London N1 – Unit 25, 44-48 Waterside, Wharf Road, Islington N1 7UX
Self-Contained Office to Rent

BLUE ALPINE

PROPERTY CONSULTANTS

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Property Features:

- Comprises self-contained commercial premises
- Suitable for variety of uses (Class E) including office, retail, medical, educational and more
- Benefits from high ceilings, wooden floors, heating/cooling system and on-site cafe
- VAT is NOT applicable to this property
- Situated within short walk from Angel and Old Street Underground Stations (Northern Line)
- Occupiers nearby include Café`s, Restaurants, Virgin and Active, amongst many other retailers.

Property Description:

Comprises self-contained commercial premises suitable for office/retail use. The property benefits from comfort heating and cooling, private kitchen & wc facilities, providing the following accommodation and dimensions:

Second Floor: 85 sq m (915 sq ft)
Open plan commercial space, wc

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Terms:

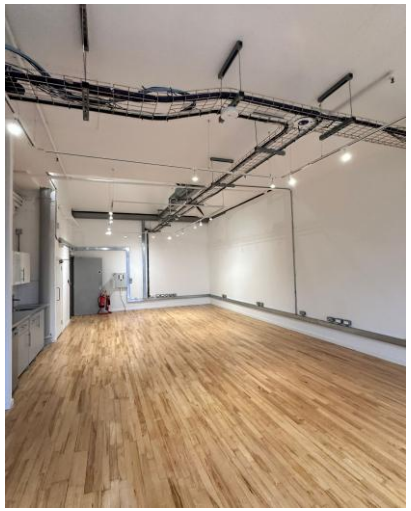
Available on a new lease with terms to be agreed by negotiation
Rent: £605.77 per week (PCM: £2,625)
Deposit: £7,875 (3 Months)

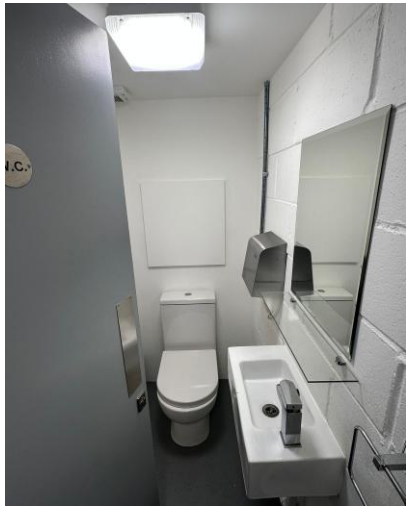
Rateable Value:

Rateable Value - TBC
Rates Payable - TBC

EPC:

The property benefits from a C Rating. Certificate and further details available on request.





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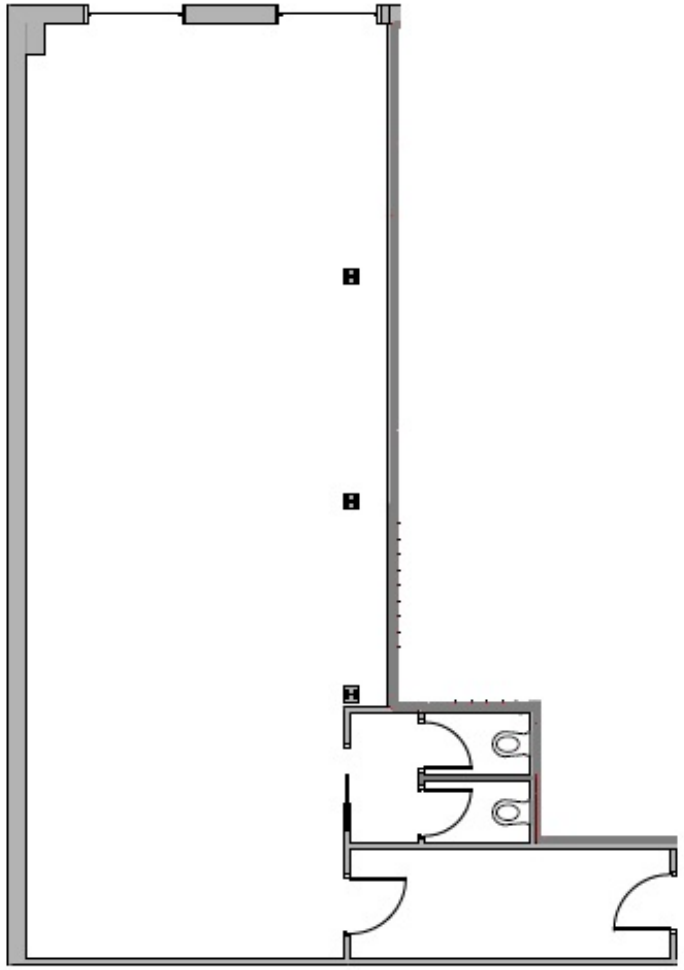

