

THE TOBACCO FACTORY  
338-346 GOSWELL ROAD,  
**ANGEL, NI**

4,098 - 8,604 SQ FT  
NEWLY REFURBISHED INDUSTRIAL  
STYLE OFFICES FOR RENT  
ANGEL, NI



JAM VFX  
FULLY FITTED OFFICES AVAILABLE  
1000 SQ FT TO 10,000 SQ FT  
ELLIE GROWN  
020 7278 0005

338 GOSWELL ROAD  
WORKSPACE

334 336



## DESCRIPTION

The Tobacco Factory is a beautifully restored former Tobacco Factory now offering bright, industrial-style workspace in the heart of Angel.

Both newly refurbished units benefit from 3.5m plus ceiling heights on the ground floor, kitchens, meeting rooms, exposed concrete ceiling and feature brick walls. The building itself offers a manned reception and excellent end of trip facilities.

## AMENITIES



CONCIERGE



GREAT CEILING HEIGHTS



BIKE RACKS



AIR CONDITIONING



MEETING ROOMS



WAREHOUSE STYLE FEATURES



EXCELLENT  
TRANSPORT LINKS

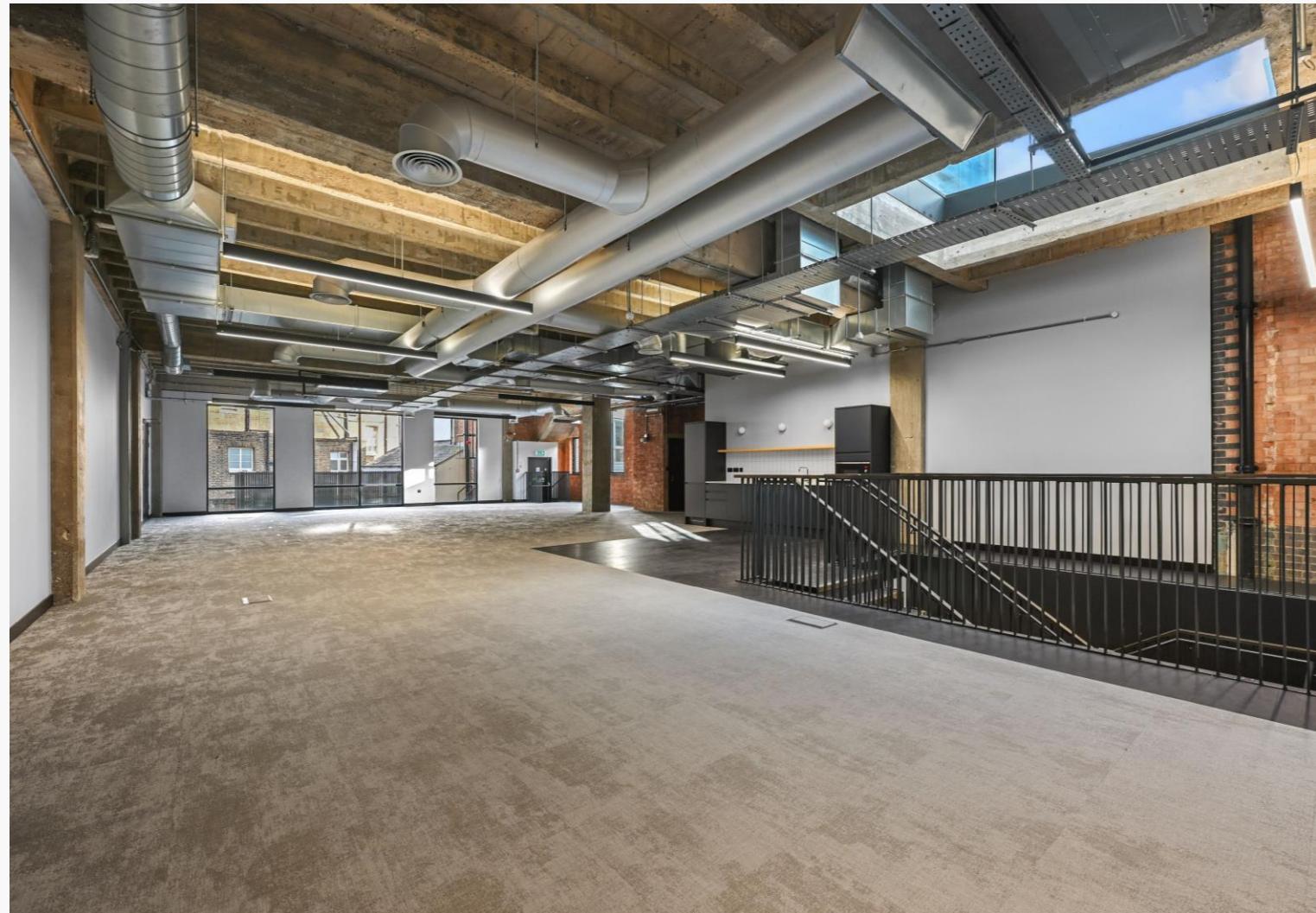


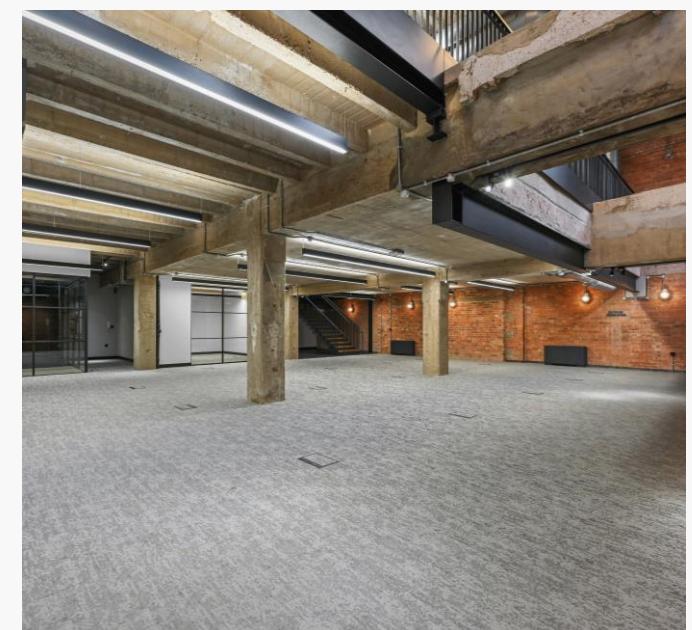
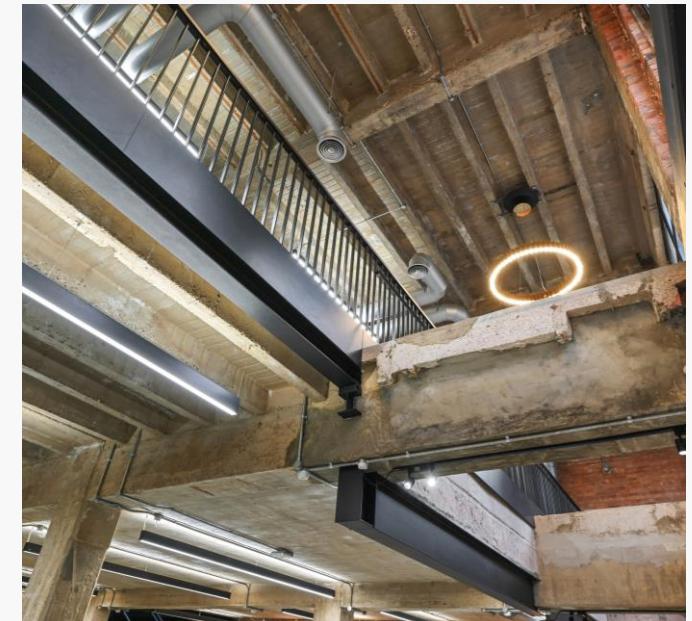
SHOWERS



LIFT

## COMPREHENSIVELY REDEVELOPED FORMER WAREHOUSE BUILDING





## TRANSPORT

Angel – 3 min walk



Kings Cross – 18 min walk



## AREA

338-346 Goswell Road is a beautiful imposing art deco style building, less than a 3-minute walk from Angel Station, moments from Upper Street. Angel has a plethora of amenities in the immediate area, Angel Square providing an excellent retail offering while there are numerous restaurants, bars and leisure facilities close to the building.

## LOCATION



## AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Unit 1 - Ground & Lower	4,098	Available	£45.00	£15.81	£10.00	£25,206
Unit 3 - Ground & Lower	4,506	Available	£45.00	£17.36	£10.00	£27,171
Total	8,604	Available	£45.00	£16.80	£10.00	£52,377

***\*Both units can be combined to provide 8,604 sq ft***

### LEASE

A new lease for terms to be arranged to be contracted outside the Landlord & Tenant Act

### TIMING

Available immediately

### CONTENT

View on our website



### RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

### VAT

VAT is applicable.

# VIEWINGS VIA SOLE AGENTS

## BELCOR

020 7375 3444  
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## TEAM



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