

Compton

Clerkenwell

Sutton Yard
65 Goswell Road
EC1V 7EN

Rarely available floor plates within
a stunning courtyard development

For Rent

3,929 to 9,283 ft²

020 7101 2020
compton.london



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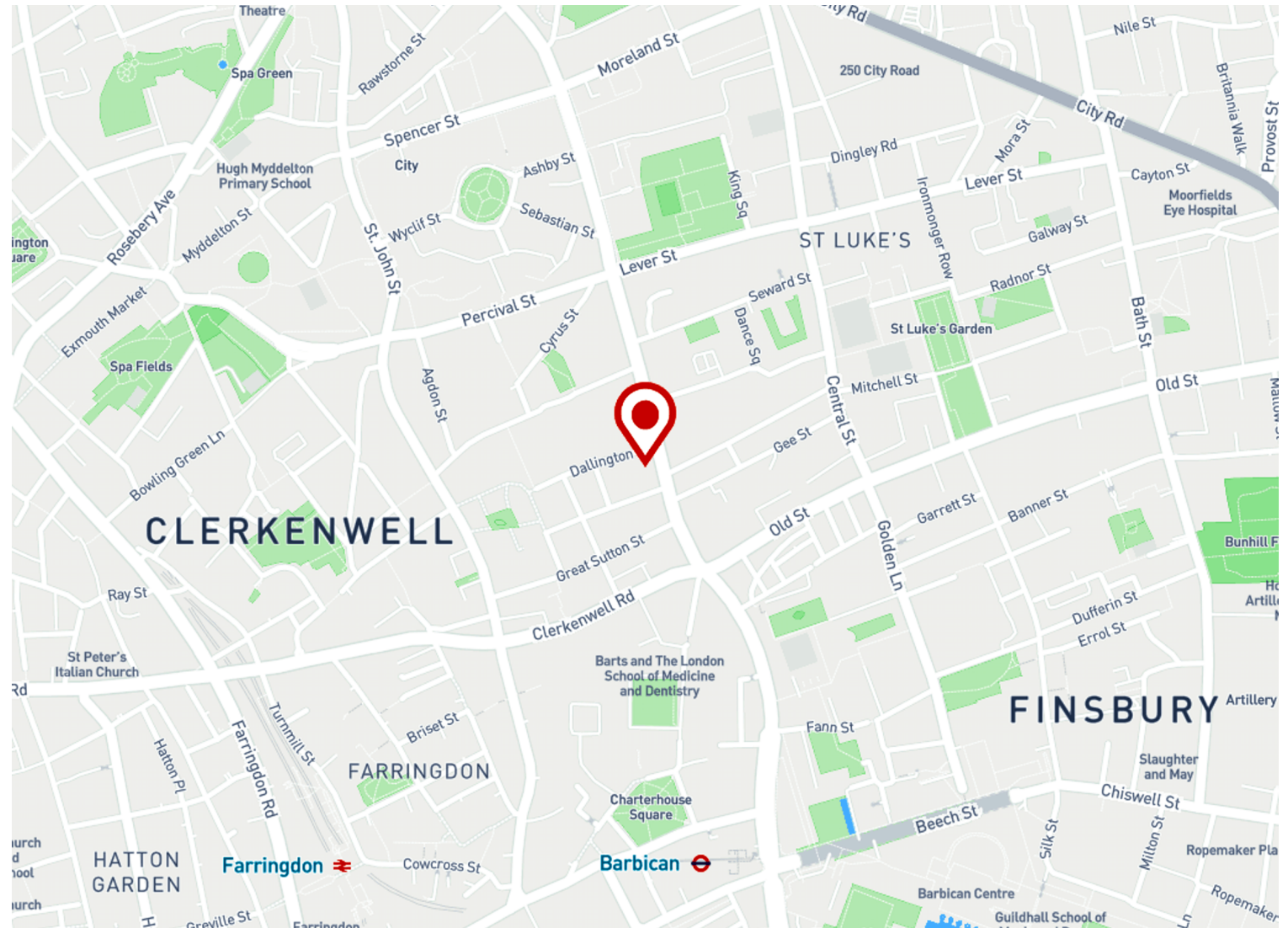
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Location

Uniquely situated, Sutton Yard comprises a beautifully refurbished network of buildings nestled between Dallington Street and Northburgh Street. With public access to the main courtyard set within a tall, narrow void between two buildings facing onto Goswell Road, the scheme carries a certain charm wholly befitting of the Clerkenwell area.

