

To Let

338-346 Goswell Road, London, EC1V 7LQ

7,319 sq ft

- Fitted out with meeting rooms, break out and kitchenette in situ
- Top floor suite with large windows and lots of natural light
- Conveniently located only 300m from Angel Station
- Close to all the amenities of Upper Street
- Bike Racks and Showers



Location

Angel House is situated on the east side of Goswell Road approximately 300m to the South of Angel Underground Station. The property benefits from being located between three sought after tech, media and creative locations namely Clerkenwell to the south, Kings Cross to the west and Shoreditch to the south east.

Angel provides a plethora of restaurants, shops, bars and cultural attractions all within a short walking distance of the building.

The area is home to a wide variety of occupiers including Expedia, Ticketmaster, Cancer Research UK and WeWork.

Specification

The 4th floor provides a fitted and furnished space ready for immediate occupation. The specification includes:

- Air conditioning
- 100mm raised access floors
- CAT5 cabling
- Floor to ceiling height of circa 3m
- 2 x 13 person passenger lifts

Terms

The accommodation is available by way of a sub-lease for a term until September 2024.

Viewings

Strictly by appointment by the sole agents.

Accommodation

Floor/Unit	Size	Rent	Rates Payable	Service Charge	Availability
4th	7,319 sq ft	£52.50 per sq ft	£20 per sq ft	£10 per sq ft	Available

Transport

Angel House is well located to benefit from the following transport hubs:

Angel - Northern Line (3 mins walk)
Kings Cross / St Pancras - Northern, Victoria, Piccadilly District, Circle and Metropolitan Lines plus International Rail Services (18 mins walk)

EPC

This property has been graded as D (89).

Rent

£52.50 per sq ft
exclusive of rates, service charge and VAT (if applicable).

Business Rates

Rates payable: £20.78 per sq ft
(based upon Rateable Value: £292,500.00)

Service Charge

£10 per sq ft



Contacts

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