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Colebrooke Works

46 Colebrooke Row
London N1 8AF

Leasehold | Offices

18,295 Sq.ft (1,700 Sq.m)



To Let | £55.00 (per sq ft pa excl)



Key information

Rent
£55.00 (per sq ft pa excl)

Service Charge
£1.00 (per sq ft (ye December 2026)

Business Rates
£15.75 (per sq ft (ye April 2026)

EPC Rating
A-17

Colebrooke Works

18,295 Sq.ft (1,700 Sq.m)

Location

Located on Colebrooke Row, the building sits within the vibrant Angel neighbourhood moments from Angel and Highbury & Islington stations and close to the scenic Regent's Canal towpath offering an appealing blend of connectivity, character, and lifestyle amenity.

Description

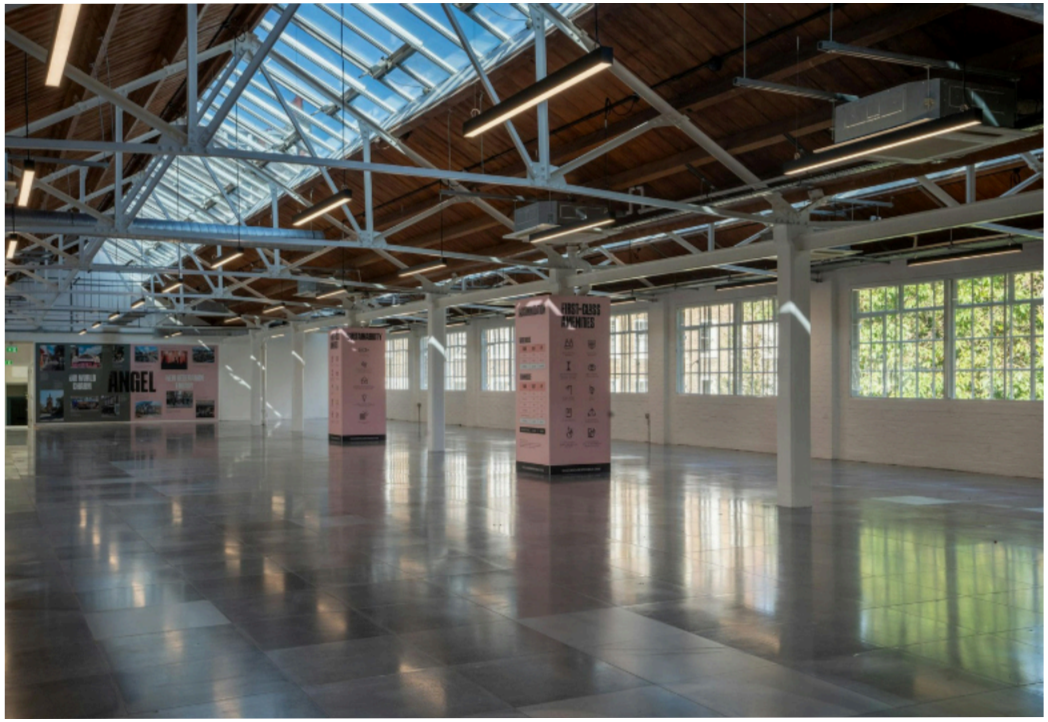
Colebrooke Works offers over 18,000 sq ft of exceptional workspace split over the Townhouse & Warehouse buildings.

The front of the building is a Grade II listed townhouse with the rear providing warehouse accommodation. The two elements are connected via a link bridge, which has two courtyards on either side.

Amenities

- HQ Building
- End of Journey Facilities
- Large Floorplate
- Electric Bike Charging Points
- Up to 5m Ceiling Height
- Mechanical Ventilation with Heat Recovery
- DDA Compliant
- 2 Outdoor Courtyards
- Meeting Rooms


