

44-48 WHARF ROAD

ISLINGTON, N1 7UX

FOREST

REAL ESTATE

TO LET / FOR SALE

2,197 SQ FT

Newly Refurbished Office/Leisure Space Available for Lease or Sale. Set in a Unique Victorian Estate Overlooking Wenlock Basin.

Key Features

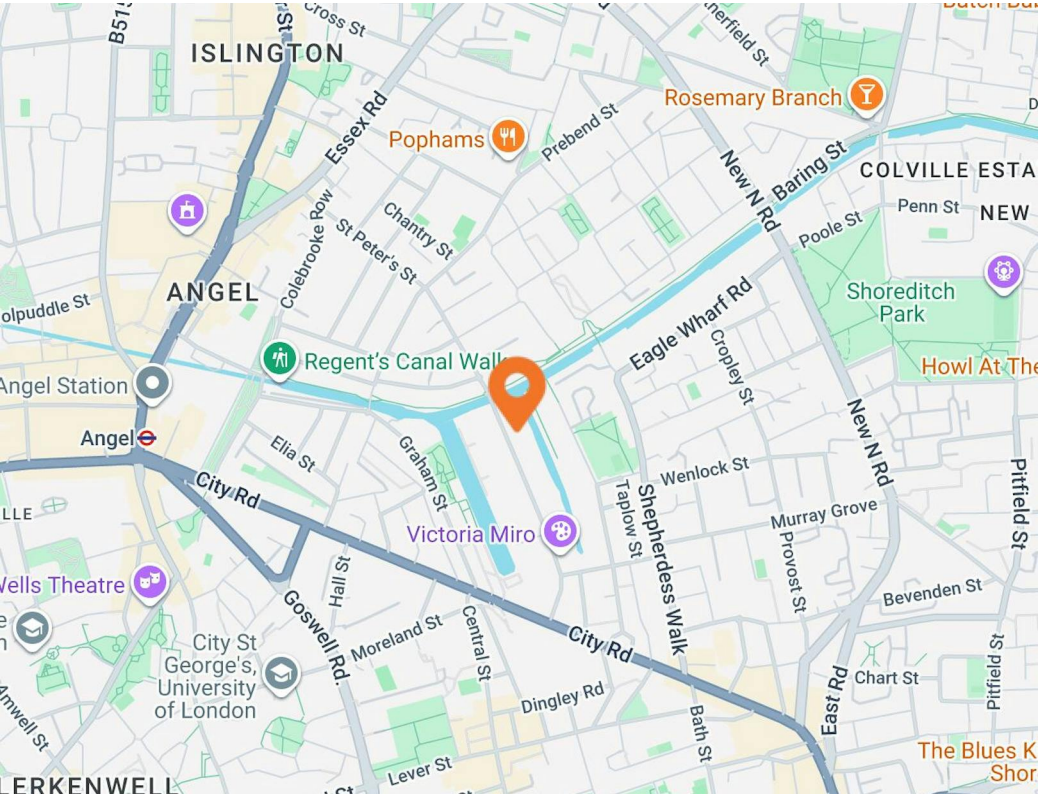
- Newly Refurbished
- Outdoor Space in Courtyard
- Currently 3x meeting rooms in situ
- Shower Facility
- Not Elected for VAT
- Communal Café
- Communal Canal-side Seating
- Heating / Cooling system
- Grade II listed with original crittal windows
- Commissionaire

19 Waterside, 44-48 Wharf Road
Islington, N1 7UX









Description

The unit is a beautiful Grade II listed workspace that brings together historic character and modern practicality. Original features, including Crittall windows and a loading bay, add real charm, while the triple-height open-plan space, three private meeting rooms, air conditioning, and a well-equipped kitchen and shower room make it highly functional. Offered either fitted or unfitted, giving a tenant the opportunity to shape a distinctive, dynamic, and inspiring workspace of their own.

Location

Located on Wharf Road, Waterside sits at the heart of North London and is ideally positioned for convenience and connectivity. The estate benefits from excellent transport links, with Angel and Old Street stations close by, and is surrounded by a lively mix of local amenities, cafés, and restaurants. Uniquely, Waterside overlooks the Wenlock Basin, which flows into the Regent's Canal.

