

London N1 – Unit 25, 44-48 Waterside, Wharf Road, Islington N1 7UX  
Long Leasehold Office/Retail Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# London N1 – Unit 25, 44-48 Waterside, Wharf Road, Islington N1 7UX

## Long Leasehold Office/Retail Investment



### Investment Consideration:

- Purchase Price: £395,000
- Vacant possession
- VAT is NOT applicable to this property
- Comprises self-contained commercial premises
- Total area size of 85 sq m (915 sq ft)
- Suitable for variety of uses (Class E) including office, retail, medical, educational and more.
- Benefits from high ceilings, wooden floors, heating/cooling system and on-site cafe
- Situated within short walk from Angel and Old Street Underground Stations (Northern Line)
- Occupiers nearby include Café`s, Restaurants, Virgin and Active, amongst many other retailers.



# London N1 – Unit 25, 44-48 Waterside, Wharf Road, Islington N1 7UX

## Long Leasehold Office/Retail Investment



### Property Description:

Comprises self-contained commercial premises suitable for office/retail use. The property benefits from high ceilings, wooden floors, comfort heating and cooling and private kitchen & wc facilities, providing the following accommodation and dimensions:

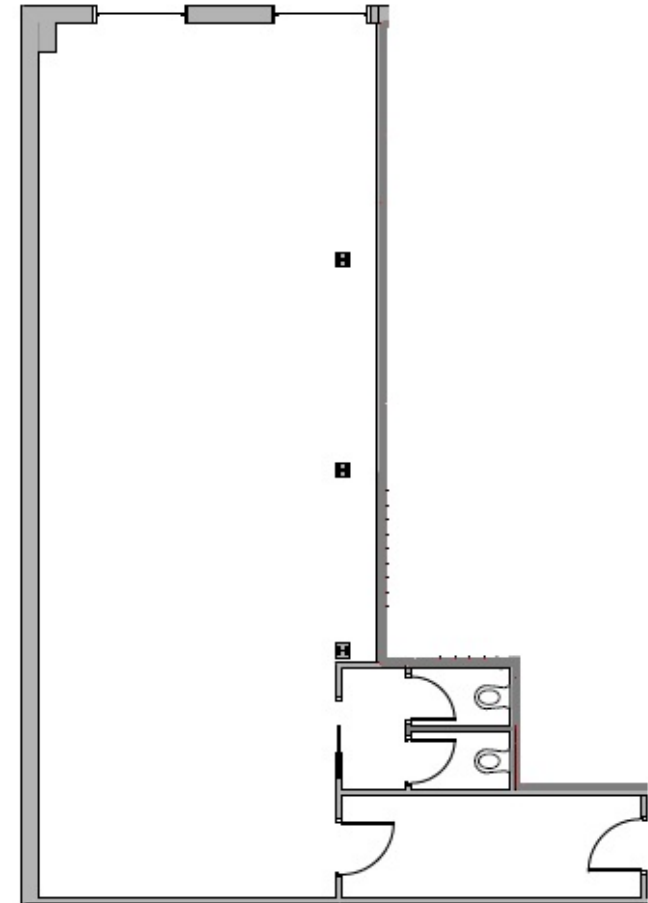
Second Floor: 85 sq m (915 sq ft)

Open plan commercial space, wc

### Tenure:

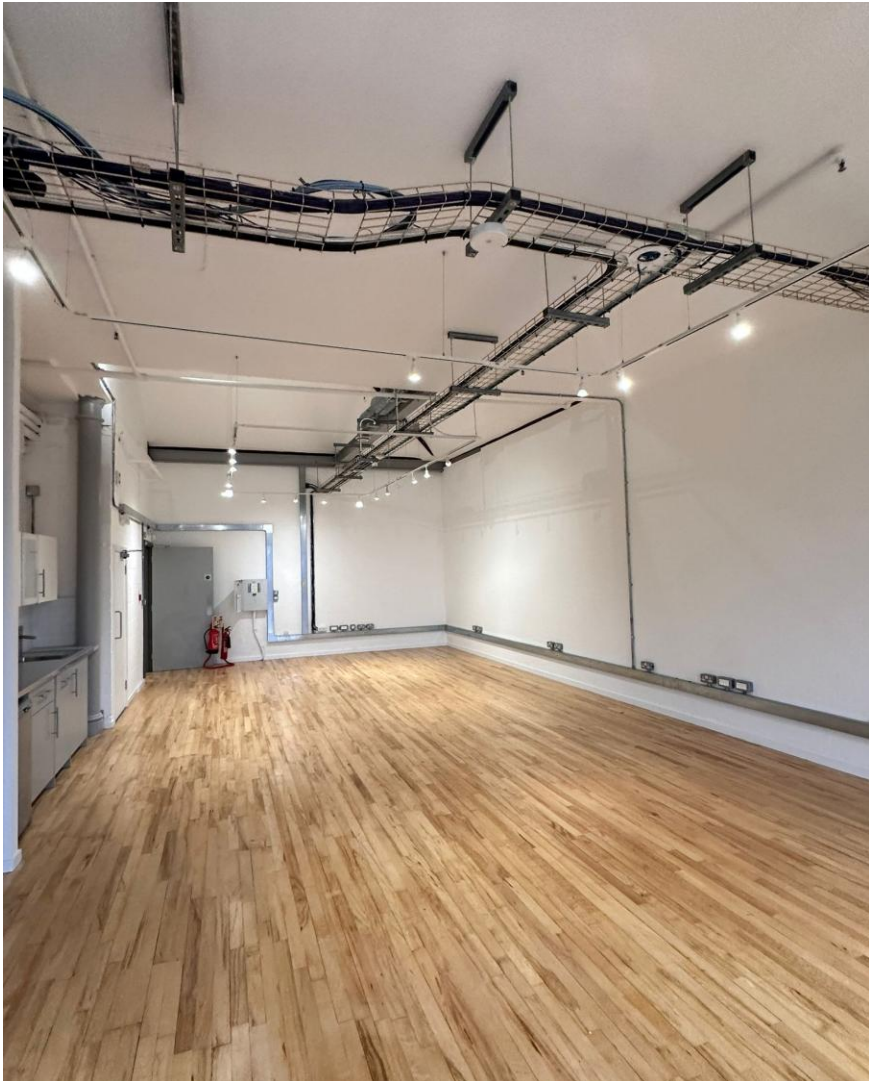
Long leasehold. Held for a term of 125 Years from 25<sup>th</sup> March 1987 at a ground rent of £300 p.a.

