



PANAGRAM

27 GOSWELL ROAD, LONDON, EC1M 7AJ

4,036 - 15,409 FT² (375 - 1,432 M²)

TO LET

FULLY FITTED AND FURNISHED CONTIGUOUS OFFICE SUITES
WITH MULTIPLE PRIVATE TERRACES



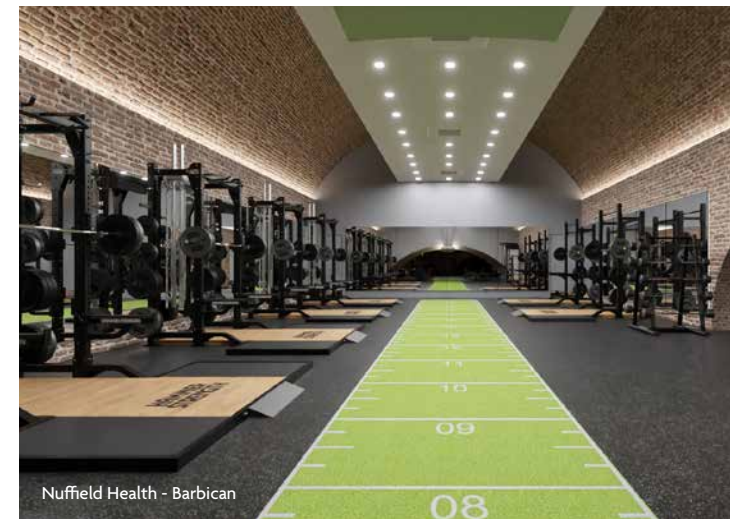
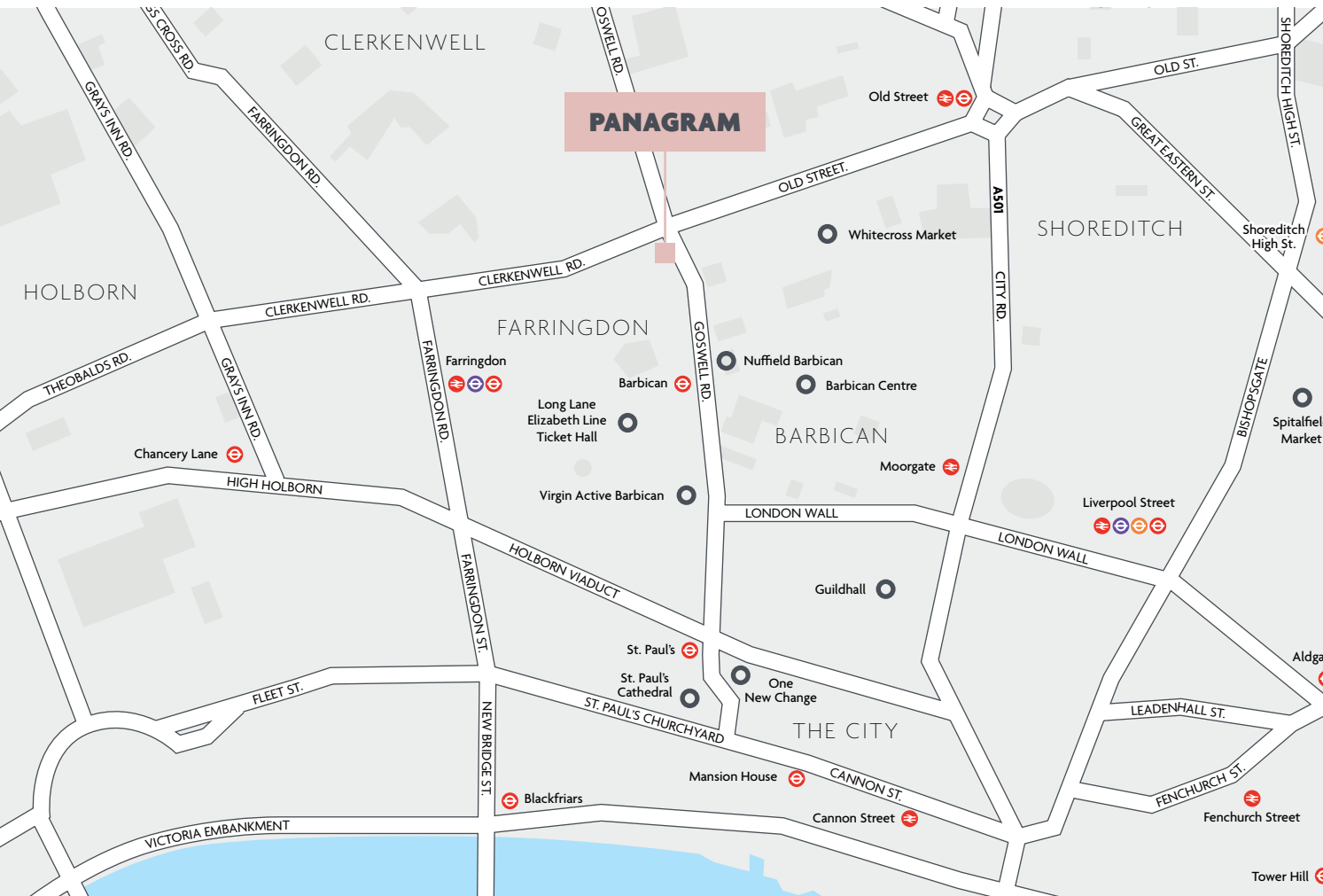
FULLY FITTED AND FURNISHED CONTIGUOUS OFFICE SUITES WITH MULTIPLE PRIVATE TERRACES

