

44-48 Wharf Road
London N1

W a t e r
s i d e

The text 'Water side' is arranged in two rows. The top row contains 'W', 'a', 't', 'e', 'r' and the bottom row contains 's', 'i', 'd', 'e'. Colored lines connect the letters: a red line from 'W' to 'a', a blue line from 'a' to 't', a yellow line from 't' to 'e', a red line from 'e' to 'r', a blue line from 'r' to 'e' in the second row, a red line from 'e' to 's', a yellow line from 's' to 'i', a blue line from 'i' to 'd', and a red line from 'd' to 'e'.

Various flexible Plug & Play
units available for rent within
a unique Victorian Estate

Media warehouse style



Former Victorian printing factory



A collection of units in a well positioned warehouse-style building. Waterside offers an exciting opportunity to rent space in this unique estate, featuring a tranquil canal-side terrace overlooking the Wenlock Basin.



Canalside location

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.

THE SPACE

Plug & Play studio units

The units are newly fitted-out to a contemporary high standard, offering Plug & Play space ready for occupation. Features include:

- Oak wood flooring
- Modern lighting
- Self-contained WCs
- Exposed features
- Fitted chairs & desks
- Meeting rooms
- Breakout areas
- Kitchenettes



Fully furnished



Designed for productivity



Bike store & loading access



Space that works for you...



Privacy

- / Individual units with the possibility of expanding within the building



Position

- / Canalside location
- / Easy access to Old Street & Angel underground stations



Communal Courtyard

- / Courtyard café
- / Bike storage
- / Loading access



Food Vans

- / A selection of food vans on a monthly rotation



Design

- / Former Victorian printing factory
- / Warehouse style offices
- / Original external features



Flexible Leases

- / Lease terms available at 12 months upwards



Security

- / Full-time commissionaire on-site



Community Feel

- / A thriving environment built for success

Available now

Building	Unit	Floor	Sq ft	Sq M
Canalside		Ground	350	32.5
Northside 2		Ground & Lower Ground	3,764	349.7
Westside	21	Second & Mezzanine	1,840	170.9
Northside 32B		Lower Ground	507	47.1
Northside 35		First	668	62.1

Coming soon

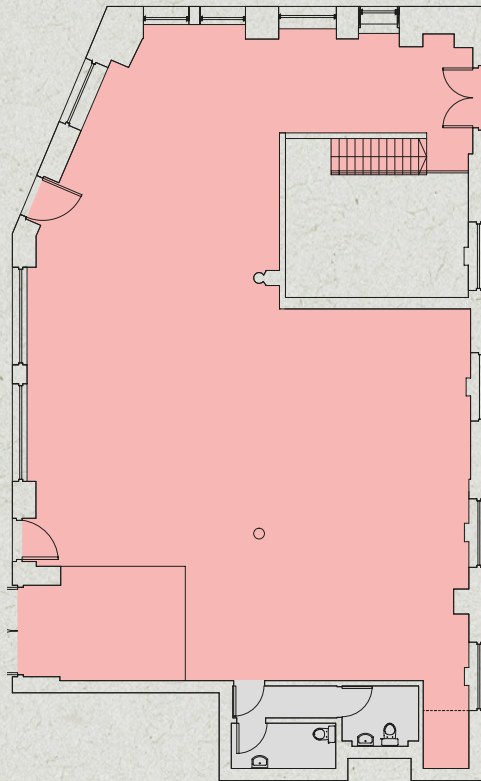
Building	Unit	Floor	Sq ft	Sq M	Timing
Eastside	9	Ground & Lower Ground	1,900	176.5	Q4 2019
Northside 31		Ground & First	806	74.9	Q1 2020
Northside 34A		Ground	1,596	148.3	Q4 2019