Fixed ground rent increase to £500 p.a. in 2037, £1,000 p.a. in 2062 and £2,000 p.a. in 2087 until the remainder of the term.

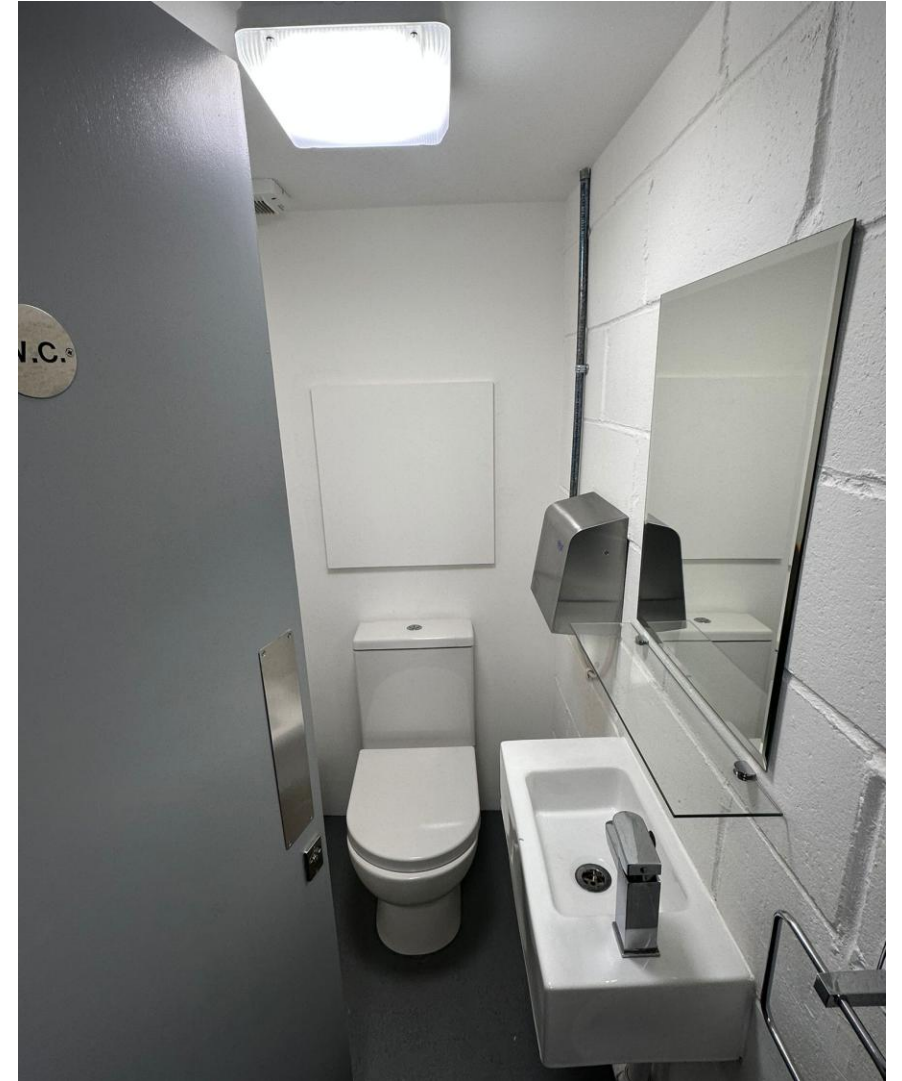


Second Floor

London N1 – Unit 25, 44-48 Waterside, Wharf Road, Islington N1 7UX  
Long Leasehold Office/Retail Investment



London N1 – Unit 25, 44-48 Waterside, Wharf Road, Islington N1 7UX  
Long Leasehold Office/Retail Investment



