

Compton

Clerkenwell

55 Goswell Road
EC1V 7EN

Newly refurbished, fully fitted office studios in the heart of Clerkenwell

For Rent

601 to 2,768 ft²

020 7101 2020
compton.london

Compton

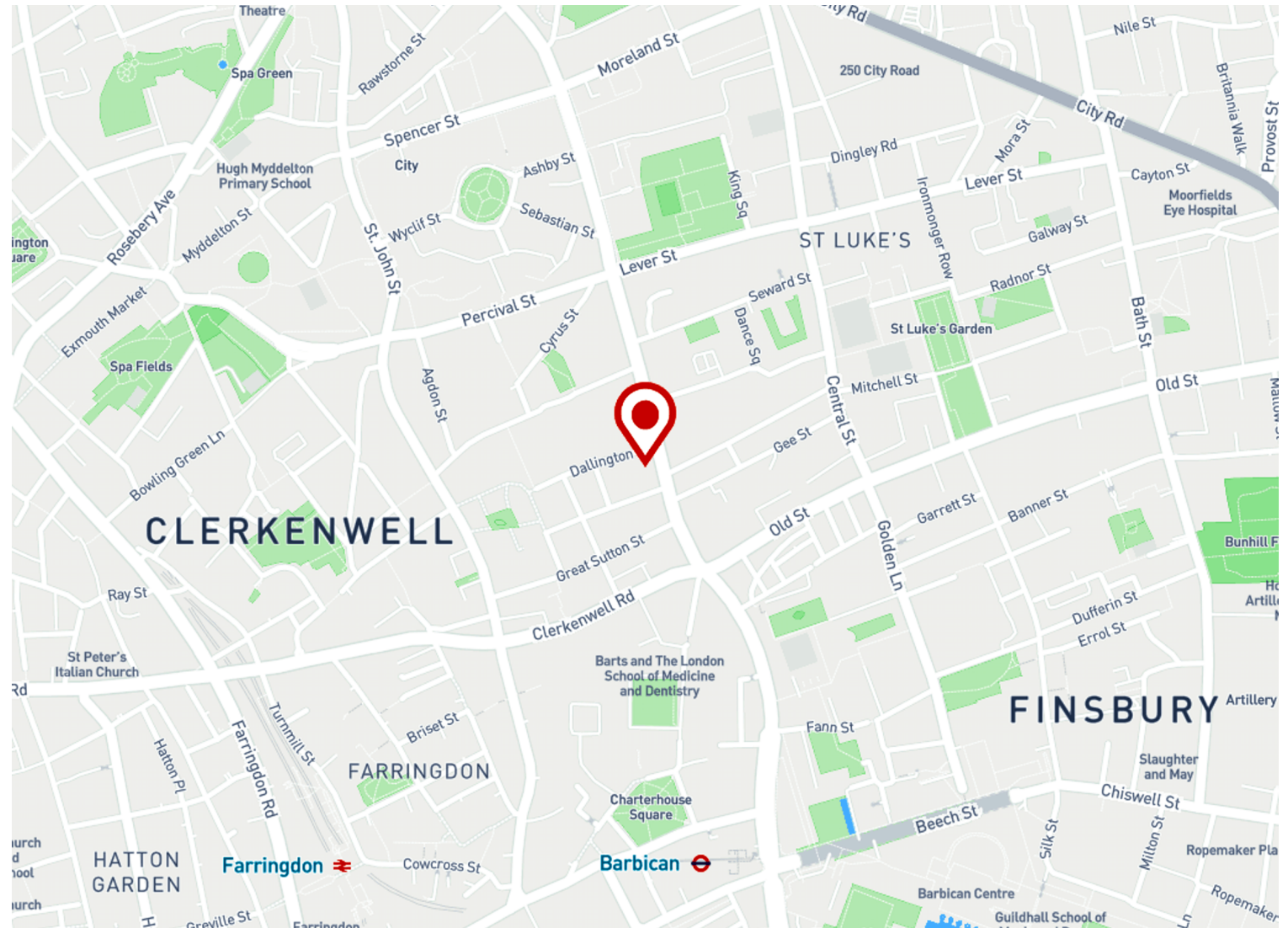
Clerkenwell

55 Goswell Road
EC1V 7EN

Newly refurbished, fully fitted office studios in the heart of Clerkenwell

For Rent

601 to 2,768 ft²



Location

The area is home to major companies from the design, fashion, technology and showroom sectors. There is a well-established showroom community and showroom occupiers include: Vitra, Porcelanosa, Knoll, Bolon, Domus, Mapei, Wilkhahn, Milliken, Hansgrohe, Bulthalp, Caesar, Desso, Havwoods and Connection.

