

**314 GOSWELL ROAD,
ANGEL, NI**

1,525 SQ. FT
SELF CONTAINED GROUND FLOOR
OFFICE/SHOWROOM FOR RENT
ANGEL, NI



314

Goswell Road

DESCRIPTION

Comprising the ground floor of a mixed use property, the space benefits from fantastic frontage along Goswell Road making it perfect for a showroom or a businesses requiring some street visibility and branding.

The property has good ceiling height, excellent natural light, wooden flooring and exposed concrete features. The space further benefits from a separate meeting room and kitchen

AMENITIES



OPEN PLAN



AIR
CONDITIONING



SELF-CONTAINED



MEETING ROOMS



GOOD FRONTAGE



E CLASS USE



EXCELLENT
TRANSPORT LINKS

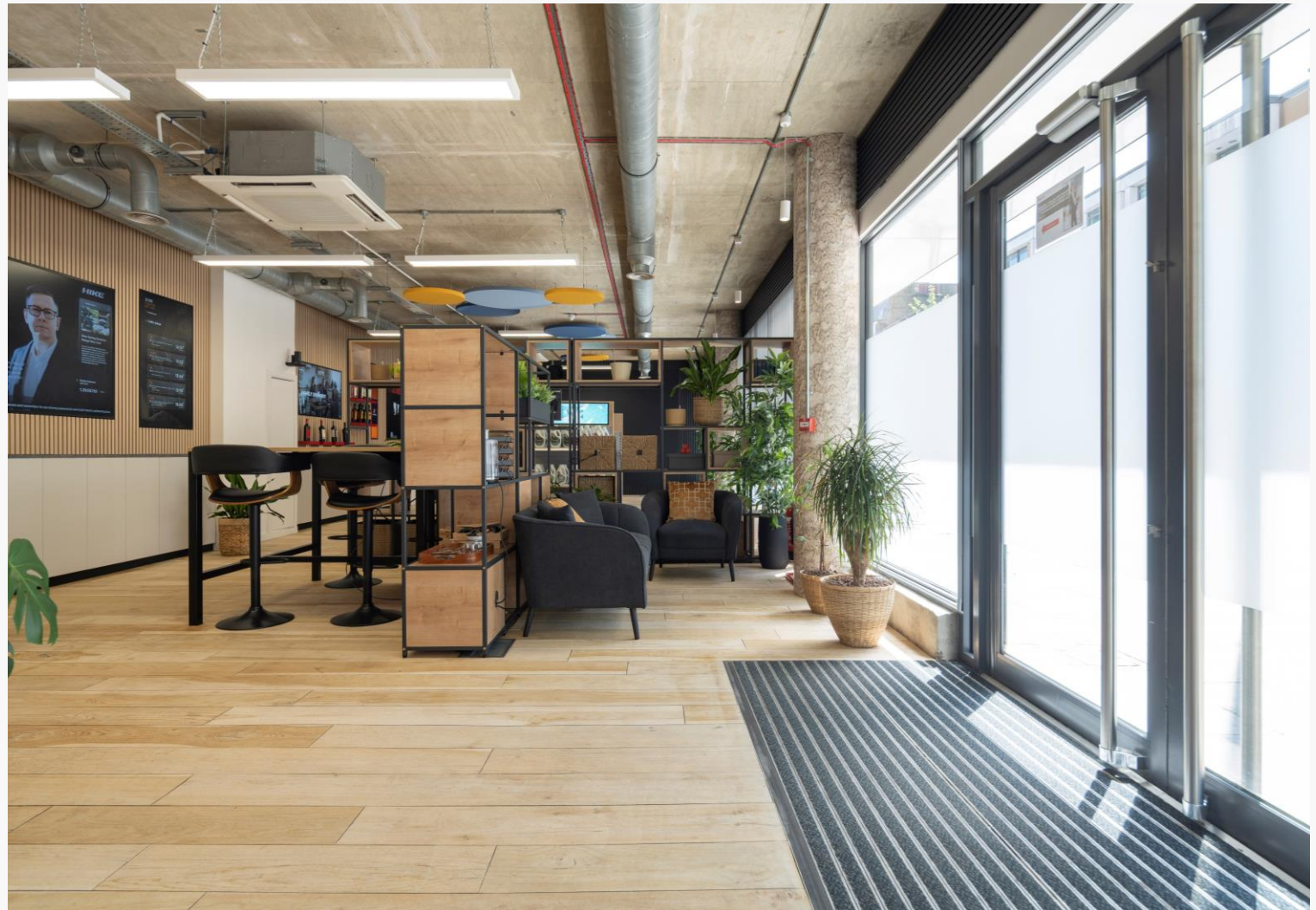


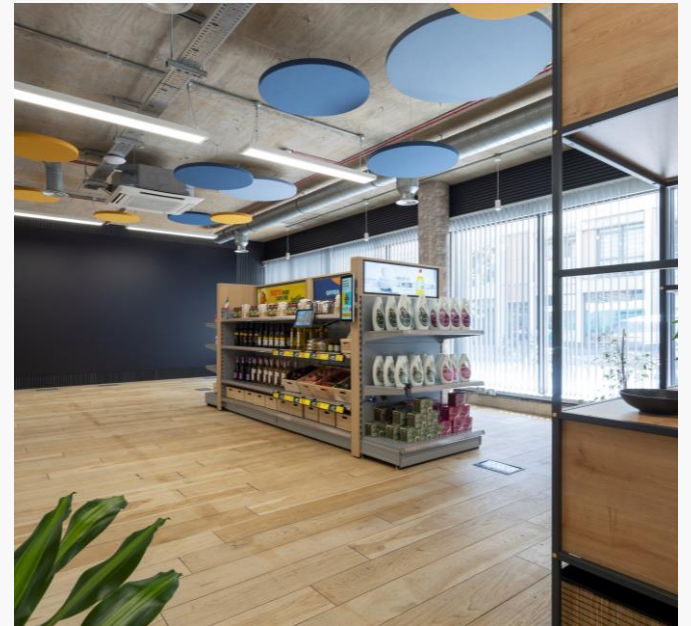