The unusual entrance combined with the industrial architectural aesthetic which runs through the scheme makes for a truly unique and impressive setting which continues all the way through to the open plan, industrial style floorspaces.

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.

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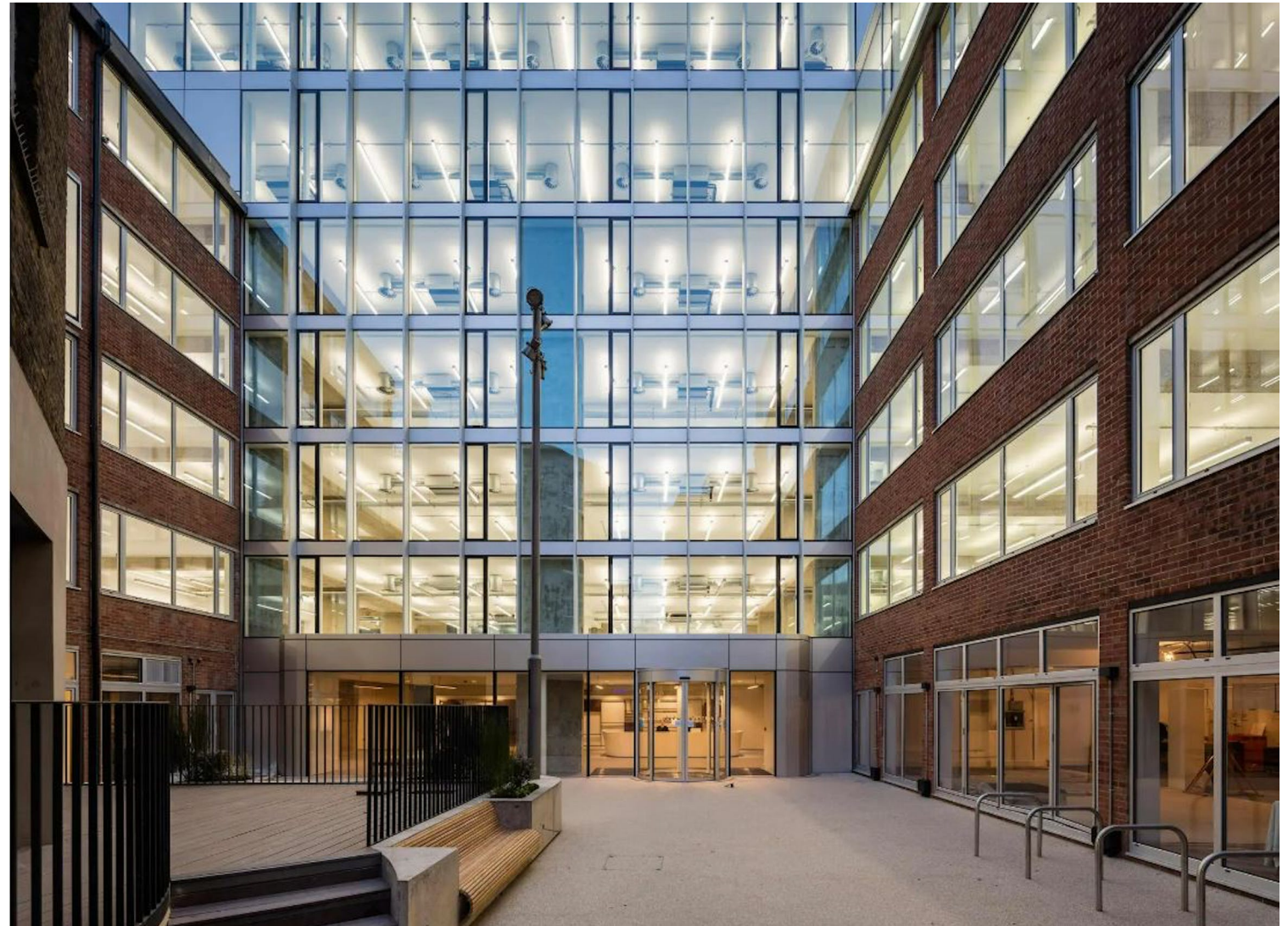
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External Courtyard

