

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 Ft²

Price

£975,000

Rent

£47.50 per sq ft

Fitout

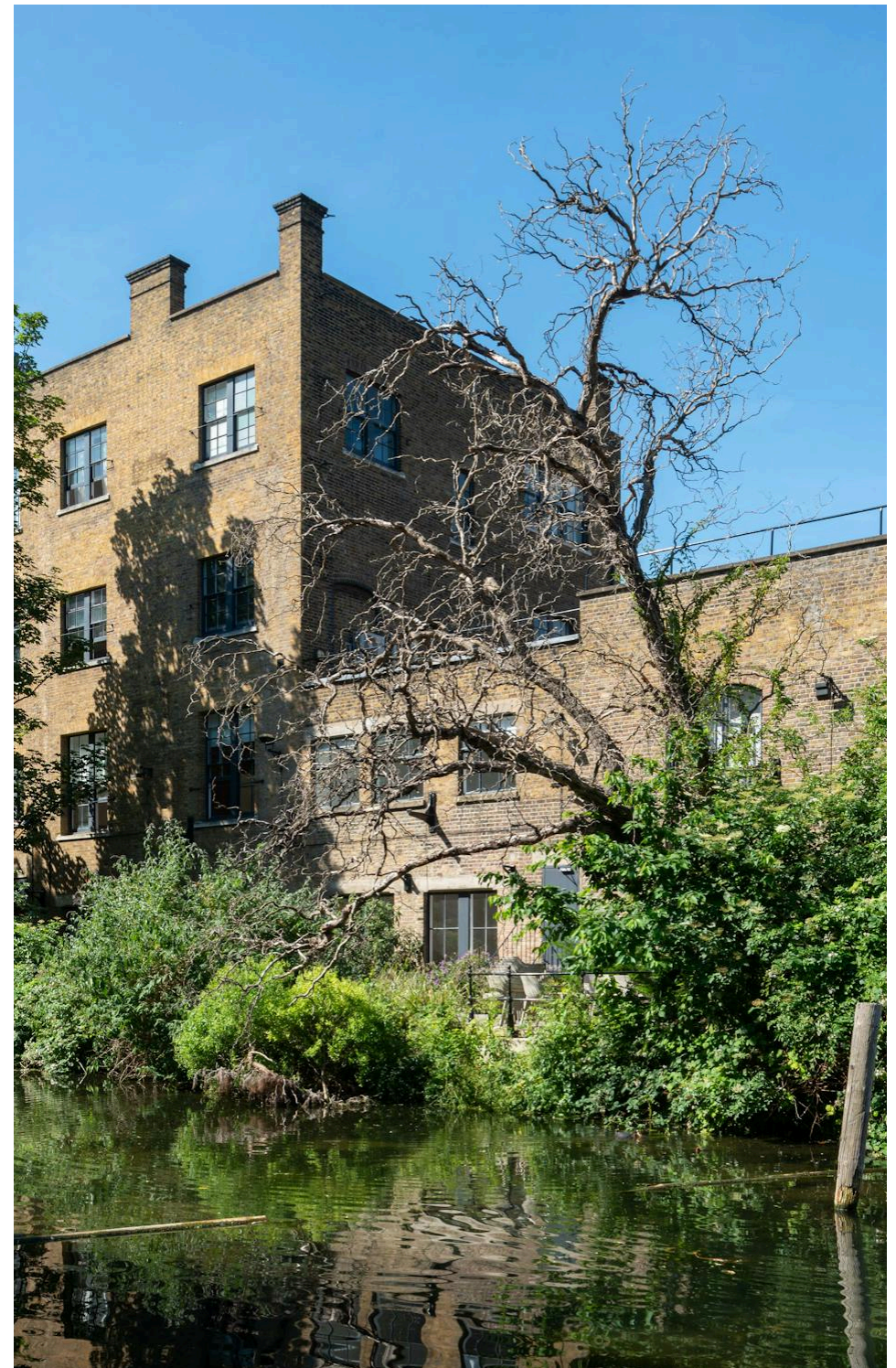
Not Fitted

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.