EXPOSED
SERVICES



GREAT CEILING
HEIGHTS

GROUND FLOOR SHOWROOM/OFFICE





TRANSPORT

Angel – 3 min walk



Kings Cross – 18 min walk



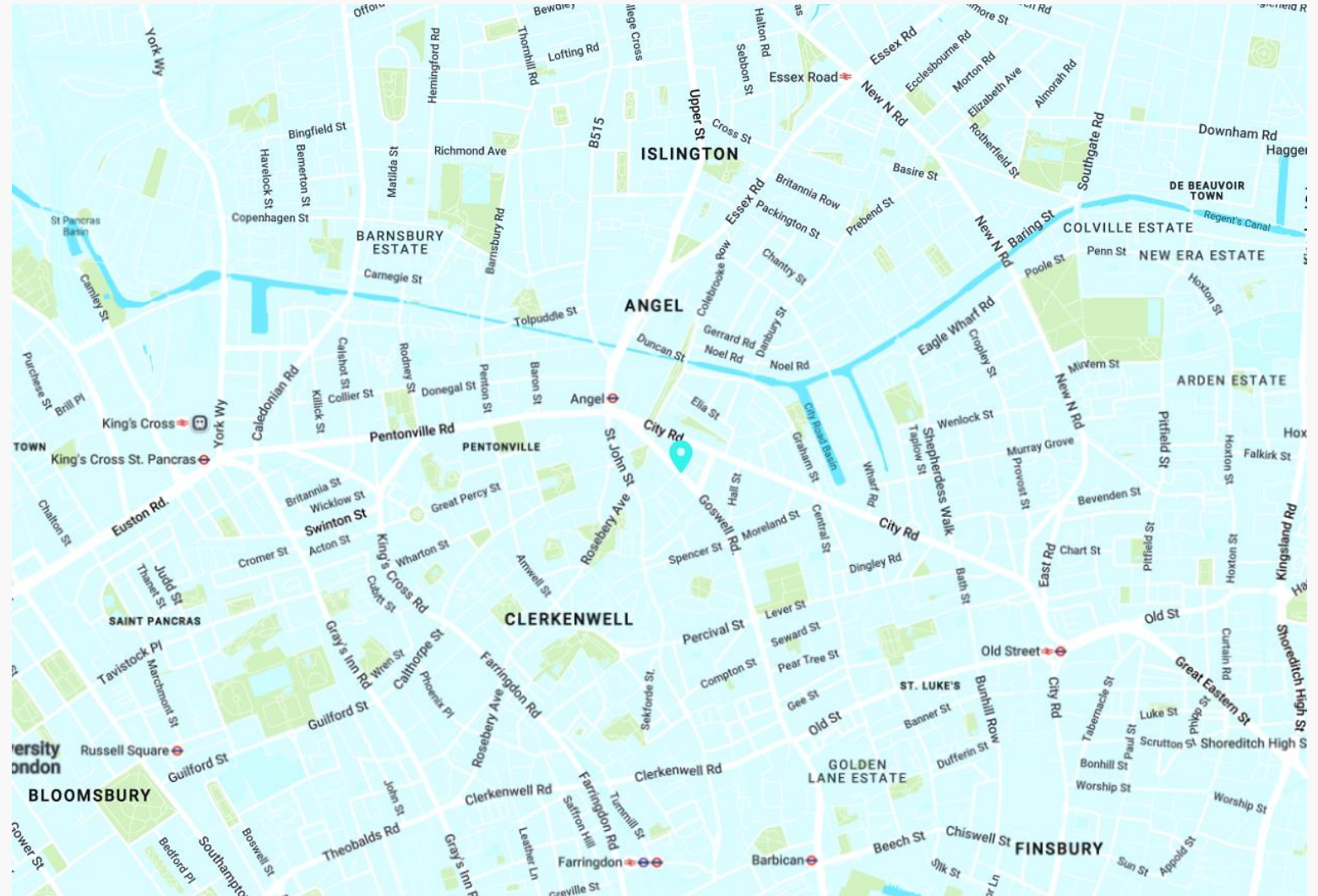
Barbican – 18 min walk



AREA

314 Goswell Road occupies a prominent position, very close to the junction with Islington High Street, Pentonville Road and St John Street, being very well located for Angel station and the restaurants, bars and shops of Upper Street.

LOCATION



AVAILABILITY

UNIT	SIZE (SQ FT)	STATUS	RENT (PSF)	RATES (PSF)	SERVICE CHARGE (PSF)	TOTAL (PCM)
Ground Floor	1,525	Available	£45.00	£12.54	£2.00	£7,566

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 JOINT SOLE AGENTS

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