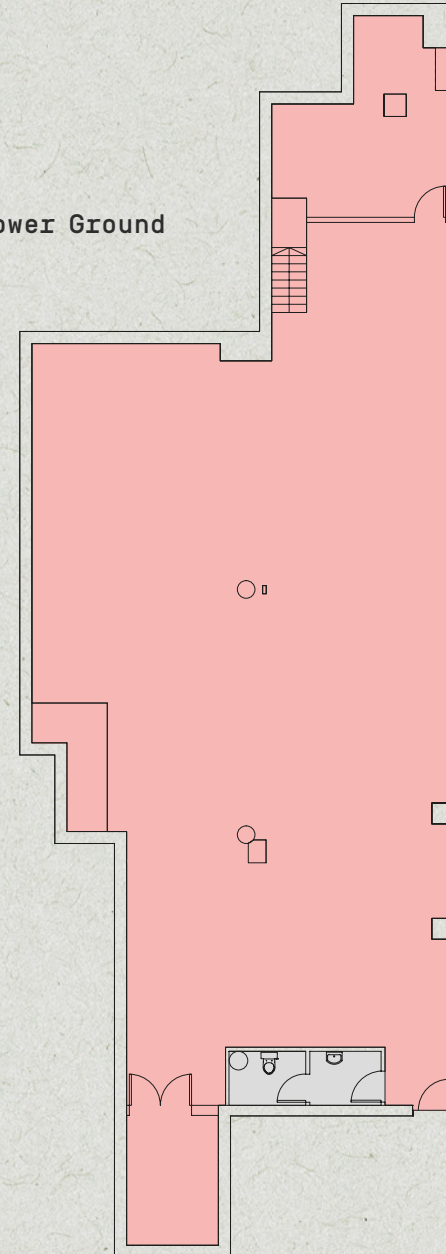
Available now

Northside, Unit 2 - 3,674 Sq Ft [349.7 Sq M]

Ground



Lower Ground



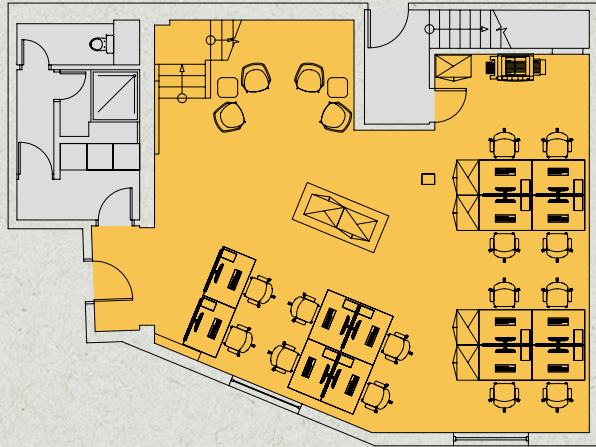
FLOOR PLANS

Available now

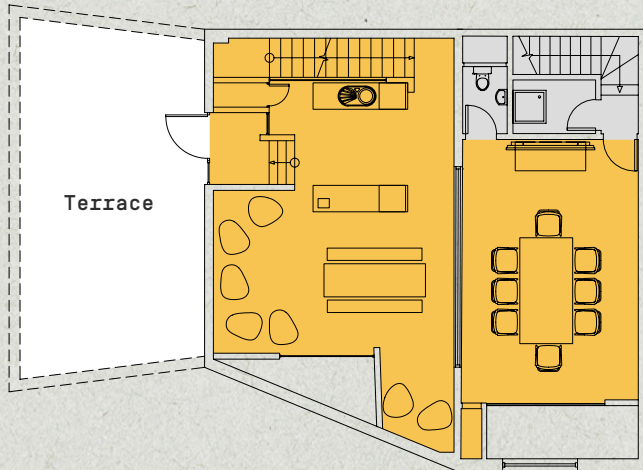
Westside, Unit 21 - 1,474 Sq Ft [136.9 Sq M]

Second

Workstations	14
8 Person Meeting Room	1
Kitchen	1
Informal Meeting Areas	2
Total Occupancy	14



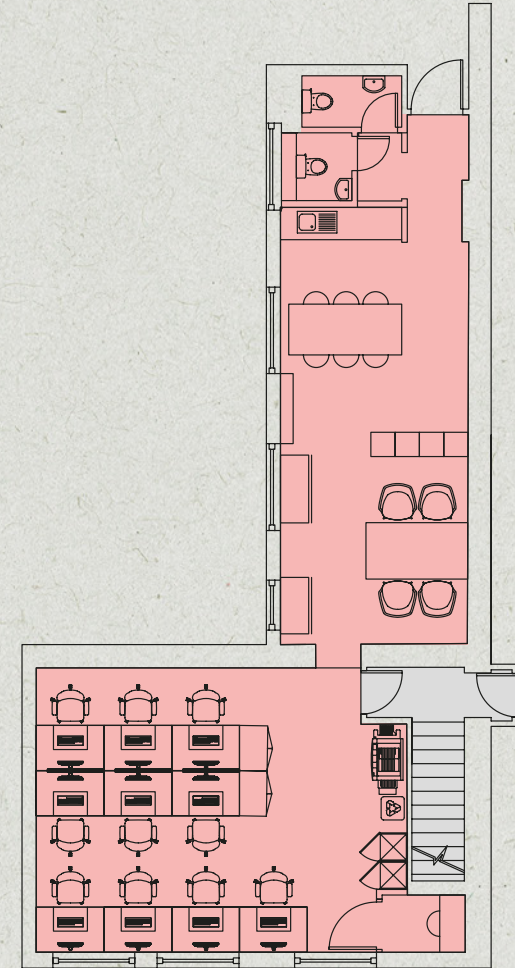
Mezzanine



Northside, Unit 35 - 668 Sq Ft [62.1 Sq M]

