Commercial Offices & Workspaces
800 – 4,600 sq. ft.
Canalside Victorian warehouse building with many great original features

TO LET

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

LOCATION

Waterside is situated on Wharf Road, accessed from City Road. The building is well connected to both Old Street and Islington, where an array of shops, bars and restaurants are available.

The building overlooks Regents Canal, where the tow path is well used by cyclists and walking commuters.

TRANSPORT

Old Street (Northern line and National Rail)
Angel (Northern line)
Kings Cross (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly & Victoria lines and National Rail)
Various bus routes

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DESCRIPTION

Formerly a Victorian printing factory, the building retains many of its original features such as the cobbed stone floor, large factory stye windows and exposed ironworks.

There is a landscaped canal side terrace with a café situated within the courtyard.

Units 7&8 are offered together or separately. Unit 7 provides open plan space ideal for a small office, storage or studio. Unit 8 provides 2x meeting rooms at ground floor, open plan workspace, storage and 2x further meeting rooms at lower ground floor.

Both units are immediately available.

AMENITIES

- Fibre connectivity
- Original warehouse features
- Modern lighting
- Meeting rooms
- Kitchenettes
- Self-contained WCs
- Secure bicycle storage
- Commissionaire

APPROXIMATE FLOOR AREAS

Unit	Sq. Ft.	Sq. M.
7	800	74.32
8	3,800	353.03
7&8	4,600	427.35

LEASE

New flexible leases available.

RENT

Unit	Per Sq. Ft.	Per Annum
7	£31.25	£25,000
8	£31.58	£120,000
7&8	£31.52	£145,000

SERVICE CHARGE

Unit	Per Sq. Ft.	Per Annum
7	£6.32	£5,056
8	£3.32	£12,600
7&8	£3.84	£17,656

BUSINESS RATES (2026/27)

Unit	Per Sq. Ft.	Per Annum
7	£16.07	£12,852
8	£10.04	£38,160
7&8	£11.09	£51,012

TOTAL OCCUPATIONAL COSTS

Unit	Per Annum	PCM
7	£42,912	£3,576
8	£170,772	£14,231
7&8	£213,670	£17,806

PLEASE CONTACT

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