

44-48 WHARF ROAD

ISLINGTON, N1 7UX

FOREST

REAL ESTATE

TO LET / FOR SALE

3,803 SQ FT

Newly Refurbished & Self Contained Office Space in a Unique Victorian Estate Overlooking Wenlock Basin

Key Features

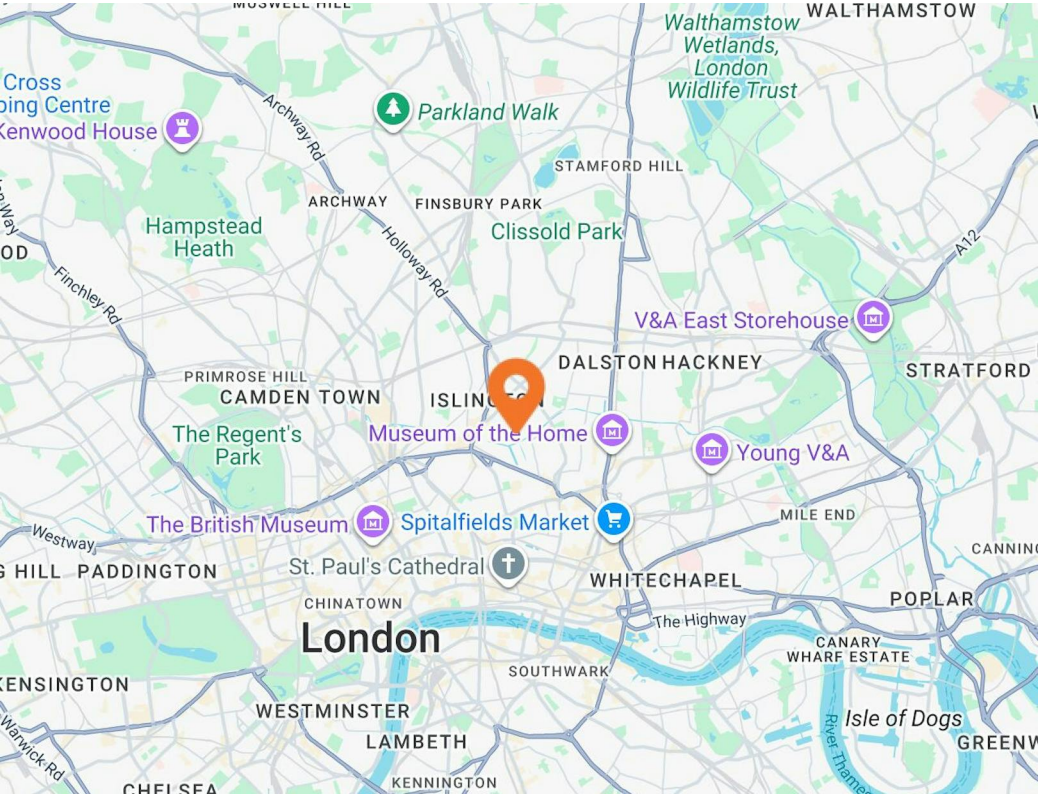
- Characterful office space with direct views over the Wenlock Basin
- Self-contained with access directly from street
- On-site cafe
- Shower facility
- Commissionaire
- Newly refurbished office
- Can be offered fully fitted or unfitted
- Grade II listed with original crittal windows
- Canal-side seating
- Courtyard setting

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









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.

Additionally, the building offers an onsite café 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.

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.




Waterside



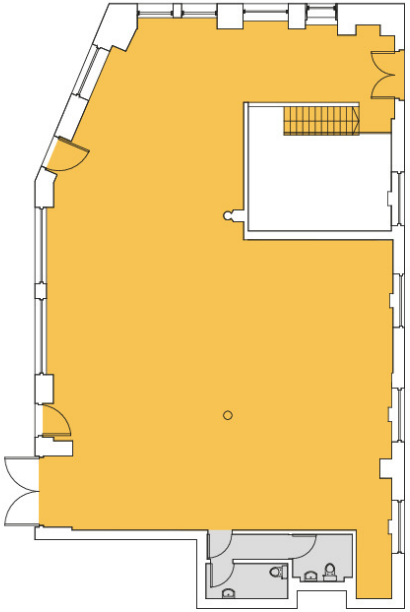


Plans

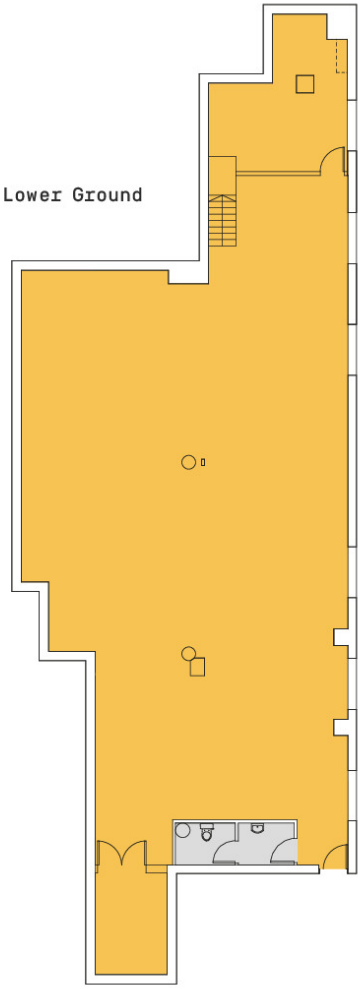
Floor Layout Unit 2

For indicative purposes only, not to scale.

Ground



Lower Ground



Availability

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Lower Ground	2,194	203.83	Available
Ground	1,609	149.48	Available
Total	**3,803**	**353.31**	

Lease	New Lease
Rent	£37.50 per sq ft
Price	£1,750,000
Rates	£16.47 per sq ft
Service Charge	£3.08 per sq ft
VAT	Applicable
EPC	E (109)

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