

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

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





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



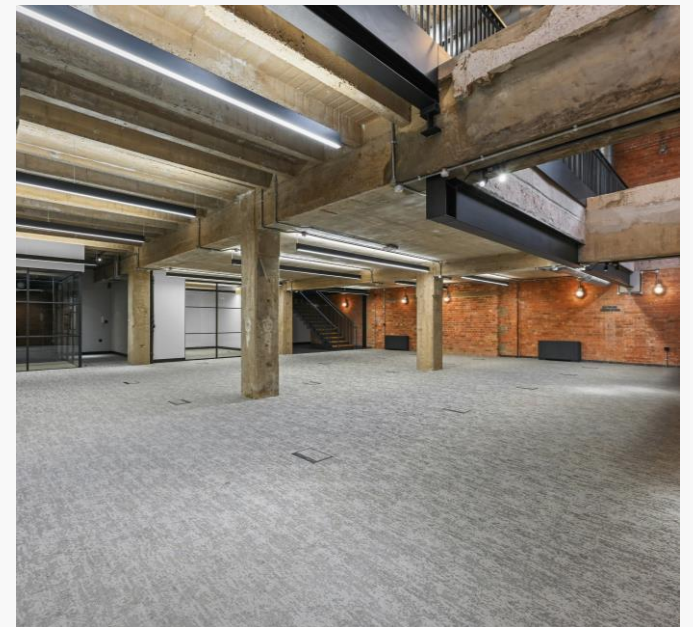
SHOWERS



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.

*BELCOR gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by BELCOR (and Joint Agents where applicable) has any authority to make any representation or warranty whatsoever in relation to this property.

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