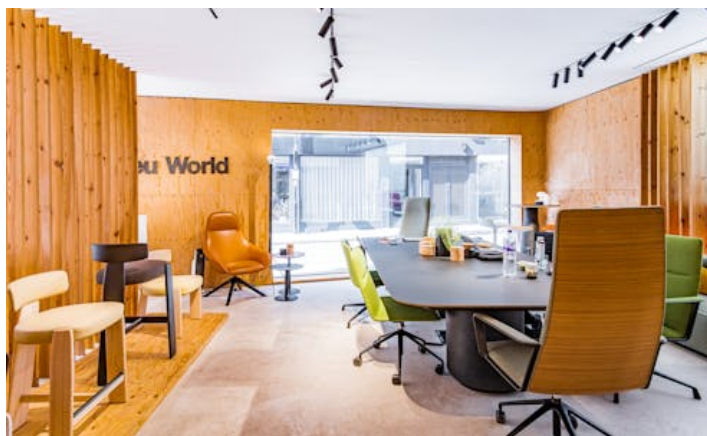


# ELLIS BROWN

## 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

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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
<b>Total</b>	<b>1,097</b>	<b>101.91</b>		<b>£16.44</b>	<b>£8.88</b>	<b>£9,773</b>	<b>£117,276.04</b>	

### Features

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

### EPC

B

### Terms

On application

### VAT

Applicable

### Contact

Freddie Grant  
07956 201 774  
fgrant@ellisbrowncommercial.com

Christopher Antoniou  
07922 584 901  
christopher@ellisbrowncommercial.com

### Joint Agents

Alex Sugar (Compton)  
0207 101 2020

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