

# 348 Goswell Road, Islington, London, EC1V 7LQ

## TO LET

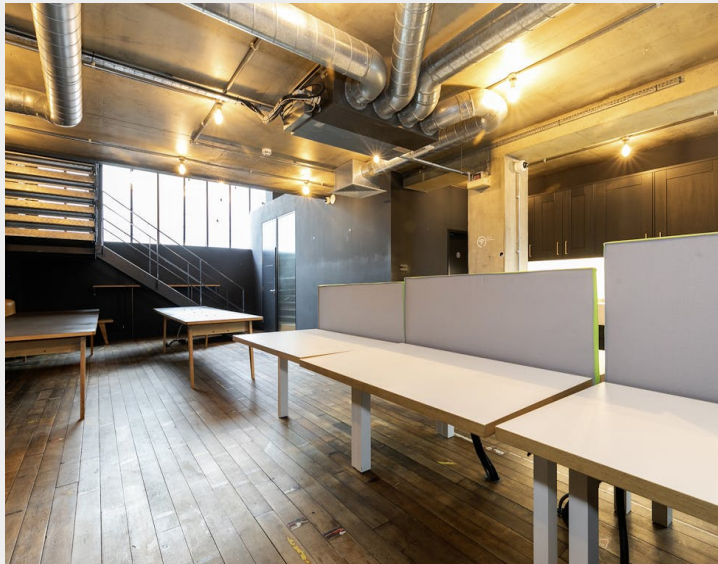
Office

1,249 sq ft / 116 sq m

£47,500 per annum



**Self-Contained fully fitted media style space with edit suites, a short walk from Angel Station.**



- Self-contained
- Wooden flooring
- Kitchen
- Air conditioning
- High speed broadband
- Fully fitted
- Meeting rooms



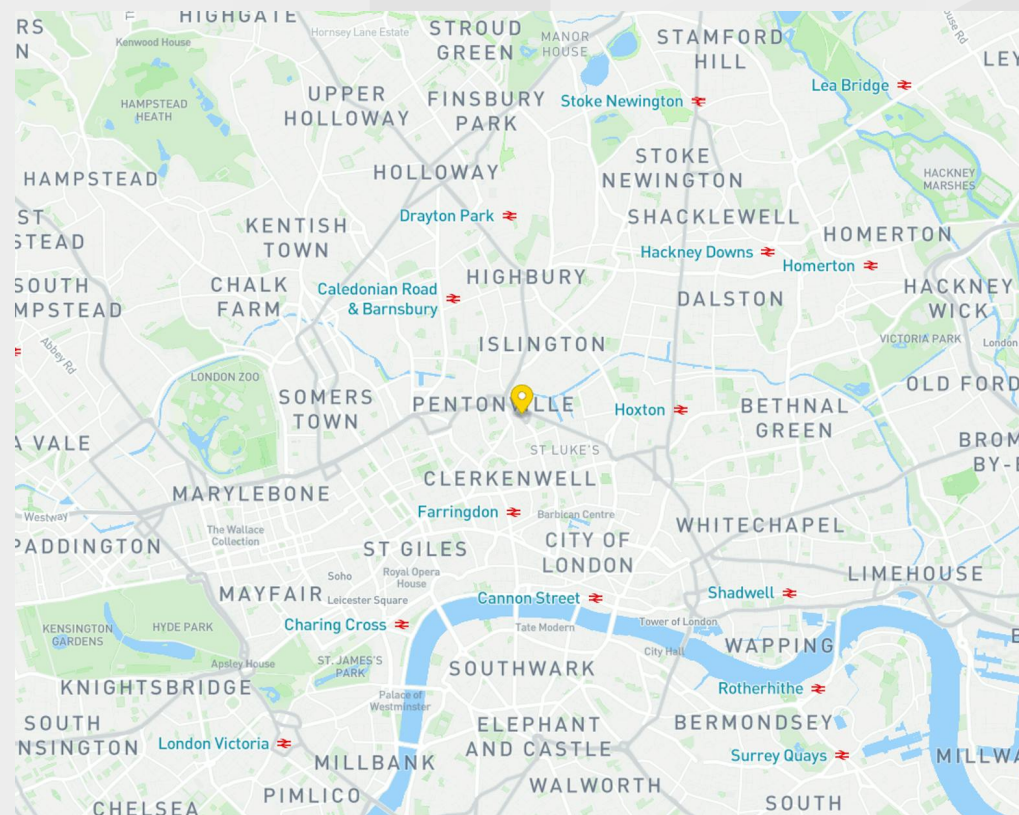


## Description

348 Goswell Road offers a self-contained fully fitted Ground and Lower Ground studio space. There is wooden flooring throughout, as well as exposed concrete, creating a modern industrial feel. There is good ceiling height on both floors and ample storage space. There are 2 meeting rooms sizeable break out space and a fitted kitchen. The fit out is ideal for editing and design occupiers, with partitioned editing suites on both floors.

## Location

The building is located less than a 5 minute walk from Angel Station which provides good accessibility to the City and West End via the Northern Line. The area contains a wide array of tenants, including creative agencies, tech startups and larger corporate entities. The nearby Regent's Canal and green spaces add a unique character and offer pleasant outdoor spots for local occupiers and visitors alike.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
Lower Ground	1,249	116.04	£47,500 /annum	£5.79	£3.77	£4,953.37	Available

Tenure

New Lease

EPC

B

VAT

Applicable

Configuration

Fitted

Contacts

Tom Schwier  
07583 037 559  
tom.schwier@strettons.co.uk

Joel Barnes  
07974 625 109  
joel.barnes@strettons.co.uk

James Taylorson (Ellis Brown)  
02037450060  
jtaylorson@ellisbrowncommercial.com



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