Second Floor

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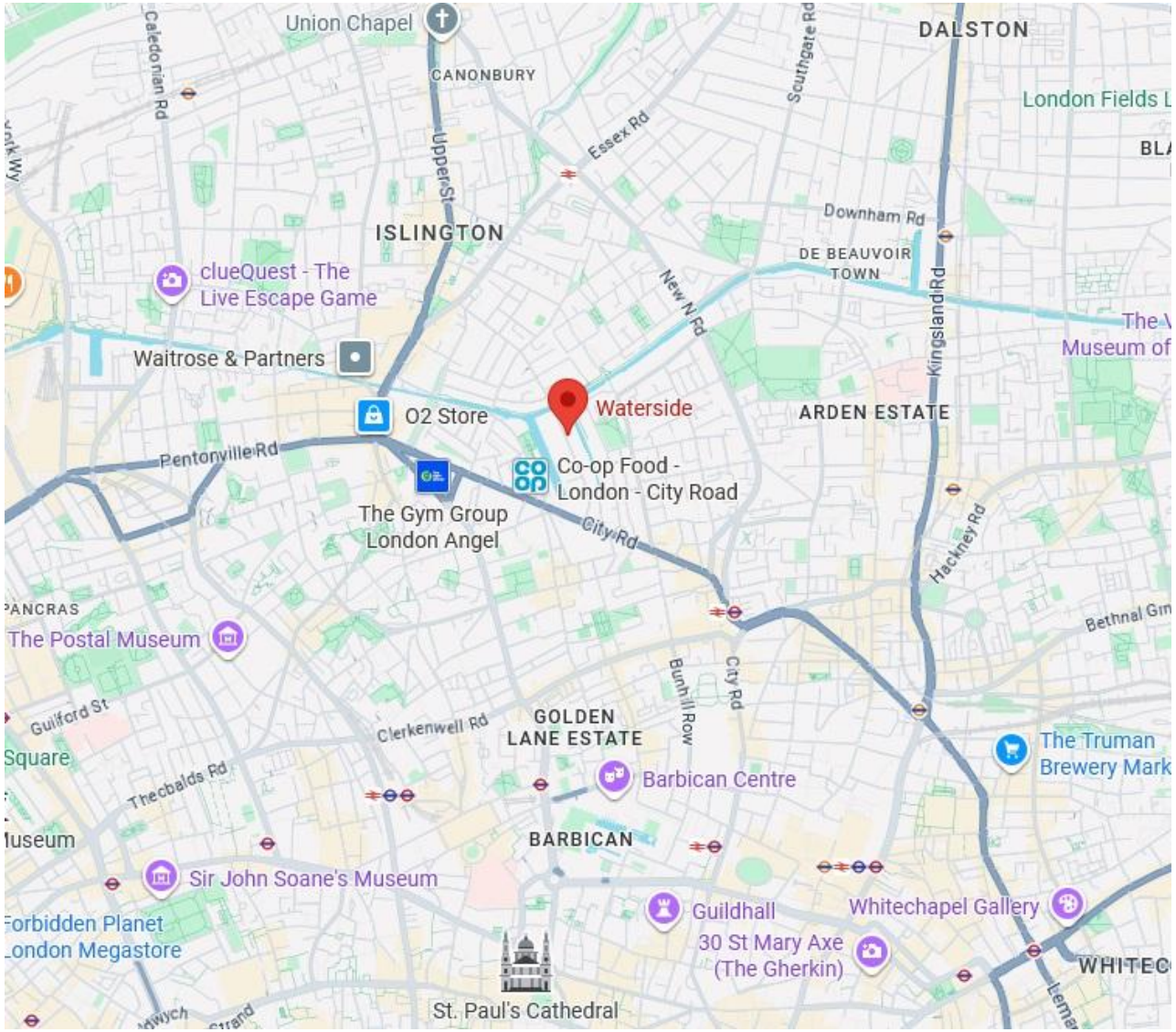
Location:

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.



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Contacts:

For further information or to schedule a viewing, please contact a member of our team below.

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