FIRST-CLASS
AMENITIES


ANGEL













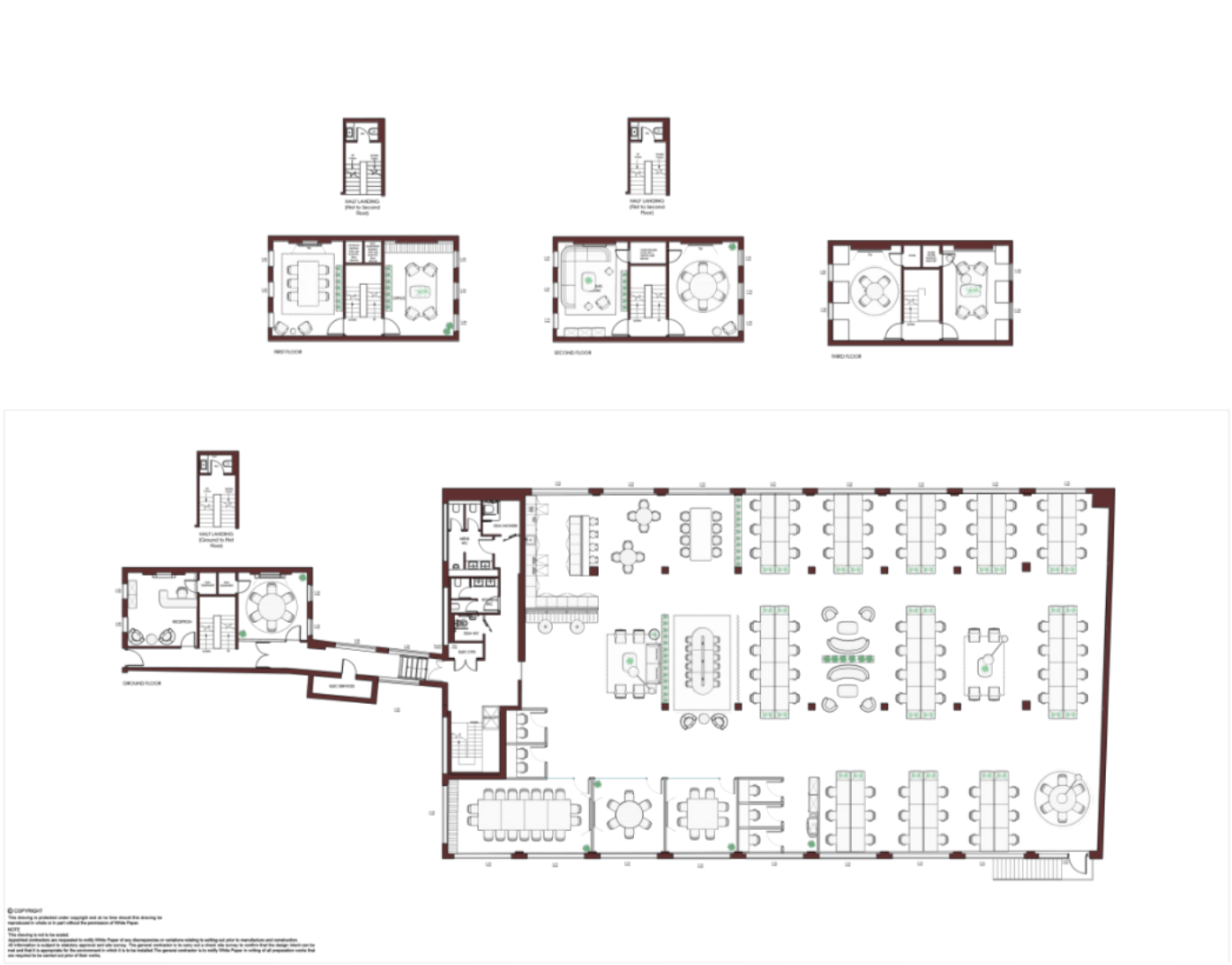




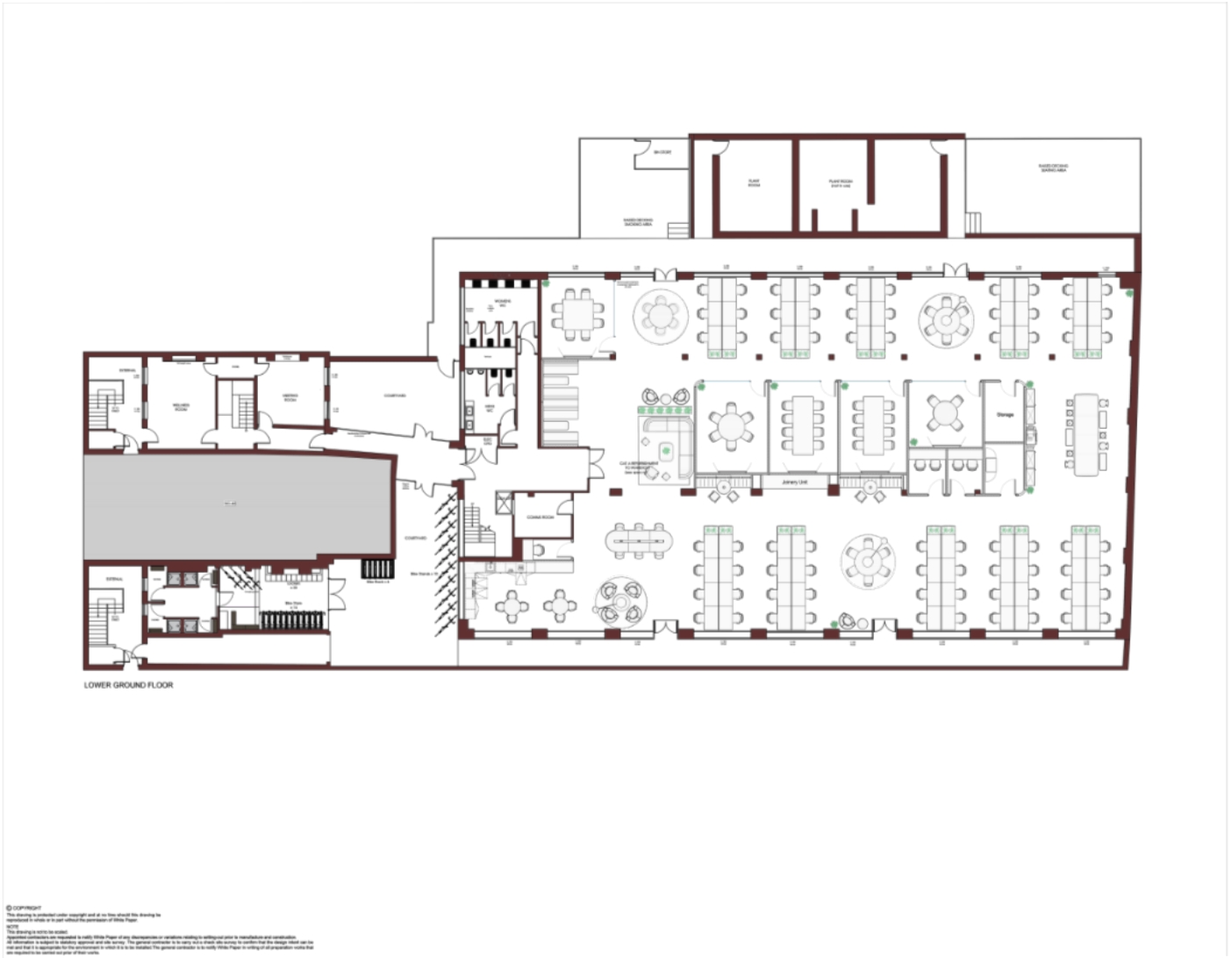




Space Plans


00-03
KEY TO GENERAL ARRANGEMENT
Existing fit-out & basebuild
New partitioning, glazing and doors
Furniture
Joinery, Tea Points, Storage Wall etc.
Reception Desk
Tea Point
DRAWING STATUS
PRE CONSTRUCTION
WPD1051
00-03GA
Ground Floor & Townhouse
General Arrangement
whitepaper

Space Plans


LOWER GROUND FLOOR
Floor
LG
KEY TO GENERAL ARRANGEMENT
Existing W-cut & baseboild
Existing glazing
NO WORKS to landlord areas
New partitioning, glazing and doors
New partitioning
New glazing
Refer to PRO drawing for specification
Refer to door schedule for specification
Furniture
Reception Desk
Tea Point
DRAWING STATUS
PRE CONSTRUCTION
WPD1051
LG
GA
Lower Ground
General Arrangement
whitepaper

Further information

Lease Terms
The accommodation is available to let on terms to be agreed.

Asking Price / Rent
£55.00 per sq ft pa excl.

Business Rates
Estimated at £15.75 per sq ft pa for the rating year April 2025 to April 2026. All parties are advised to make their own enquiries with the rating authority.

Service Charge
The current on account service charge is £1.00 psf excl.

EPC
The EPC rating is A-17.

Legal Costs
Each party to be responsible for their own legal costs incurred in this transaction.

VAT
The property is elected to VAT which is therefore payable on rent and service charge.

