EXIT



WATERSIDE
44-48 WHARF ROAD
LONDON
N1 7UX







800, 3,800 OR 4,600 SQ FT

- Fully Fitted
- Meeting Rooms & Boardroom
- Original Warehouse Features
- Shower & Bike Storage
- Self Contained
- Outside Space Along the Canal

VIEW NOW 07471 998225 OR 07551 158799

info@makingmoves.london

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DESCRIPTION

Formally a Victoria printing factory, the building retains many of its original features such as the cobbled stone floor, large factory style windows and exposed ironworks.

There is a landscaped canal side terrace with a café situated within the courtyard
Units 7&8 are offered together or separately. Unit7 provides open plan space ideal for a small office, storage or studio. Unit 8 provides 2x meeting rooms or ground floor, open plan work space,. Storage and 2x further meeting rooms at lower ground floor.

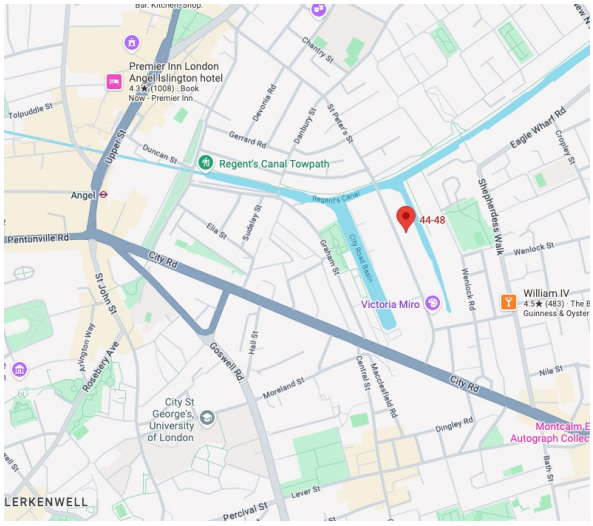
TERM

A new, flexible lease is available with the Landlord.

LOCATION

Waterside is situated on Wharf Road, accessed from City Road. The building is well connected to both Old Street and Islington, where an array of shops, bars and restaurants are available.

The building overlooks Regents Canal, where the tow path is well used by cyclists and walking commuters.



Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
Unit 7	800	£31.25	£6.32	£16.07	**£42,912**	**£3,576**
Unit 8	3,800	£31.58	£3.32	£10.04	**£170,772**	**£14,231**
Unit 7 & 8	4,600	£31.52	£3.84	£11.09	**£213,670**	**£17,806**



GEORGE MARMENT

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EXIT











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