- ▶ 172 workstations
- ▶ 6 private terraces
- ▶ Views across the City
- ▶ Excellent transport links
- ▶ Back-to-frame refurbishment in 2019
- ▶ 3.3m finished ceiling height
- ▶ EPC “A Rating”

LOCATION

Panagram is perfectly positioned in the heart of the vibrant Clerkenwell district, just a 3-minute walk from Barbican Station (Circle, Hammersmith & City, Metropolitan) and an 8-minute walk from Farringdon Station (London Underground, Thameslink and National Rail services), ensuring seamless connectivity across London and beyond. The Long Lane Elizabeth line ticket hall is also just a 4-minute walk away providing easy access to Crossrail services.

The surrounding area offers a dynamic mix of trendy cafes, restaurants, and cultural landmarks, making Panagram the ideal location for work and leisure.



CONNECTIVITY

Panagram benefits from excellent transport connections with Farringdon, Barbican, St Paul's, Moorgate and Old Street stations all within easy reach.

The Elizabeth Line connects west to Paddington, Heathrow Airport and Slough, Maidenhead and Reading, and east to Canary Wharf and the Olympic Village in Stratford.

Thameslink provides connections from Farringdon to King's Cross St. Pancras to the north and London Bridge to the south.

The area has become one of the best connected central London commuter hubs offering north, south, east and west connections across the capital. The only station to do so.

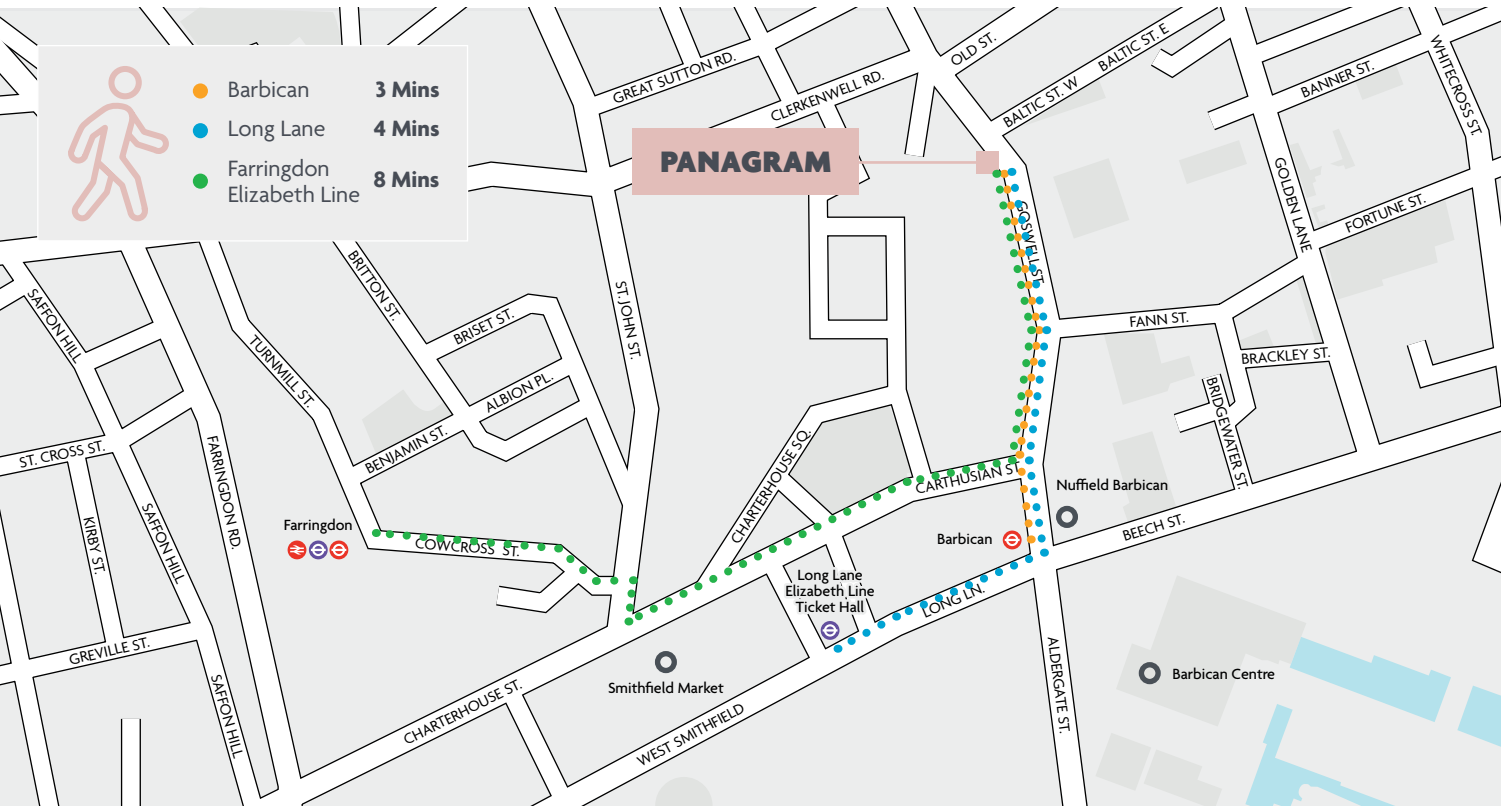
For cyclists, the north-south Cycle Superhighway runs along Farringdon Street.