First

Workstations	10
4 Person Meeting Table	1
Phone Booth	1
6 Person Meeting Table	1
Informal Meeting Seating	2
Breakout Area	1
Tea Point	1
Total Occupancy	10

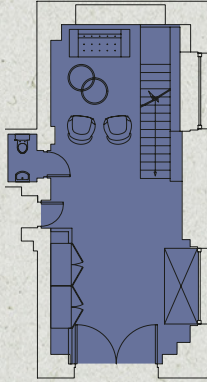


Coming soon

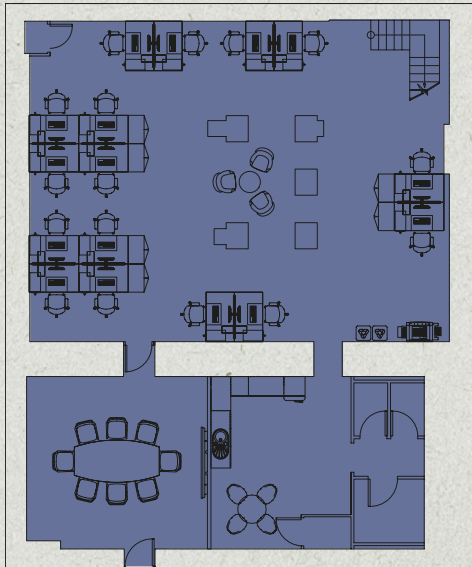
Eastside, Unit 9 - 1,900 Sq Ft [176.5 Sq M]

Ground

Workstations	16
8 Person Meeting Room	1
Kitchen	1
Informal Meeting Areas	2
Total Occupancy	16



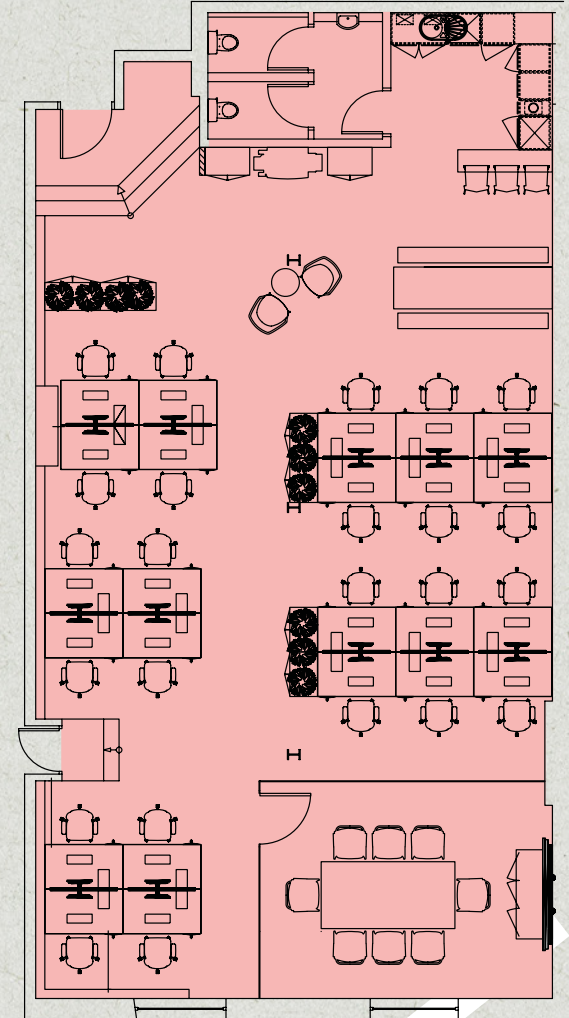
Lower Ground



Northside, Unit 34A - 1,596 Sq Ft [148.3 Sq M]

Ground

Workstations	24
8 Person Meeting Room	1
Tea point / Breakout Area	1
Total Occupancy	24

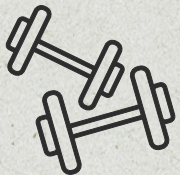


Exceptional lifestyle and culture amenities

Located near Old Street and Angel, the area boasts a wide array of bars, restaurants, cafés and retail spots all within walking distance.