This waterside setting is enjoyed by all tenants, who make use of the landscaped canal edge as a shared space to meet, eat, and unwind during the day.



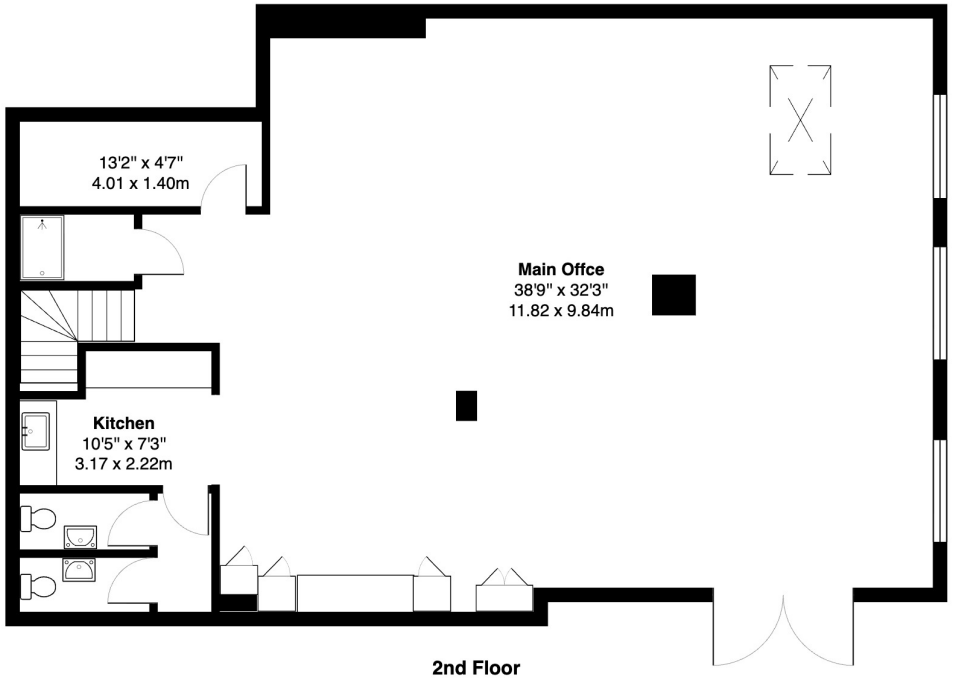

BULLION


First aid box

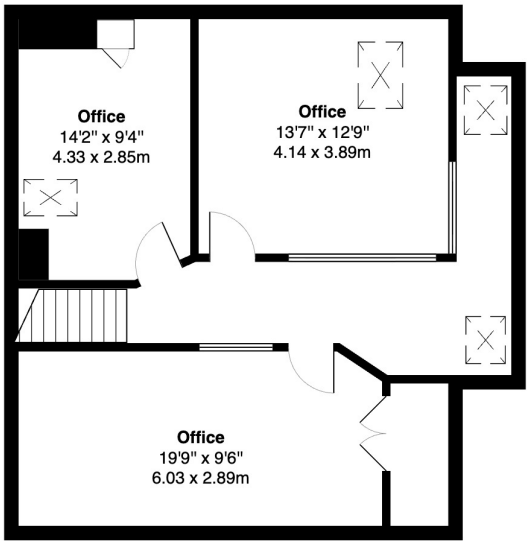

FIRE EXIT
Bless This Acid House.

Plans

Unit 19, 44-48 Wharf Road, N1



2nd Floor



3rd Floor

Wharf Road, N1

Total Gross Area: 2197 ft² ... 204.1 m²

All measurements are approximate and for identification guideline purposes only, not to scale.
Compliant with the RICS code of measuring practice

Availability

Lease	New Lease
Rent	£34.50 per sq ft
Price	£1,295,000
Rates	£16.81 per sq ft
Service Charge	£5.39 per sq ft
VAT	Not applicable
EPC	D (89)

Contact

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