Canary Wharf



Liverpool St. Station



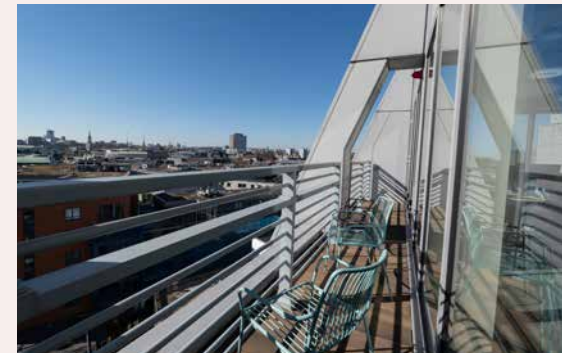
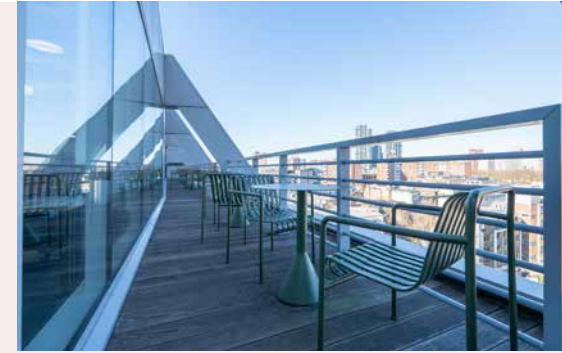
Olympic Village in Stratford

DESCRIPTION

All of the available floors at Panagram offer a 'ready to go' solution, with the number of open-plan desks ranging from 44 to 72 per floor along with an ample number of meeting rooms, private offices and single-person quiet rooms.

The building benefits from a high-specification finish following a comprehensive back-to-frame refurbishment in 2019, achieving an impressive EPC rating of A.

Every floor has at least 1 private terrace, providing a rare opportunity to enjoy outdoor space with city views.



ACCOMMODATION

7th – 4,036 sq ft

6th – 5,048 sq ft

5th – 6,325 sq ft

Total – 15,409 sq ft

All floors are fully fitted and furnished



7TH FLOOR PLAN

4,036 SQ FT

- 44 workstations
- 4 meeting rooms
- 2 single-person quiet rooms
- 2 private terraces

Key

- Office Space
- Terrace



6TH FLOOR PLAN

5,048 sq ft

- 56 workstations
- 5 meeting rooms
- 3 single person quiet rooms
- 3 private terraces

Key

- Office Space
- Terrace



5TH FLOOR PLAN

6,325 SQ FT

- 72 workstations
- 3 meeting rooms
- 10 single person quiet rooms
- 1 private terrace

Key

- Office Space
- Terrace



SPECIFICATION

- ▶ VRF heat recovery system for heating and cooling
- ▶ Ventilation to accommodate 1 person per 8m²
- ▶ Finished ceiling height of 3.3m
- ▶ Fully accessible steel encapsulated raised floors
- ▶ Exposed services
- ▶ LED lighting via feature suspended circular fittings
- ▶ 6 demised gender neutral WCs (1 accessible) per floor
- ▶ Basement end-of-ride facilities (80 bike rack spaces, 8 showers)
- ▶ 3no. 13-person passenger lifts, plus a goods lift
- ▶ North and south facing terraces
- ▶ Concierge reception
- ▶ Smart Spaces building app
- ▶ Fully cabled with comms room
- ▶ Fully DDA accessible
- ▶ EPC "A Rating"
- ▶ WiredScore - Gold
- ▶ CyclingScore - Platinum



FURTHER INFORMATION

VIEWINGS

Strictly by appointment through Spring4 and Allsop.

TERMS

Each individual floor is available via sub-lease or assignment inside the Act until March 2033.

CONTACT

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