Bars & restaurants on the doorstep



Gyms & retail nearby



THE AREA

Angel



9 mins



Old Street



10 mins



Highbury & Islington



7 mins



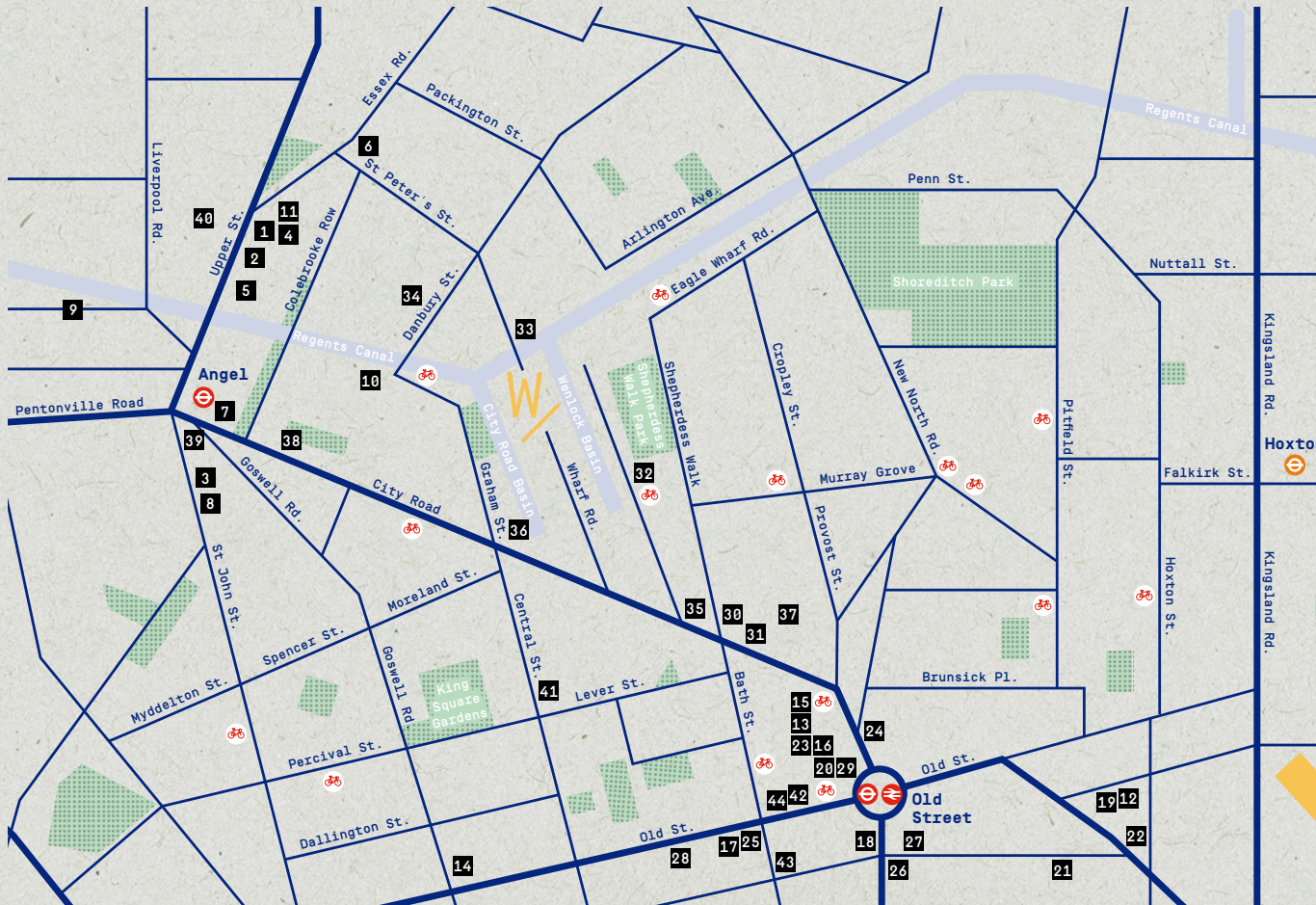
Liverpool Street



9 mins



Ideally positioned to connect



Bars & restaurants

- | | |
|------------------------|---------------------------|
| 1. Byron | 18. Passo |
| 2. Oldroyd | 19. Popolo |
| 3. Banana Tree | 20. Serata Hall |
| 4. The Breakfast Club | 21. St Leonards |
| 5. Frederick's | 22. Gloria |
| 6. Wenlock & Essex | 23. Draft House |
| 7. Brewhouse & Kitchen | 24. Nightjar |
| 8. The Gate | 25. Taylor & Elementary |
| 9. Chapel Market | 26. Lantana |
| 10. Plaquemine Lock | 27. Ozone Coffee Roasters |
| 11. Sushi Show | 28. Pasta Nostra |
| 12. Blacklock | 29. Shoreditch Grind |
| 13. Bone Daddies | 30. The Eagle |
| 14. Breddos | 31. Bodean's BBQ |
| 15. Ceviche | 32. The Wenlock Arms |
| 16. Enoteca da Luca | 33. The Narrowboat |
| 17. Flamboree! | 34. Earl of Essex |

Gyms

- | | |
|--------------------------|----------------------|
| 35. The Foundry | 40. Revolution |
| 36. 9Round | 41. Otium |
| 37. London Fight Factory | 42. GymBox |
| 38. Fitness First | 43. Energie Fitness |
| 39. Virgin Active | 44. CrossFit City Rd |



Get in touch

Lease Terms

Flexible lease terms
available on application.

Viewings

Strictly through sole
letting agents.

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