For Rent and Sale

Size

1,498 Ft²

Price

£975,000

Rent

£47.50 per sq ft

Fitout

Not Fitted

Waterside

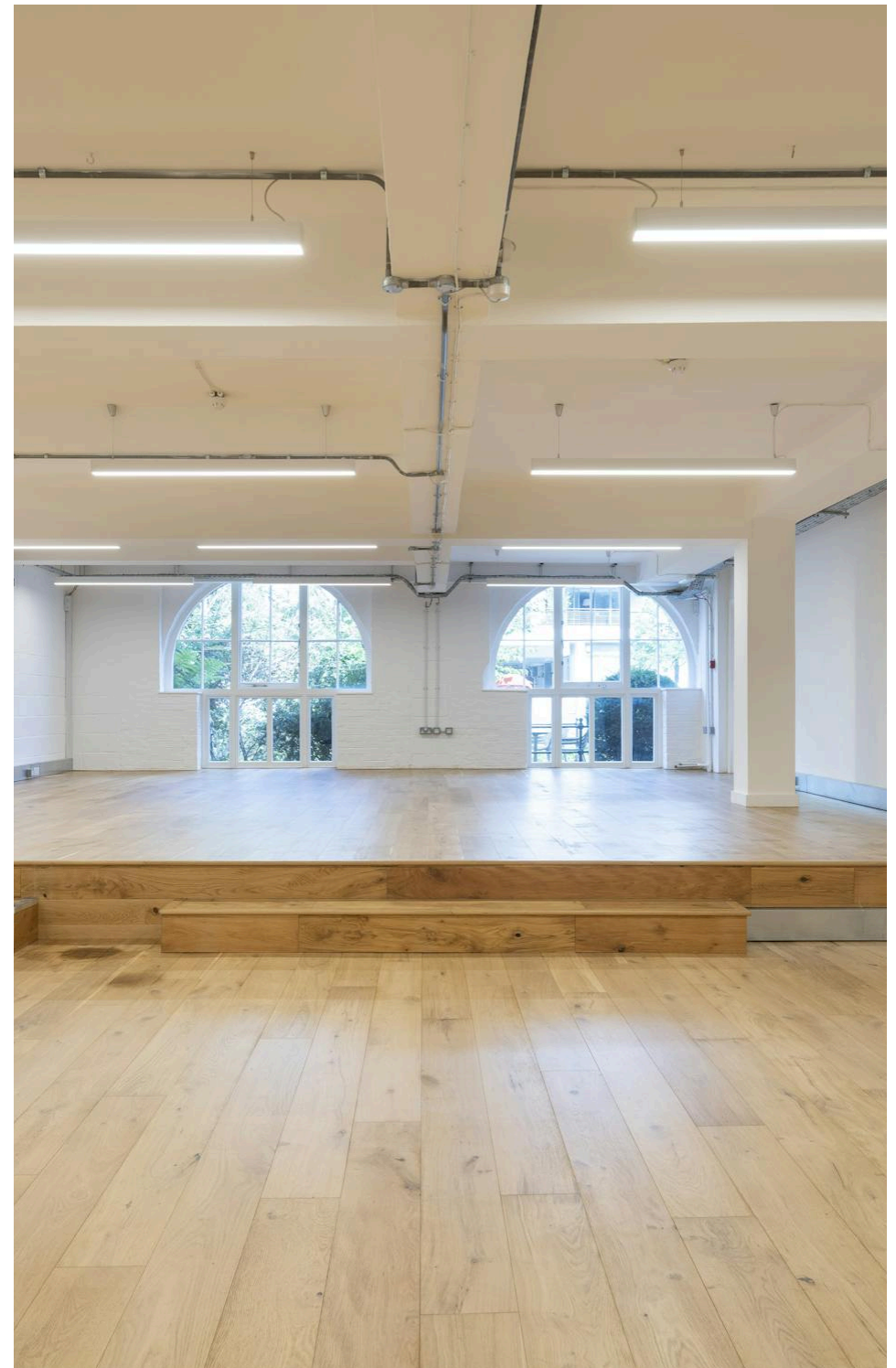
44-48 Wharf Road
Islington N1

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
44-48 Wharf Road
Islington N1

