

Workplace Co.

# **WATERSIDE, UNIT 28 WATERSIDE**

44-48 WHARF ROAD, ISLINGTON  
LONDON, N1 7UX

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THEWORKPLACECOMPANY.CO.UK | 020 7993 8075



# WATERSIDE

Following a recent redecoration this fully fitted space is available for immediate occupation. The office benefits from high ceilings and large windows overlooking the Wenlock Basin.

The office is situated within a stunning Victorian development, where multiple amenities such as a gym, cafe and outdoor breakout space can be found.

Demised to the office are two meeting rooms and a kitchenette with further breakout space.

Available on an **Assignment** until July 2026 or on a new lease with the Landlord.

Floor	SQFT	Rent	Rates	Service	£ Monthly	£ Annually
2nd	1,504	£25	£10.90	£4.10	£5,013	£60,160

## Key Features

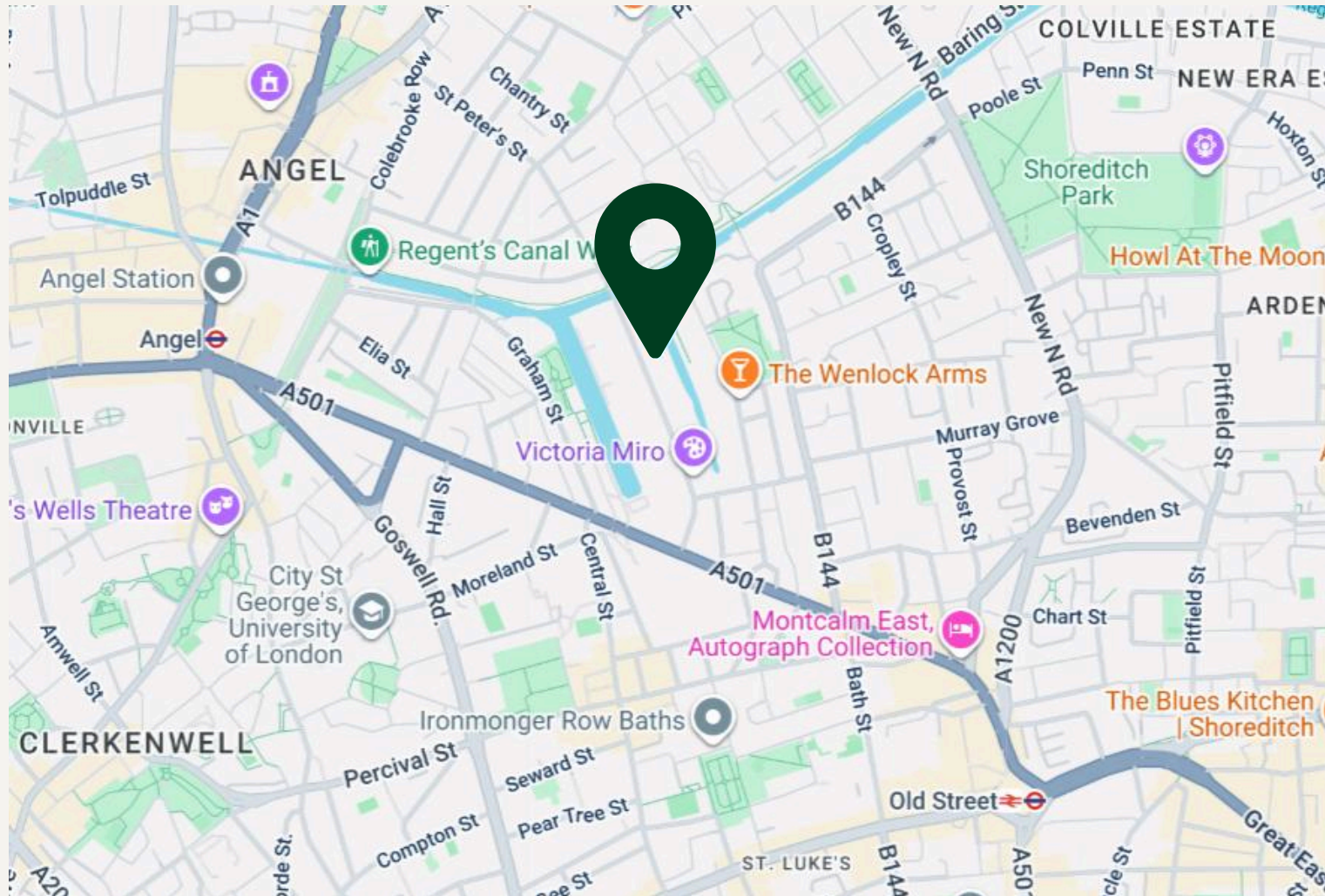
- Fully Fitted
- Recently Refurbished
- Outside Breakout Space
- High Ceilings
- Great Natural Light
- Meeting Rooms
- Cafe
- Gym
- Fibre

