

PILCHER ● LONDON

bespoke commercial property consultants

waterside
unit 26
waterside
london, n1

for sale / long leasehold

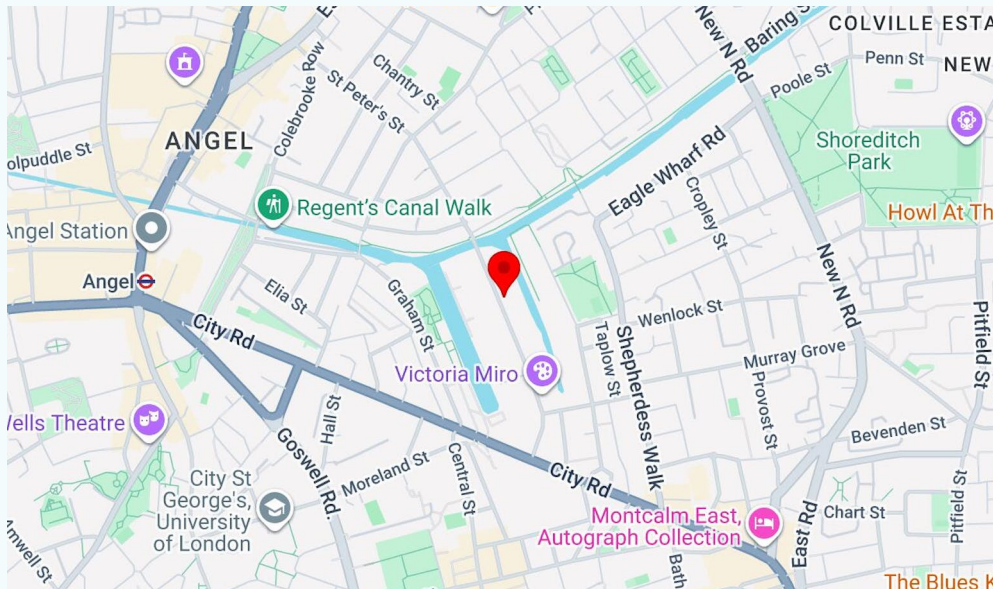
1,072 sq ft

opportunity to purchase a unit
within a former victorian printing
factory benefitting from volume,
light + character throughout



www.pilcher.london | 0207399 8600

● waterside, unit 26, london, n1



about

an opportunity to purchase a stylish unit within a former victorian warehouse.

the development has a dynamic reformer pilates studio, a gym as well as a coffee shop / cafe with ample seating in the cobbled courtyard and alongside the basin.

there is ample bike storage, benefits from a concierge and is a hub for lots of creative occupiers.

location

waterside is positioned on wharf road alongside wenlock basin which leads into regents canal.

the building is position equidistant between angel (northern line) and old street station (northern + overground lines).

PILCHER ● LONDON

www.pilcher.london | 0207399 8600

● waterside, unit 26, london, n1

accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
unit - 26	1,072	99.59	available
total	1,072	99.59	

● waterside, unit 26, london, n1

amenities

- newly led lighting
- characterful office
- great floor to ceiling height of 3.6m
- wooden floors
- original victorian features
- self contained
- crittall style windows
- onsite cafe, gym and reformer studio
- outside space in courtyard and basin
- onsite commissionaire
- kitchen
- cat 5 within perimeter trunking (bt or virgin fibre available)
- passenger / goods lift
- bike storage

financials

price	£695,000 a new longer lease from the freeholder could be available if required
-------	--

legal fees

each party to bear their own costs

vat

to be confirmed

 waterside, unit 26, london, n1

PILCHER ● LONDON

bespoke commercial property consultants



viewings & more information

simon rinder

020 7399 8611 | 07734 488 286

simonrinder@pilcher.london

taylor rosen

020 7399 8610 | 07834 789 346

taylorrosen@pilcher.london