Anti Money Laundering
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

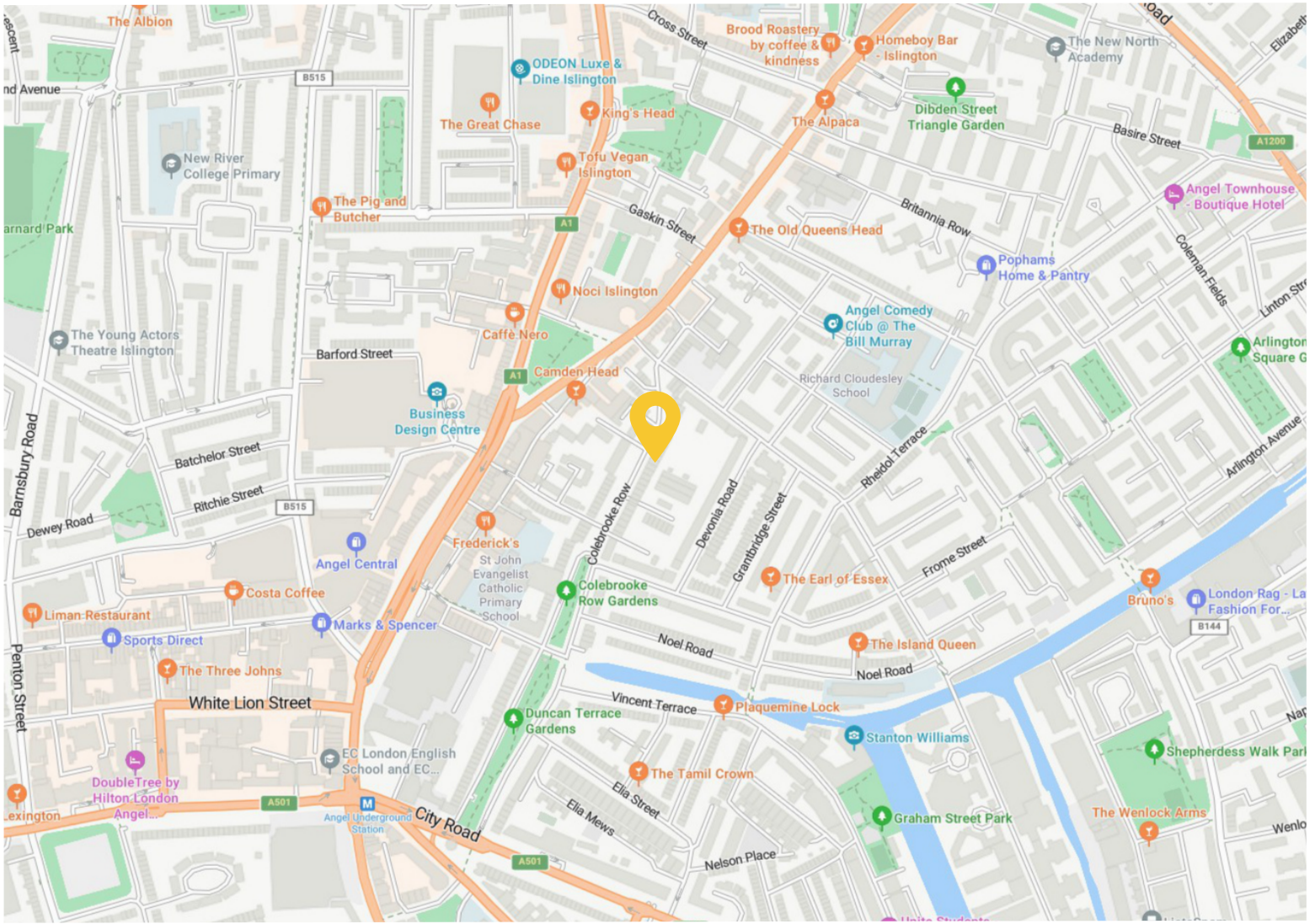
Viewings
Strictly by prior arrangement with the joint agents Fisher German LLP, Savills & Compton.

Accommodation

The approximate Net Internal Areas comprise:

Floor	Sq.ft	Sq.m
First Floor - Warehouse	7,981	741
Ground Floor - Warehouse	8,067	749
Townhouse	2,247	208.7
TOTAL	18,295	1,700

Location Map



© 2026 Microsoft, © 2026 TomTom, © 2026 OpenStreetMap

Location

Address: Colebrook Works, 46 Colebrooke Row, London N1 8AF

What3words: ///wisdom.verge.frog

Nearest Stations

Angel (Northern Line):
0.4 miles / 7 min walk

Essex Road (National Rail):
0.5 miles / 10 min walk

Highbury & Islington (Victoria, Mildmay, National Rail):
0.9 miles / 18 min walk

Old Street (Northern):
1.1 miles / 20 min walk

Kings Cross St Pancras (Circle, Hammersmith & City, Metropolitan, Northern, Piccadilly, Victoria, National Rail, Eurostar):
1.1 miles / 21 min walk

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Savills & Compton

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Particulars dated October 2026. Photographs dated March 2026.