# London N1 – Unit 25, 44-48 Waterside, Wharf Road, Islington N1 7UX Long Leasehold Office/Retail Investment

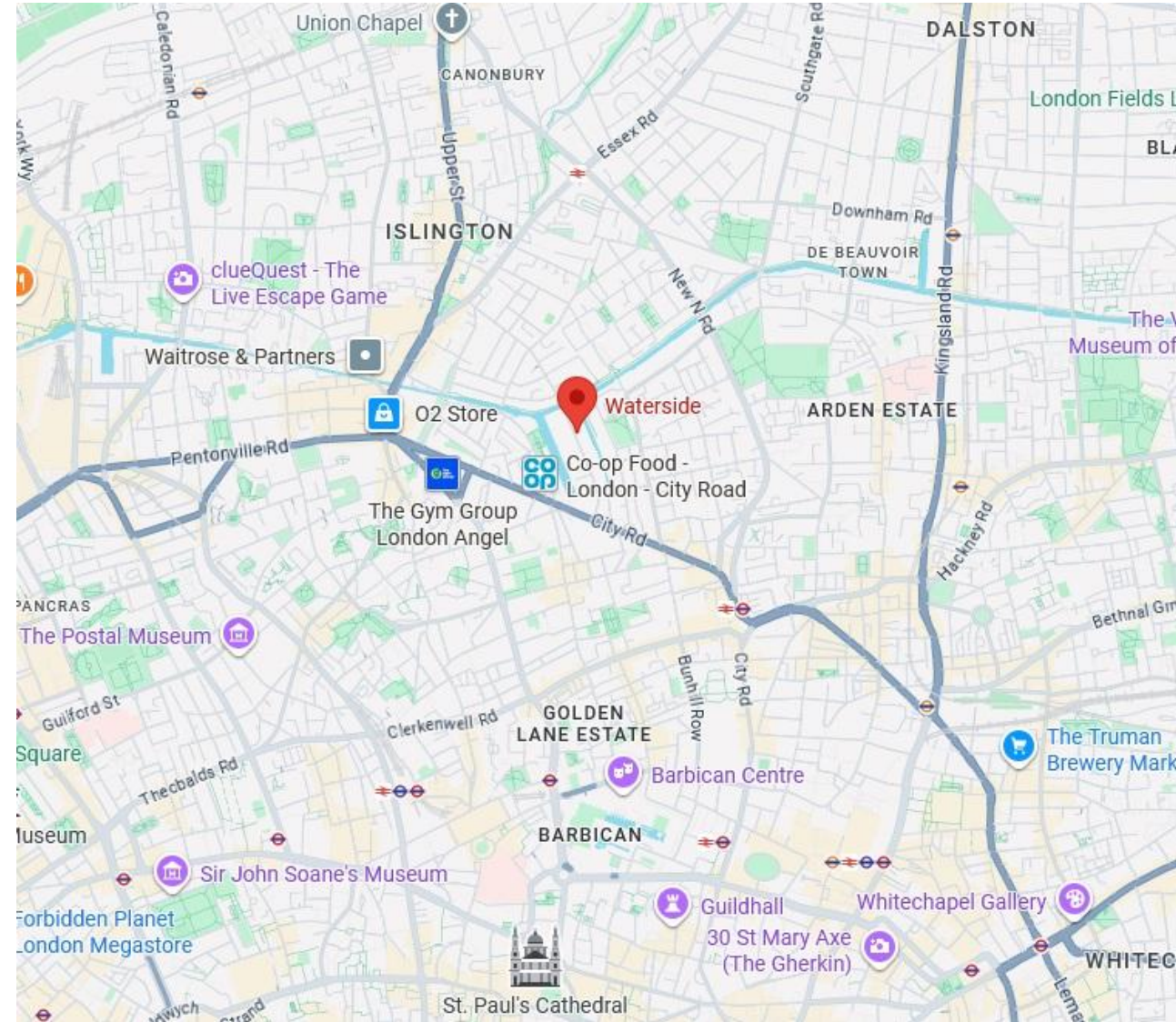


# London N1 – Unit 25, 44-48 Waterside, Wharf Road, Islington N1 7UX Long Leasehold Office/Retail Investment



## 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.



# London N1 – Unit 25, 44-48 Waterside, Wharf Road, Islington N1 7UX

## Long Leasehold Office/Retail Investment

### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



Joseph Bachman – COO  
M: +44(0)77236 19270  
E: joseph@bluealpine.com



Sam Georgev – VP Sales & Lettings  
M: +44(0)75545 57088  
E: sam@bluealpine.com



# BLUE ALPINE

PROPERTY CONSULTANTS

### Address:

Blue Alpine Partners Limited

Trading Address: 54 Welbeck Street, Marylebone, London W1G 9XZ

Registered Address: Suite 115, Devonshire House, Manor Way, Borehamwood, Hertfordshire, WD6 1QQ

**Disclaimer:** Blue Alpine Partners prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor Blue Alpine Partners will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, Blue Alpine Partners may not have all the information required by a prospective purchaser or tenant in its possession, may not be able to obtain it and may not be able to verify all the information which it does hold. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease.