

**fisher  
german**

# 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



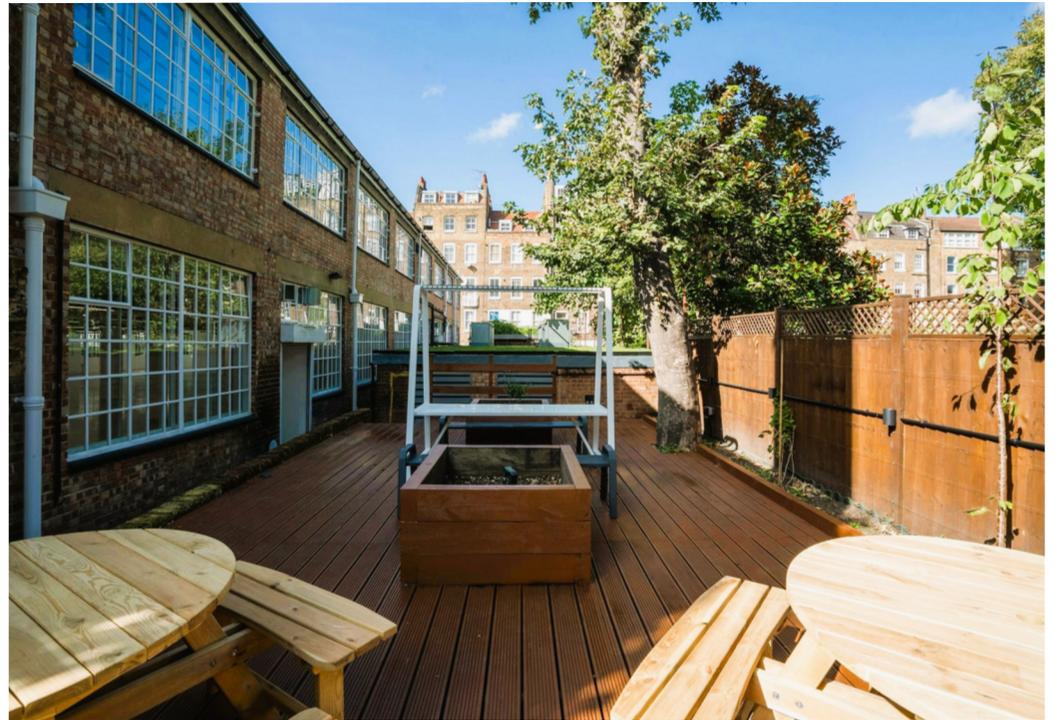
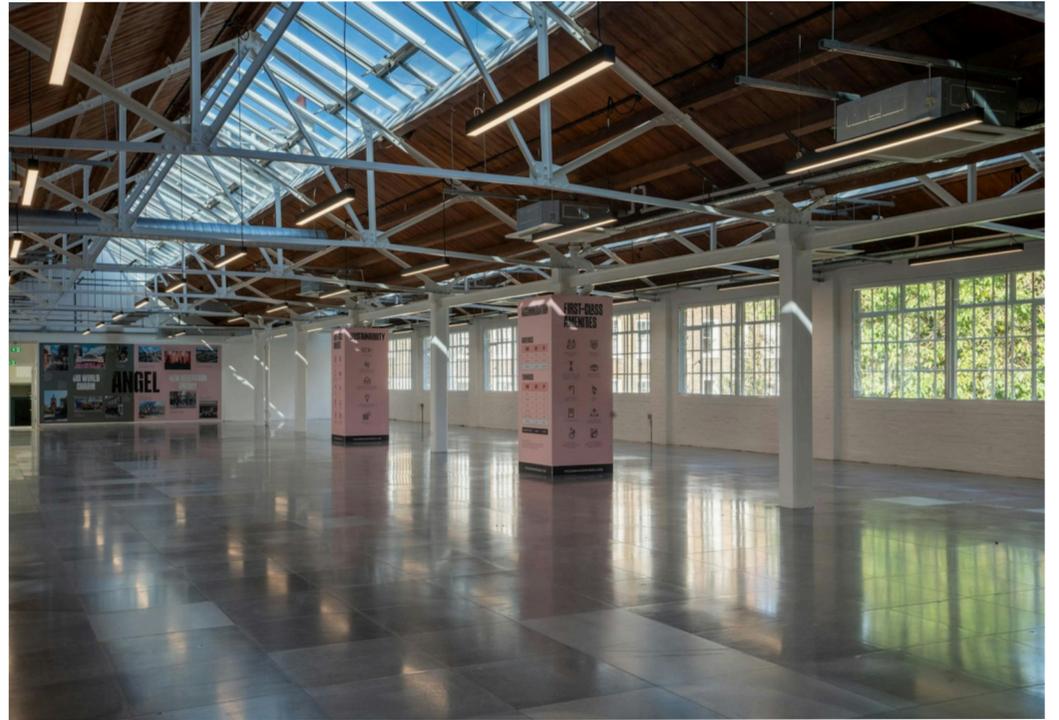
DDA Compliant



2 Outdoor Courtyards



Meeting Rooms







Space Plans

**SPACE  
PLANS  
LAYOUT A**

**TOWNHOUSE**

8 Person meeting rooms x 3  
6 Person meeting rooms x 2  
Private offices x 2 Wellness/  
yoga room x 1 Reception  
space x 1  
WCs x 3

**WAREHOUSE**

14 Person meeting room x 1  
Private offices x 2  
Teapoint & breakout x 1  
Teapoint x 1  
Zoom rooms x 4  
Meeting Booths x 9  
Open plan desks x 58 (LG) +  
60 (GF) x 118  
WCs x 11  
DDA Shower x 1  
Print areas x 2  
Comms room x 1  
Cloakrooms x 2  
Collaboration areas and soft  
seating throughout

