

Compton

For Rent and Sale
44-48 Wharf Road
Islington N1



Newly Refurbished, Self Contained,
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

3,803 Ft²

Price

£1,750,000

Rent

£37.50 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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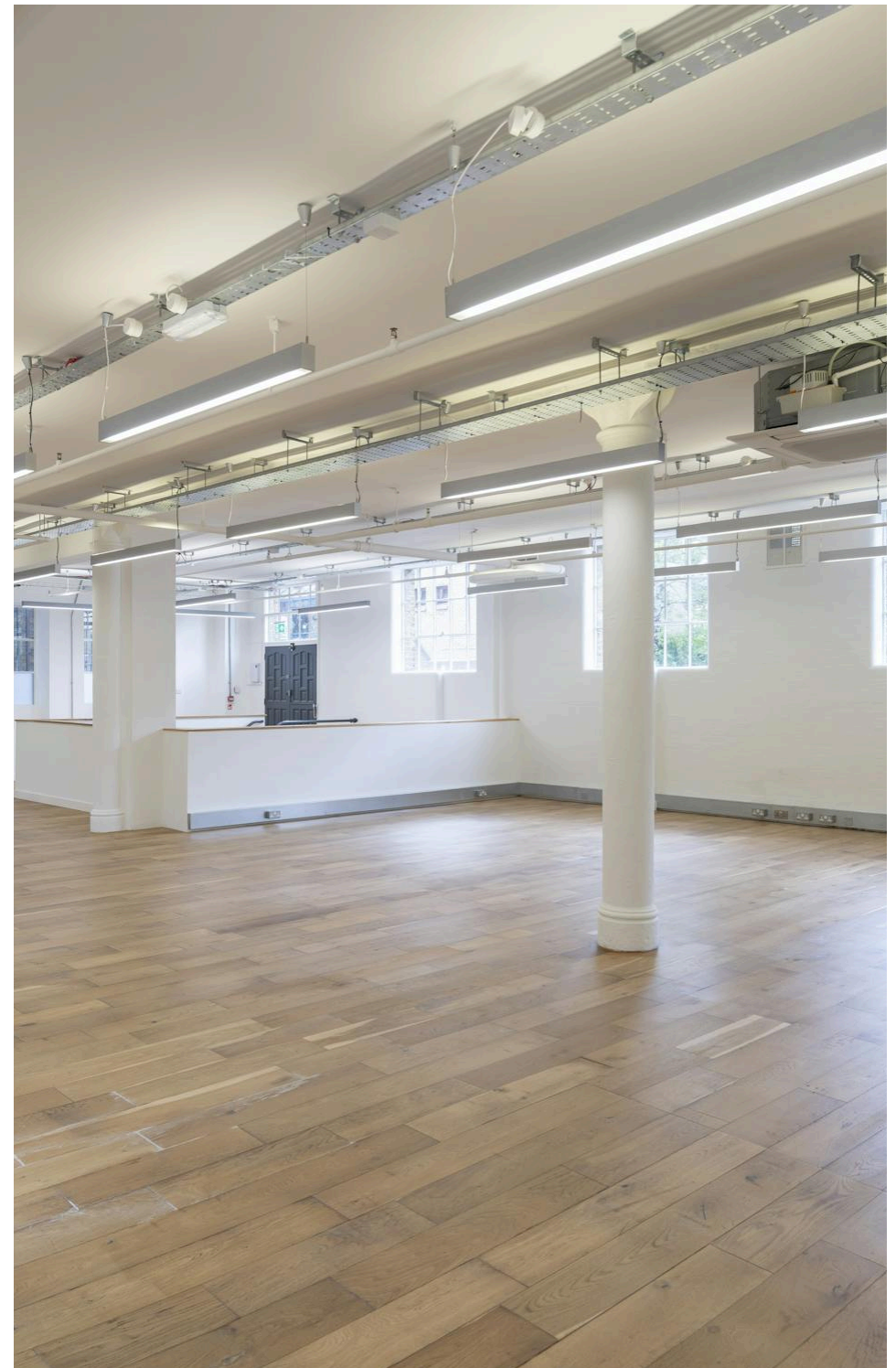
Not Fitted

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.