## Nearby Stations

-  Angel (12 mins walk)
-  Old Street (15 mins walk)

# WATERSIDE

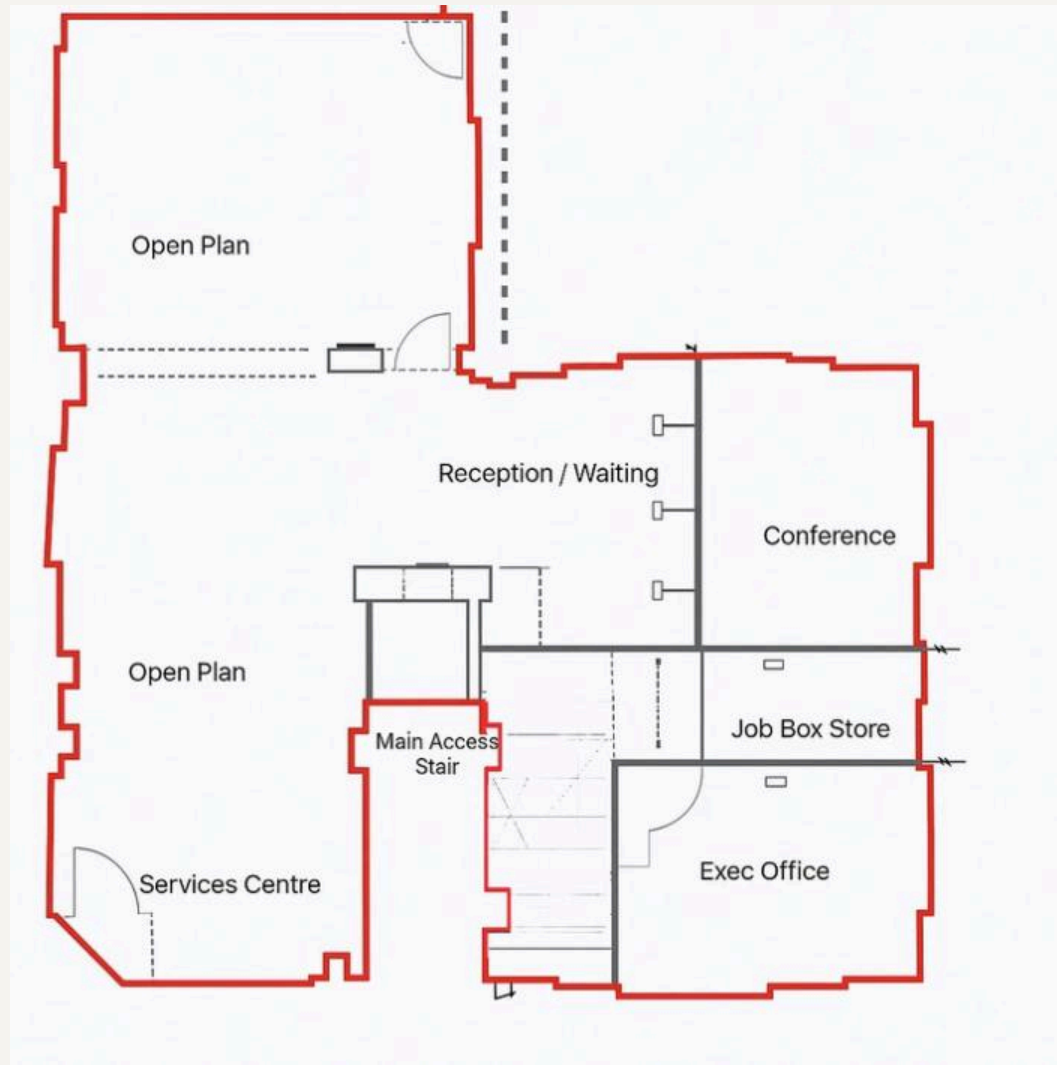
The property is located moments from Old Street Station, additionally only a short walk away is Angel Station is accessible. This well located property is has access to multiple external amenities such as restaurants, bars and cafe's.



# GALLERY



# FLOOR PLAN



Workplace Co.

# VIEWINGS

**Oliver Bowder** - Surveyor

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**Joshua Levi** - Surveyor

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