Commercial Offices & Workspaces
4,600 sq. ft. / 427.35 sq. m.
Canalside Victorian warehouse building with many great original features

FOR SALE

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.

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.

AMENITIES

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

APPROXIMATE FLOOR AREAS (NIA)

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

TENURE

The long leasehold interest for a term of 125 years from 25th March 1987 with circa 86 years remaining.

PRICE

Price	Per Sq. Ft.
£1,600,000	£348

GROUND RENT

The property is subject to a ground rent of £300 that doubles each 25th anniversary from 25th March 1987.

SERVICE CHARGE

Per Sq. Ft.	Per Annum
£3.84	£17,656

BUSINESS RATES (2026/27)

Per Sq. Ft.	Per Annum
£11.09	£51,012

VAT

The property is elected for VAT.

PLEASE CONTACT

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