**TOWNHOUSE**



**WAREHOUSE GARDEN FLOOR**



**WAREHOUSE FIRST FLOOR**



Space Plans

**SPACE  
PLANS**  
**LAYOUT B**

**TOWNHOUSE**

8 Person meeting rooms x 3  
6 Person meeting room x 1  
Private offices x 3 Wellness/  
yoga room x 1 Reception  
space x 1  
WCs x 3

**WAREHOUSE**

17 Person meeting room x 1  
10 Person meeting rooms x 2  
12 Person meeting room x 1  
6 Person meeting rooms x 2  
4 Person meeting rooms x 2  
Private offices x 5  
Teapoint & breakout x 1  
Teapoint x 1  
Zoom rooms x 6  
Meeting booths x 3  
Desk Count x 82 (LG) + 80  
(GF) x 162  
WCs x 11  
DDA WC x 1  
Print areas x 2  
Comms room x 1  
Cloakrooms x 2  
Collaboration areas and soft  
seating throughout

**WAREHOUSE GARDEN FLOOR**



**TOWNHOUSE**



**WAREHOUSE FIRST FLOOR**



## 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

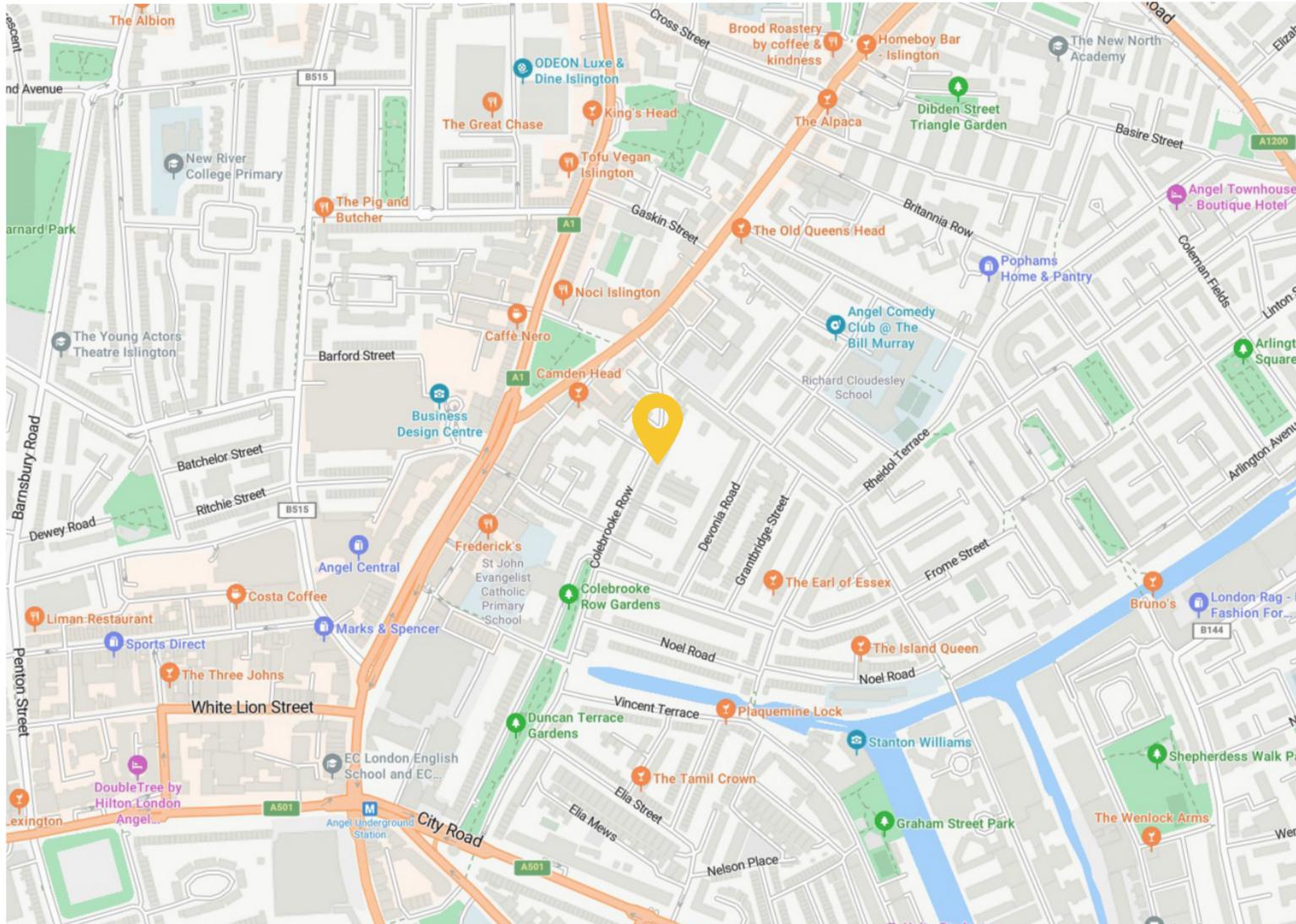
Strictly by prior arrangement with the joint agents Fisher German LLP, Savills & Compton.

## 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
<b>TOTAL</b>	<b>18,295</b>	<b>1,700</b>

## Location Map



### 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

## Contact us



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Or our joint agents:

**Savills & Compton**



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Particulars dated March 2026. Photographs dated March 2026.



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