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bespoke commercial property consultants

waterside  
unit 26  
waterside  
london, n1

for sale / long leasehold

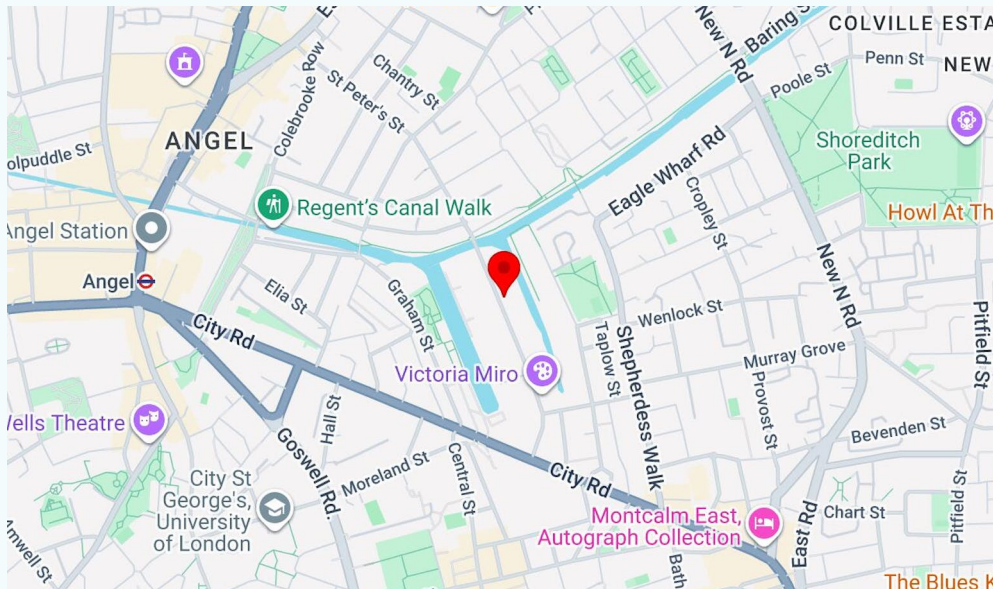
1,072 sq ft

opportunity to purchase a unit  
within a former victorian printing  
factory benefitting from volume,  
light + character throughout



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● waterside, unit 26, london, n1



## about

an opportunity to purchase a stylish unit within a former victorian warehouse.

the development has a dynamic reformer pilates studio, a gym as well as a coffee shop / cafe with ample seating in the cobbled courtyard and alongside the basin.

there is ample bike storage, benefits from a concierge and is a hub for lots of creative occupiers.

## location

waterside is positioned on wharf road alongside wenlock basin which leads into regents canal.

the building is position equidistant between angel (northern line) and old street station (northern + overground lines).

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### accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
unit - 26	1,072	99.59	available
total	1,072	99.59	

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### amenities

- newly led lighting
- characterful office
- great floor to ceiling height of 3.6m
- wooden floors
- original victorian features
- self contained
- crittall style windows
- onsite cafe, gym and reformer studio
- outside space in courtyard and basin
- onsite commissionaire
- kitchen
- cat 5 within perimeter trunking (bt or virgin fibre available)
- passenger / goods lift
- bike storage

### financials

price	£695,000
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### legal fees

each party to bear their own costs

### vat

not applicable

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viewings & more information

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