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Click to Play



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Ground Floor

Size

3,803 Ft²

Price

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Rent

£37.50 per sq ft

Fitout

Not Fitted



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External



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CGI Lower Ground Floor



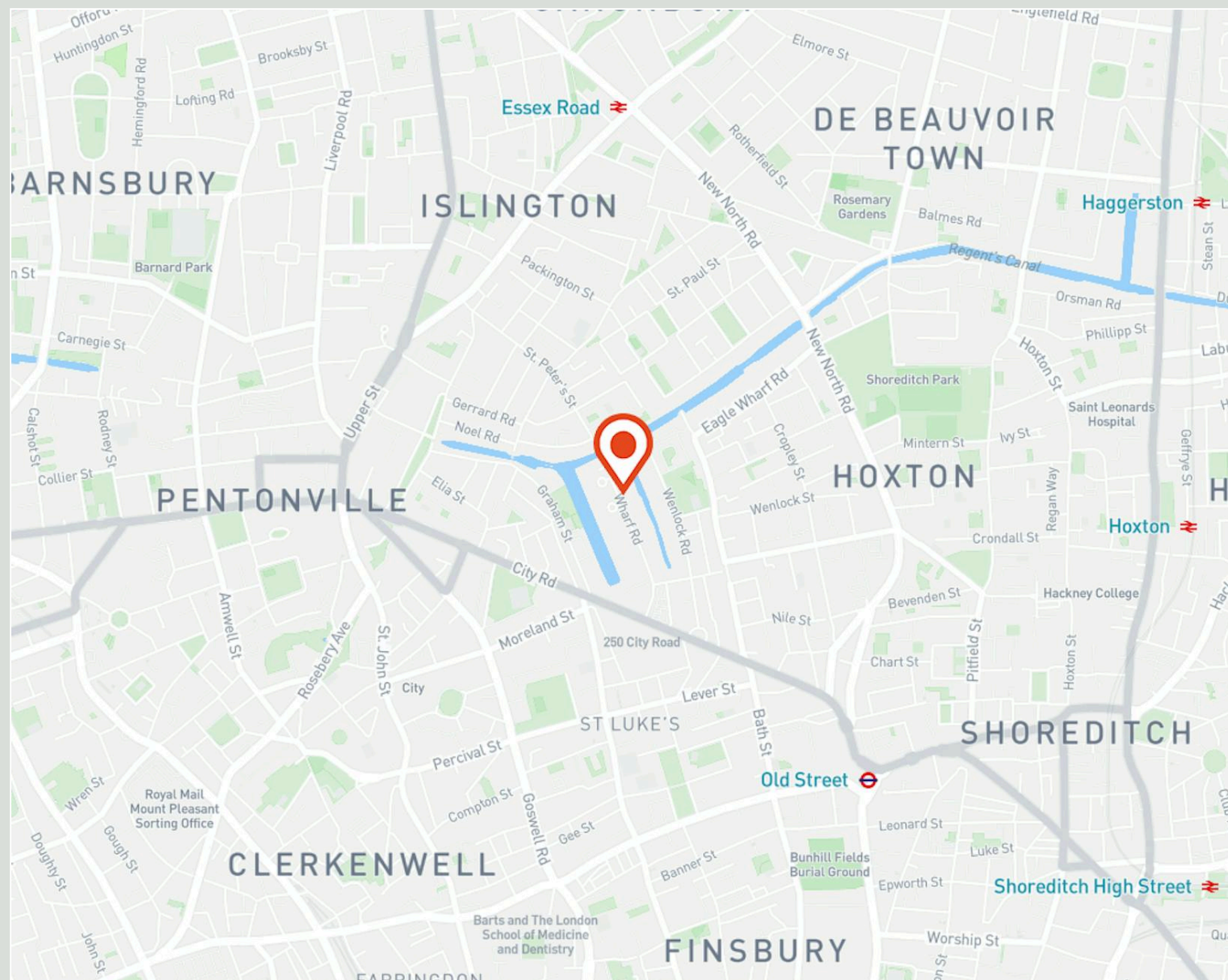
Lower Ground

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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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External

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10 — 15



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Amenities

- Characterful Office Space with Direct views over the Wenlock Basin
- Newly Refurbished Office
- Self-contained with access directly from street
- *Computer Generated Images showing indicative layout*
- 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

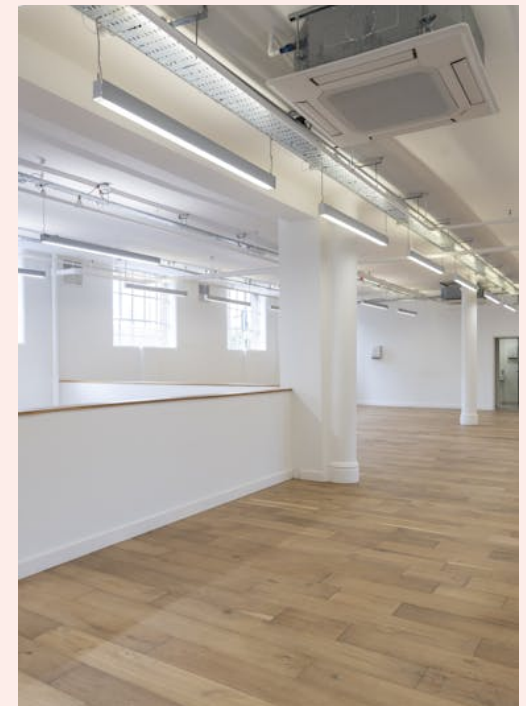
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Ground Floor