Click to Play



For Rent and Sale

Waterside
44-48 Wharf Road
Islington N1

Click to Play



For Rent and Sale

Waterside
44-48 Wharf Road
Islington N1

MC41380384HR.jpg

Size

1,498 Ft²

Price

£975,000

Rent

£47.50 per sq ft

Fitout

Not Fitted



Compton

For Rent and Sale

Waterside
44-48 Wharf Road
Islington N1

External



For Rent and Sale

Waterside
44-48 Wharf Road
Islington N1

External



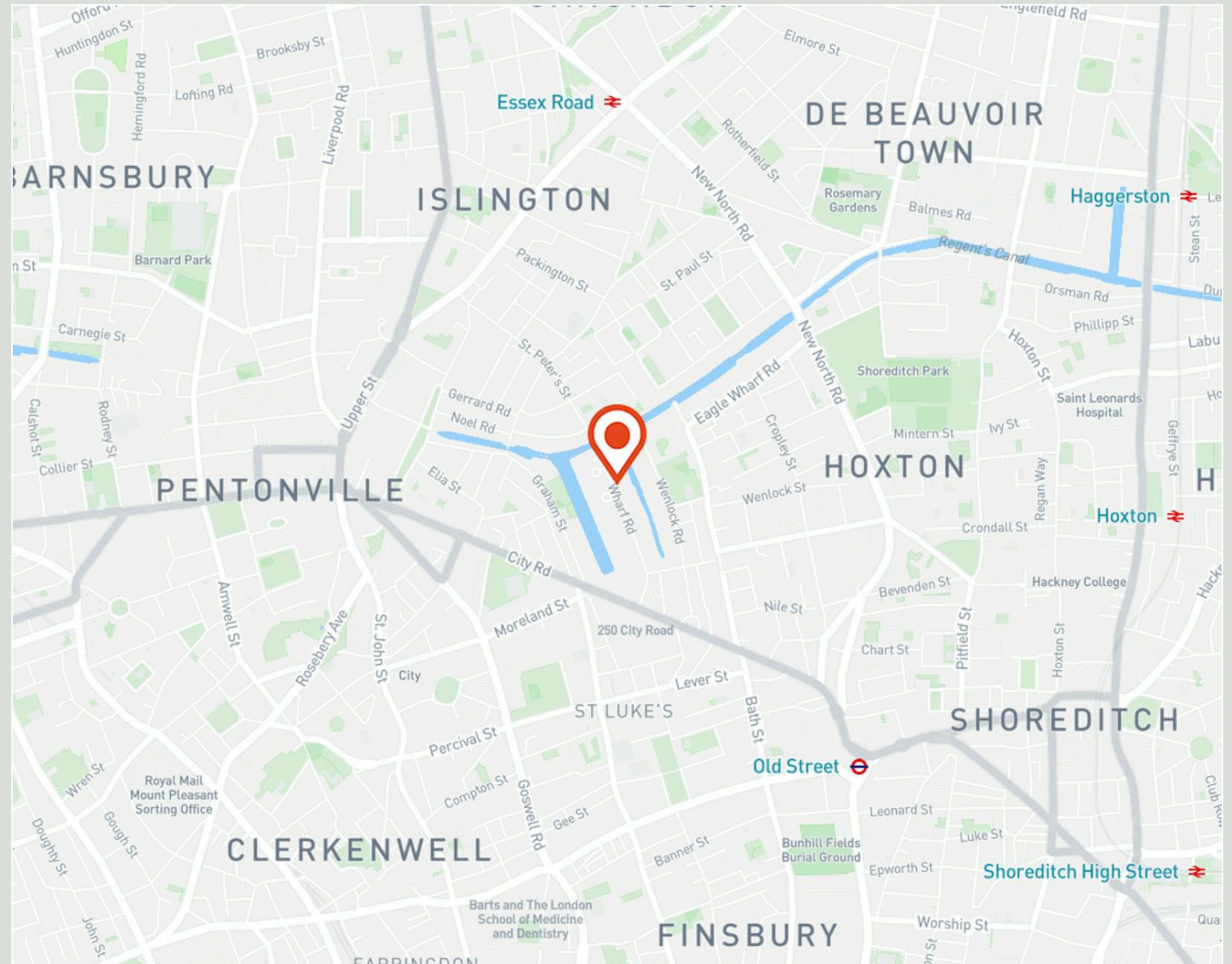
External

For Rent and Sale

Waterside
44-48 Wharf Road
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.



