

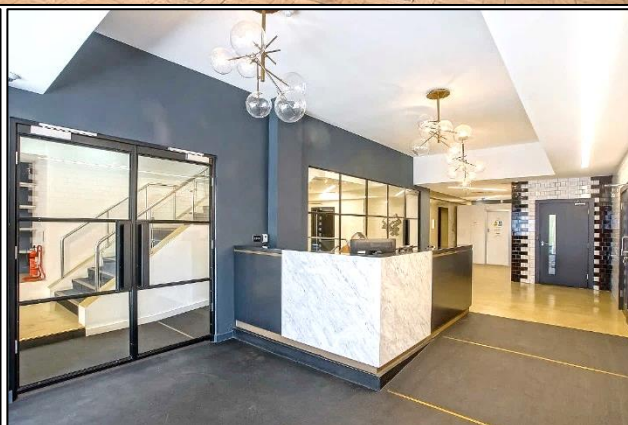
Office Space

1,201 sq. ft. / 112 sq. m.

Newly refurbished, fully cabled office close to Angel Underground Station

TO LET

338 Goswell Road, London EC1V 7LQ



LOCATION

Located just 300 meters south of Angel Underground Station, the property is well served by the superb retail, food and drink amenities of Upper Street. The Regents Canal and many parks are also within close walking distance which offer good options for lunchbreaks.

The property is also well located for quick and easy access to Clerkenwell, Shoreditch, Kings Cross and The City.

TRANSPORT

Angel (Northern Line)

Barbican (Circle, Metropolitan, Hammersmith & City Lines)

Old Street (Northern line and First Capital Connect)

Various bus routes

Santander Cycles



DESCRIPTION

Striking former tobacco warehouse with Art-Deco façade, beautifully designed reception and stylish breakout areas.

This first floor suite provides a bright, fully cabled and open plan offices with shared break out space and a communal kitchen area.

The offices are air conditioned and have excellent floor to ceiling heights.

The offices are available for immediate occupation.

AMENITIES

- Converted warehouse building
- Newly refurbished reception
- Excellent floor to ceiling heights
- Excellent natural daylight
- Exposed concrete ceiling
- Exposed comfort cooling
- Exposed brickwork feature walls
- Original parquet flooring in part
- Suspended lighting
- Fully cabled
- Shared break out space
- Shared W/C's and kitchen
- 2 x new passenger lifts
- Bicycle racks

APPROXIMATE FLOOR AREAS

1.02 1,201 sq. ft. 112 sq. m.

LEASE

New effective full repairing and insuring leases are available for a term by arrangement.

RENT & SERVICE CHARGE

£62,404 per annum (£51.96 per sq. ft.)

RATES

The rates payable for 2021/22 are estimated to be approximately £20.00 per sq. ft.

Interested parties are expected to satisfy themselves in respect of business rates obligations either through the VOA or London Borough of Islington.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

PLEASE CONTACT

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