

ELLIS BROWN

OFFICE TO LET

Self-contained Ground Floor showroom in a prime Clerkenwell location.

104-110 Goswell Road, EC1V 7DH
1,097 sq ft



Ellis Brown
18-20 St. John Street
London, EC1M 4NX

T. 020 3745 0060
agency@ellisbrowncommercial.com

Property Misdescriptions Act 1991/ Misdescriptions Act 1967. Ellis Brown for themselves and for the vendors of this property whose agents they are, give notice that These particulars do not form any part of any offer or contract: the statements contained therein are issued without responsibility on part of the firm or their clients and therefore are not to be relied upon as statements or representations of fact, any intending purchaser must satisfy himself as to the correctness of each statement made herein and the vendor does not make or give, and neither the firm nor any of their employees have the authority to make or give, any representation or warranty whatever in relation to this property. All prices exclude VAT. Generated on 09/07/2026

OFFICE TO LET

104-110 Goswell Road, EC1V 7DH
1,097 sq ft

Description

104-110 Goswell Road has a prominent Ground Floor self-contained showroom available to rent in the heart of Clerkenwell's showroom district. The space benefits from large windows across two elevations providing excellent natural light throughout. The showroom provides generous ceiling height and includes a fitted kitchen.

Location

The property is located close to the junction of Clerkenwell Road and Old Street. This area of Clerkenwell is one of the most sought after locations for showroom occupiers as well as being a popular place for tenants working in the design, media and creative industries. Local occupiers enjoy a vast range of cafes, restaurants and bars which line the streets in the immediate area.

Accommodation

Name	sq ft	sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
Ground	1,097	101.91	£89,500 /annum	£16.44	£8.88	£9,773	£117,276.04	Available
Total	1,097	101.91		£16.44	£8.88	£9,773	£117,276.04	

Features

- Prominent showroom
- Self-contained
- Extensive frontage
- Excellent natural light
- Prime Clerkenwell location

EPC

B

Terms

On application

VAT

Applicable

ELLIS BROWN

OFFICE TO LET

104-110 Goswell Road, EC1V 7DH
1,097 sq ft