Compton

For Rent and Sale

Waterside
44-48 Wharf Road
Islington N1

External

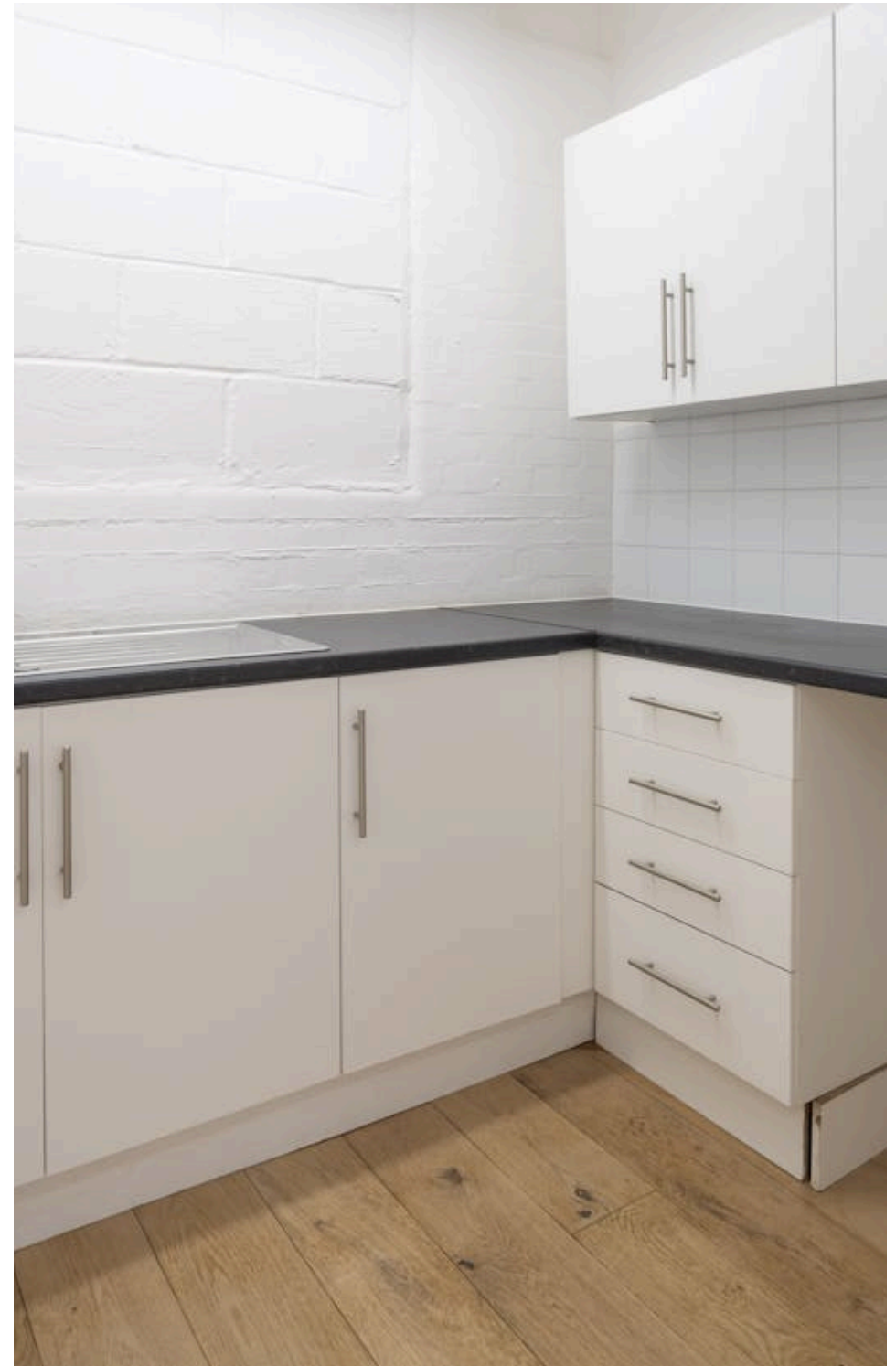


For Rent and Sale

Waterside
44-48 Wharf Road
Islington N1

Amenities

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



For Rent and Sale

Waterside
44-48 Wharf Road
Islington N1

External



External

For Rent and Sale

Waterside
44-48 Wharf Road
Islington N1

Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
Unit - 32	1,498	£47.50	£16.50	£5.12	£69.12	£8,628.48	£103,541.76	Available
Unit - 6	896	£47.50	£16.50	£5.12	£69.12	£5,160.96	£61,931.52	Available

For Rent and Sale

Waterside
44-48 Wharf Road
Islington N1

Tenure

New Lease

Availability

Available Immediately

Compton Concierge

Want your workspace *managed*?

Find out more

compton.london/concierge

Content

Watch the Film
(click button)



Contact Us

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

020 7101 2020

enquiries@compton.london

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



Andy Gilbert

ag@compton.london

020 7101 2020 | 07833 993 714



Elliott Stern

es@compton.london

0207 101 2020 | 07834 918700



Sonia Oberoi

so@compton.london

020 7101 2020 | 07483 882 598