

A modern dining room with a white table, green chairs, and large windows overlooking a city. The room features light-colored walls, a wooden floor, and a potted plant in the corner. The text 'Susskind.' is overlaid on the right side of the image.

Susskind.

88 Goswell Road EC1

88 Goswell Road has been newly refurbished and fully-fitted, offering private terraces, superb natural light throughout with high ceilings, exposed brickwork, and original character features. The building also benefits from end-of-trip facilities including secure cycle storage and showers. The 3rd & 4th floors are offered on a traditional or managed basis with flexible terms.



88 Goswell Road EC1

Summary

Brand new refurbishment scheme, architecturally led to provide a stunning & characterful building in the heart of Clerkenwell.

Features

- Last two remaining floors available
- Occupying a prominent position on Goswell Road
- Private terraces
- Fully-fitted/Plug & Play
- Good floor to ceiling height
- Excellent natural light
- Character features throughout
- Passenger lift
- Showers & Bike Storage in the Lower Ground
- Demised Kitchen & WC facilities

Transport

- Farringdon
- Barbican
- Old Street

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

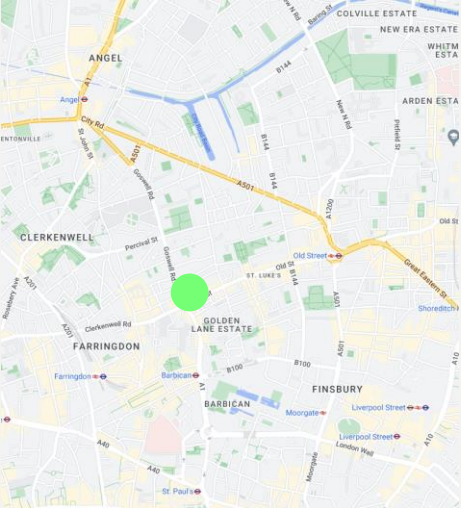
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Fourth	734	£59.50	£11.12	£23.24	£5,741.10	Available
Third	738	£62.50	£11.12	£22.32	£5,900.31	Available
Total	1,472	-	-	-	£11641.41	-

*Interested parties should make enquiries with the local authority

Map



Google Maps™ mapping service

88 Goswell Road EC1

Viewing via joint agents

For further information and inspections please contact sole agents:

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Subject to contract

Misrepresentation Act - These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Susskind