Transport is well covered. Farringdon is on the Circle, District and Hammersmith & City Lines, and also serves mainline trains and the new Elizabeth Line. The Cycle Superhighway is also just around the corner as well as Barbican and Old Street Tube Station.

Compton

Clerkenwell

55 Goswell Road
EC1V 7EN

Newly refurbished, fully fitted office
studios in the heart of Clerkenwell

For Rent

601 to 2,768 ft²



020 7101 2020
compton.london

External

Compton

Clerkenwell

55 Goswell Road
EC1V 7EN

Newly refurbished, fully fitted office studios in the heart of Clerkenwell

For Rent

601 to 2,768 ft²



Compton

Clerkenwell
55 Goswell Road
EC1V 7EN

Newly refurbished, fully fitted office studios in the heart of Clerkenwell

For Rent
601 to 2,768 ft²



Compton

Clerkenwell

55 Goswell Road
EC1V 7EN

Newly refurbished, fully fitted office
studios in the heart of Clerkenwell

For Rent

601 to 2,768 ft²



Compton

Clerkenwell

55 Goswell Road
EC1V 7EN

Newly refurbished, fully fitted office studios in the heart of Clerkenwell

For Rent

601 to 2,768 ft²

Amenities

- Newly Refurbished studio offices
- Fully fitted and furnished
- Wooden flooring
- Comfort Cooling System
- Excellent Natural Light
- Modern suspended LED lighting
- Perimeter Trunking
- Fibre connectivity
- Passenger lift

Description

The building is located on Goswell Road, a prime Clerkenwell Location. These studios are about to undergo a comprehensive refurbishment to CAT A specification, complemented by modern suspended lighting, wooden flooring, comfort cooling systems, exposed concrete columns and BT fibre connectivity.

Many studios have made their home here, as well as headline Clerkenwell Design Week events. In short, the locals appreciate the value of good design. The vibrant social scene, unique shops and charming character also make this one of London's most desirable places to drink and dine too.

Compton

Clerkenwell

55 Goswell Road
EC1V 7EN

Newly refurbished, fully fitted office studios in the heart of Clerkenwell

For Rent

601 to 2,768 ft²

Content

Watch the film



View on Website



Viewings

Via joint sole agents only

Terms

New full repairing & insuring lease(s) available for a term by arrangement direct from the freeholder.

Local Authority

The London Borough of Islington

Fit out

The floors are offered in a fully fitted and furnished condition to include:

- South units: 8 desks, banquette breakout area & a new kitchenette.
- North unit: 12 desks, new kitchenette, breakout areas, 1x meeting room.

VAT

The property is elected for VAT

Compton

Clerkenwell

55 Goswell Road
EC1V 7EN

Newly refurbished, fully fitted office studios in the heart of Clerkenwell

For Rent

601 to 2,768 ft²

Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
3rd - South	624	£65	£13.97	£10.50	£89.47	£4,652.44	£55,829.28	Available
2nd - North	897	£65	£14.65	£10.50	£90.15	£6,738.71	£80,864.55	Available
2nd - South	646	£65	£13.50	£10.50	£89	£4,791.17	£57,494	Available
1st - South	601	£65	£21.45	£10.50	£96.95	£4,855.58	£58,266.95	Available