External

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Availability

Name	Sq Ft	Rent (Sq Ft)	Price	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total Month	Total Year	Availability
Unit - 2	3,803	£37.50	£1,750,000	£16.47	£3.08	£18,080.10	£216,961.15	Available

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Tenure

New Lease

Availability

Available Immediately

Compton Concierge

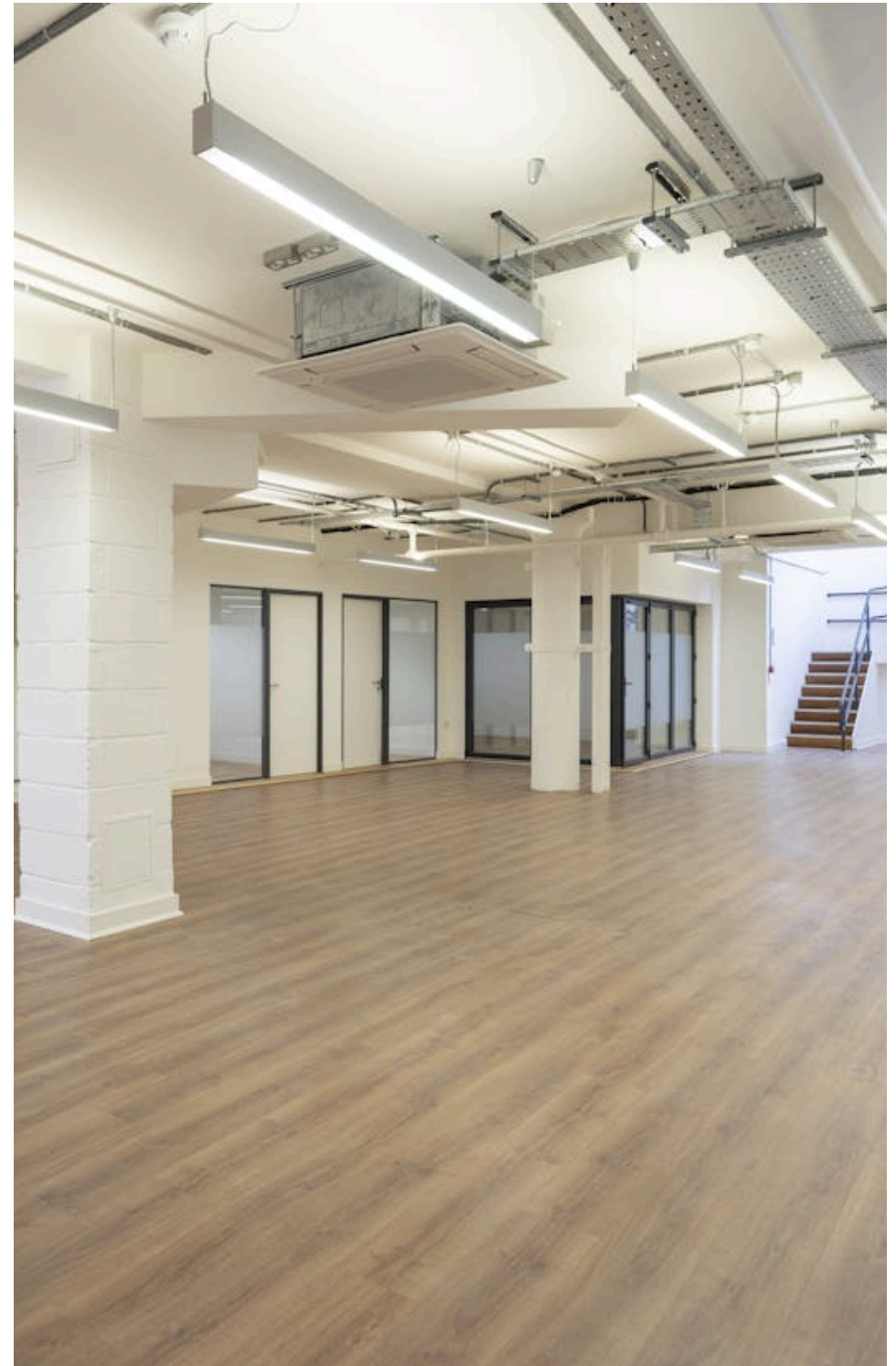
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Content

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