



Unit 20 Waterside

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

Duplex unit within the thriving canal-side Waterside complex

1,223 sq ft
(113.62 sq m)

- High ceilings
- Internal kitchen and toilets
- Wooden floors
- On site cafe and canal-side terrace

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Summary

Available Size	1,223 sq ft
Rent	£42,750 per annum
Rates Payable	£18,587.75 per annum
Rateable Value	£37,250
Service Charge	£8,500 per annum (+VAT) inclusive of contribution to buildings insurance
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	D (92)

Description

This characterful and light-filled unit is entranced on the second floor, offering a largely open plan space with large Crittall style windows fronting a courtyard space, which have had sympathetic secondary glazing added. With a glazed meeting room, private toilets and kitchen, stairs lead up to a mezzanine office area with vaulted ceiling and further skylights.

Waterside offers an exciting opportunity to rent space in this unique estate, featuring a tranquil canal-side terrace overlooking the Wenlock Basin, an attractive cafe forms the centre piece of the Estate, which offers other amenities such as secure bike storage, an onsite commissionaire and loading access (with goods lift). Formerly a Victorian printing factory, the building retains many of its original external features such as the cobbled stone floor, factory style windows and original cranes attached to the outside of the building.

Location

Wharf Road is a turning off City Road between The Angel, Islington and Old Street and the Waterside Estate is uniquely located overlooking the Wenlock Basin which leads into the Regents Canal. The immediate surrounding area is quiet and predominantly residential with all the amenities of Angel, Upper Street and Old Street within easy walking distance.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd	782	72.65	Available
Mezzanine	441	40.97	Available
Total	1,223	113.62	

Terms

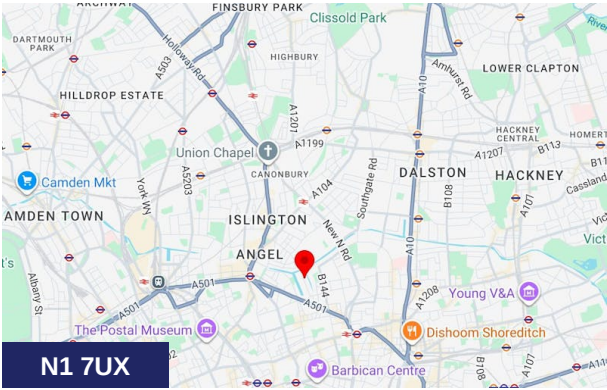
An effective full repairing and insuring lease outside the protective provisions of the Landlord & Tenant Act for a term to be agreed.

Initial Annual Rent

£42,750 per annum exclusive (+VAT).

Business Rates

The Valuation Office Agency website lists the 2023 Rateable Value as £37,250. Rates Payable for 1st April 2025 to 31st March 2026 are notionally estimated at £18,587. Interested parties should make there own enquiries with the London Borough of



Viewing & Further Information



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Hackney.

Service Charge

The service charge for the unit is currently running at £8,500 per annum (+VAT) including contribution to buildings and terrorism insurance.

Additional Note

The current Lease ends in December 2025 however the space can be made available sooner by arrangement.