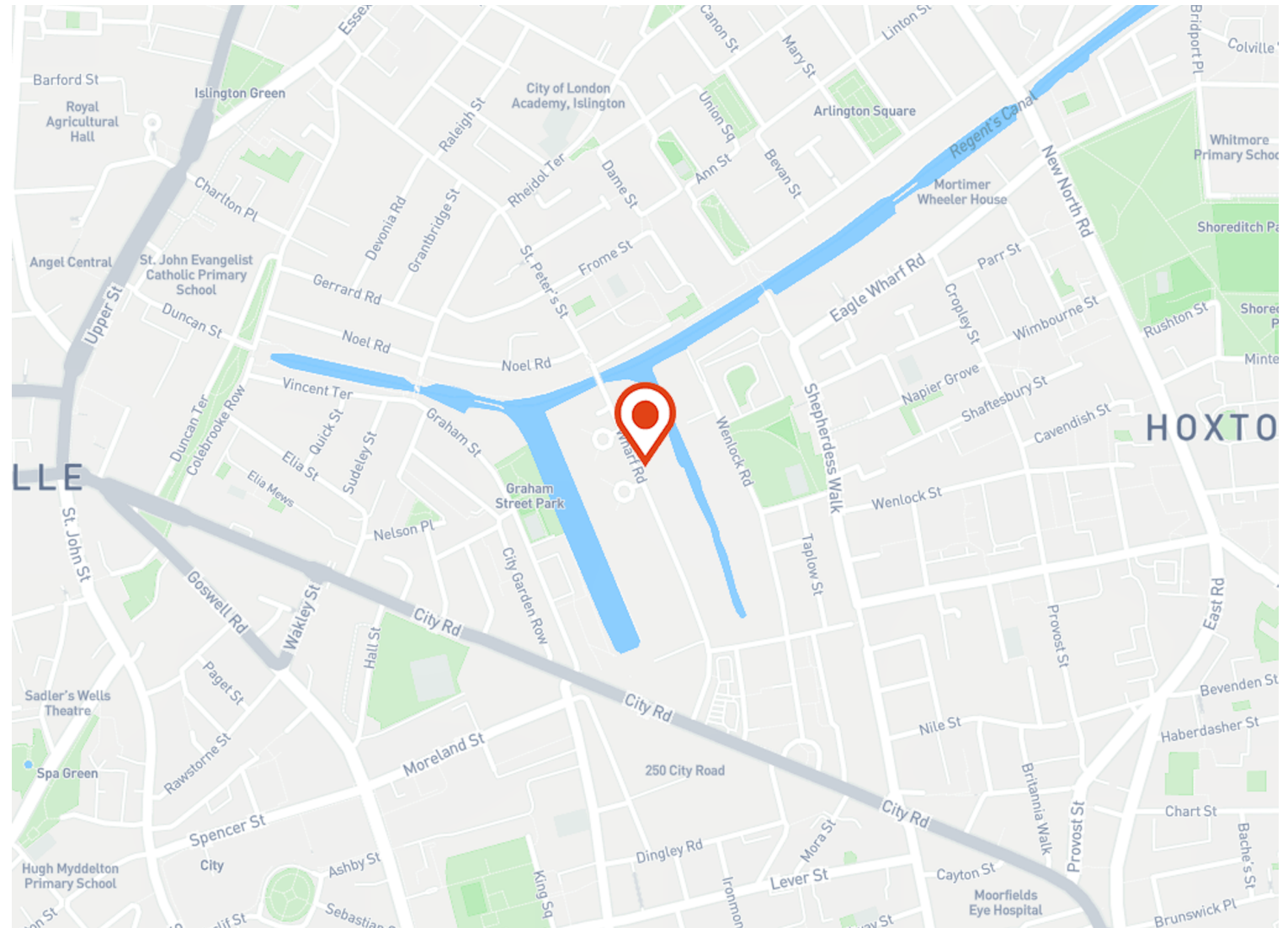
Compton

Islington

Waterside
44-48 Wharf Road
N1 7UX

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

For Rent
1,994 ft²



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.

Compton

Islington

Waterside
44-48 Wharf Road
N1 7UX

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

For Rent
1,994 ft²



Compton

Islington

Waterside
44-48 Wharf Road
N1 7UX

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

For Rent
1,994 ft²



Compton

Islington

Waterside
44-48 Wharf Road
N1 7UX

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

For Rent
1,994 ft²



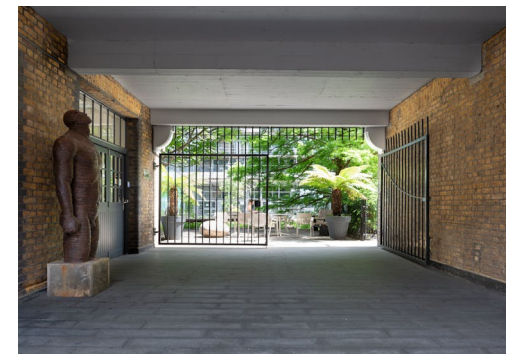
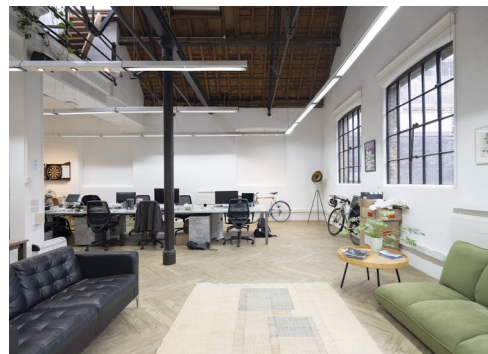
Compton

Islington

Waterside
44-48 Wharf Road
N1 7UX

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

For Rent
1,994 ft²



Compton

Islington

Waterside
44-48 Wharf Road
N1 7UX

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

For Rent

1,994 ft²

Amenities

- Characterful Office Space 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
- Triple height open plan working
- Currently 3x meeting rooms in situ
- Heating / Cooling system
- Shower facility
- Grade II listed with original crittall windows
- Not elected for VAT

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.

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

Compton

Islington

Waterside
44-48 Wharf Road
N1 7UX

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

For Rent

1,994 ft²

Content

[View on Website](#)



Compton

Islington

Waterside
44-48 Wharf Road
N1 7UX

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

For Rent
1,994 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 /sq ft	Total month	Total year	Availability
2nd - Unit 19	1,994	£52.50	£16.81	£5.39	£74.70	£12,412.65	£148,951.80	Available

Compton

Contact Us

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

Andy Gilbert
ag@compton.london
07833993714

Elliott Stern
es@compton.london
07834 918700

Sonia Oberoi
so@compton.london
+44 (0) 7483 882 598