Compton

Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

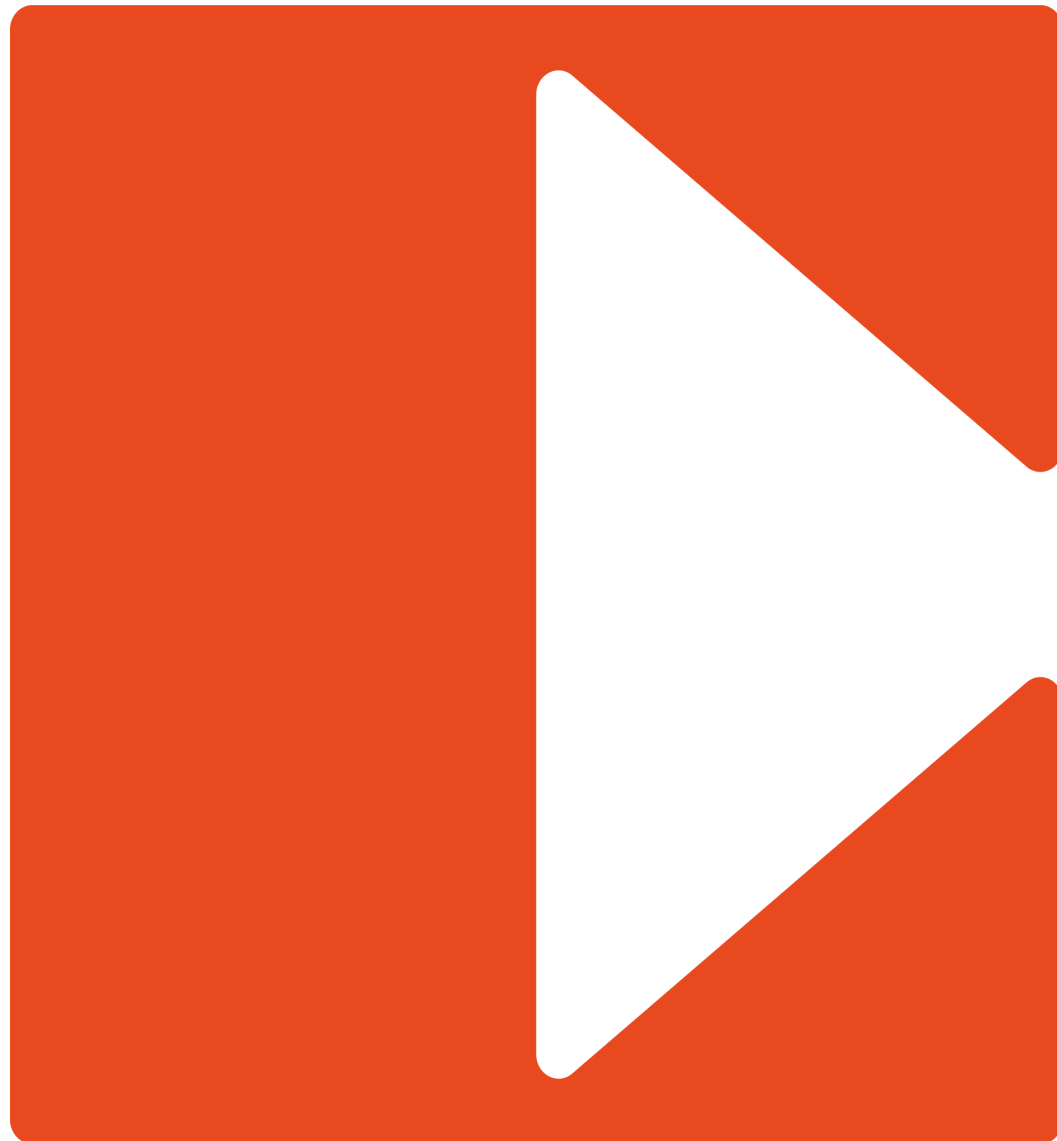
Josh Perlmutter
jp@compton.london
07814 699 096

Emma Higgins
eh@compton.london
07769 605 295

Oliver Jay
oj@compton.london
+44 (0) 7903 714 187

Michael Raibin
mr@compton.london
07880 795 679

020 7101 2020
[compton.london](https://www.compton.london)



Compton gives notice that these particulars are set out as a general outline only for the guidance of intending Purchasers or Lessees and do not constitute any part of an offer or contract. Details are given without any responsibility and any intending Purchasers, Lessees or Third Party should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. No person employed or engaged by Compton has any authority to make any representation or warranty whatsoever in relation to this property. Compton is the licensed trading name of Compton RE Disposals Limited. Company registered in England & Wales no. Registered office: 47 St John's Square, Clerkenwell, London, EC1V 4JJ
Generated on 30/03/2023