

UNIT 35

WATERSIDE, ISLINGTON, N1 7UX

FOREST
REAL ESTATE

TO LET / FOR SALE

627 SQ FT

A newly refurbished and beautifully decorated studio/suite with state of the art amenities.

Key Features

- Newly refurbished
- On-site cafe
- Courtyard setting
- Kitchenette
- Grade II listed with original crittal windows
- Characterful office/leisure space with direct views over the Wenlock Basin
- Great natural light
- Wooden flooring

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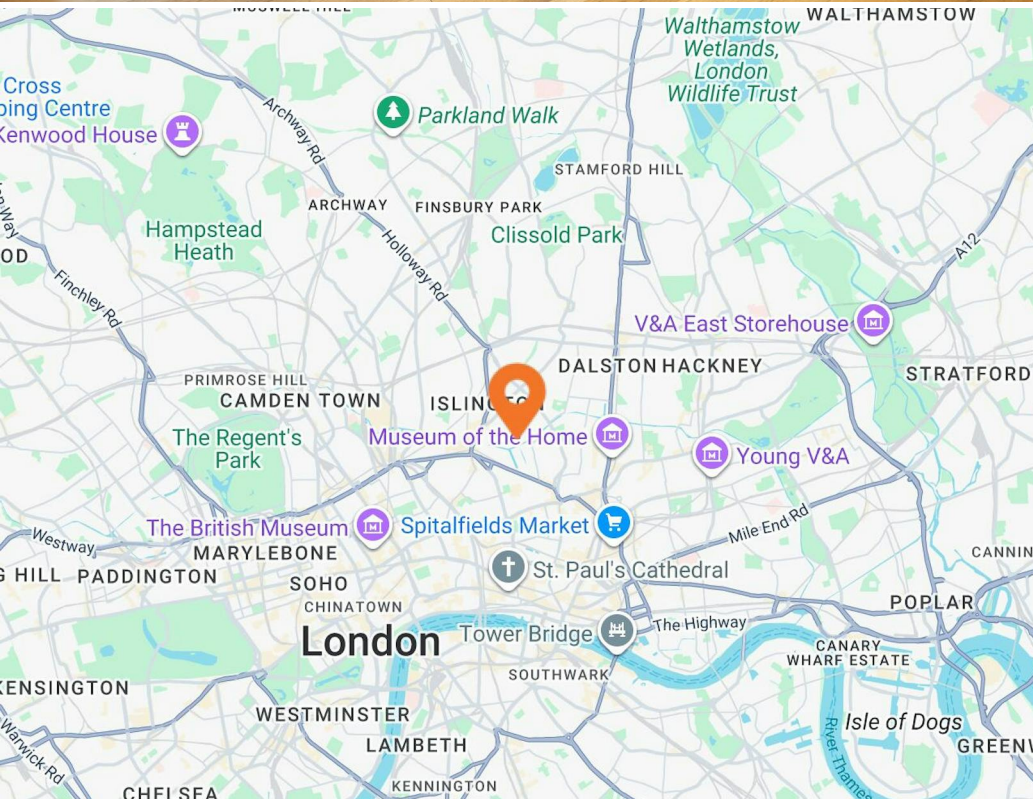
Description

A recently redecorated 627 sq ft office/leisure unit that feels bright, welcoming and ready to move straight into, thanks to its incredible natural light and clean, modern finish. The space includes a handy kitchenette and is flexible enough to suit a range of uses, from office to studio or wellness-based businesses. Set within a characterful commercial mews, you'll be part of a friendly, creative community with great amenities on your doorstep, including a coffee shop, Pilates studio, psychotherapy services and a lovely communal river terrace.

Location

Located on Wharf Road, Waterside is ideally positioned in the heart of North London. With easy access to major transport links, including nearby Angel and Old Street stations, the area is well-connected and offers a vibrant mix of local amenities, cafés, and restaurants.

This estate is uniquely located overlooking the Wenlock Basin which leads into the Regents Canal. This is an amenity enjoyed by all tenants who use the landscaped water 's edge during lunch time as a communal place to meet, eat and relax.





Availability

Lease	New Lease
Rent	£42.50 per sq ft
Price	£425,000
Rates	Applicants are to make their own enquiries to the London Borough of Islington
Service Charge	£3,413.27 per annum
VAT	Applicable
EPC	On application

Contact

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