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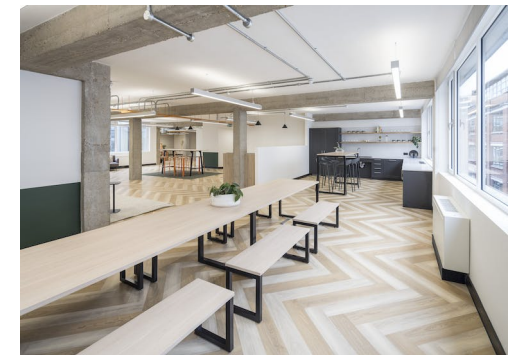
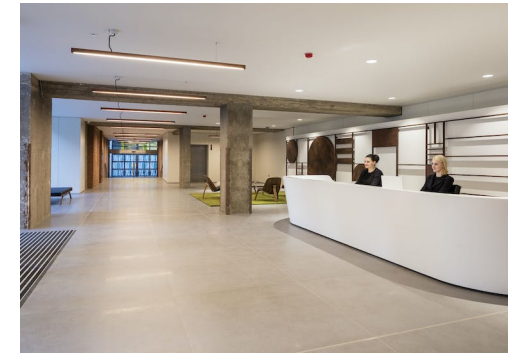
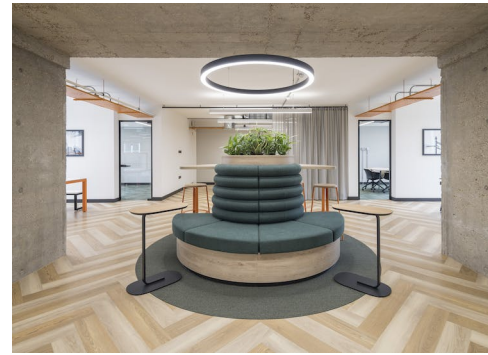
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Amenities

- Courtyard development
- Recently refurbished office floors
- Large reception area
- Bike Storage
- Shower facilities
- LED strip lighting
- Exposed concrete columns
- Metal tile raised floor
- Fantastic natural light
- 4x Passenger lifts
- Fibre ready via Backbone Connect

Description

Sutton Yard is a beautifully refurbished network of buildings that together provide 77,500 sq ft of Grade A office space. It has a secluded character, thanks to a courtyard entrance that reflects the buildings' industrial pasts.

The imaginative architecture reflects Sutton Yard's creative environs. 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.

The 4th Floor is fitted with the following: 38x workstations, 3 meeting rooms, ample breakout areas, bespoke furniture pieces, kitchenette with island, 3x phone booth areas.

The 3rd floor is fitted with the following: 44x workstations, 3 meeting rooms, 1 meeting area, multiple breakout spaces, large kitchenette with collaboration zone, 3x zoom pods, bespoke seating feature.

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Content

Watch the film



View on Website



Viewings

Via joint sole agents only

Lease term

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

VAT

The property is elected for VAT

Local Authority

The London Borough of Islington

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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
4th - (South)	3,929	£75	£19	£8.31	£102.31	£33,498	£401,975.99	Available
3rd - (South)	5,354	£75	£18.45	£8.31	£101.76	£45,401.92	£544,823.04	Available
Ground - Part Ground, 1st & 2nd	24,465	-	On application	On application	£0	£0	£0	Let
4th - (North)	7,504	-	On application	On application	£0	£0	£0	Let

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Contact Us

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

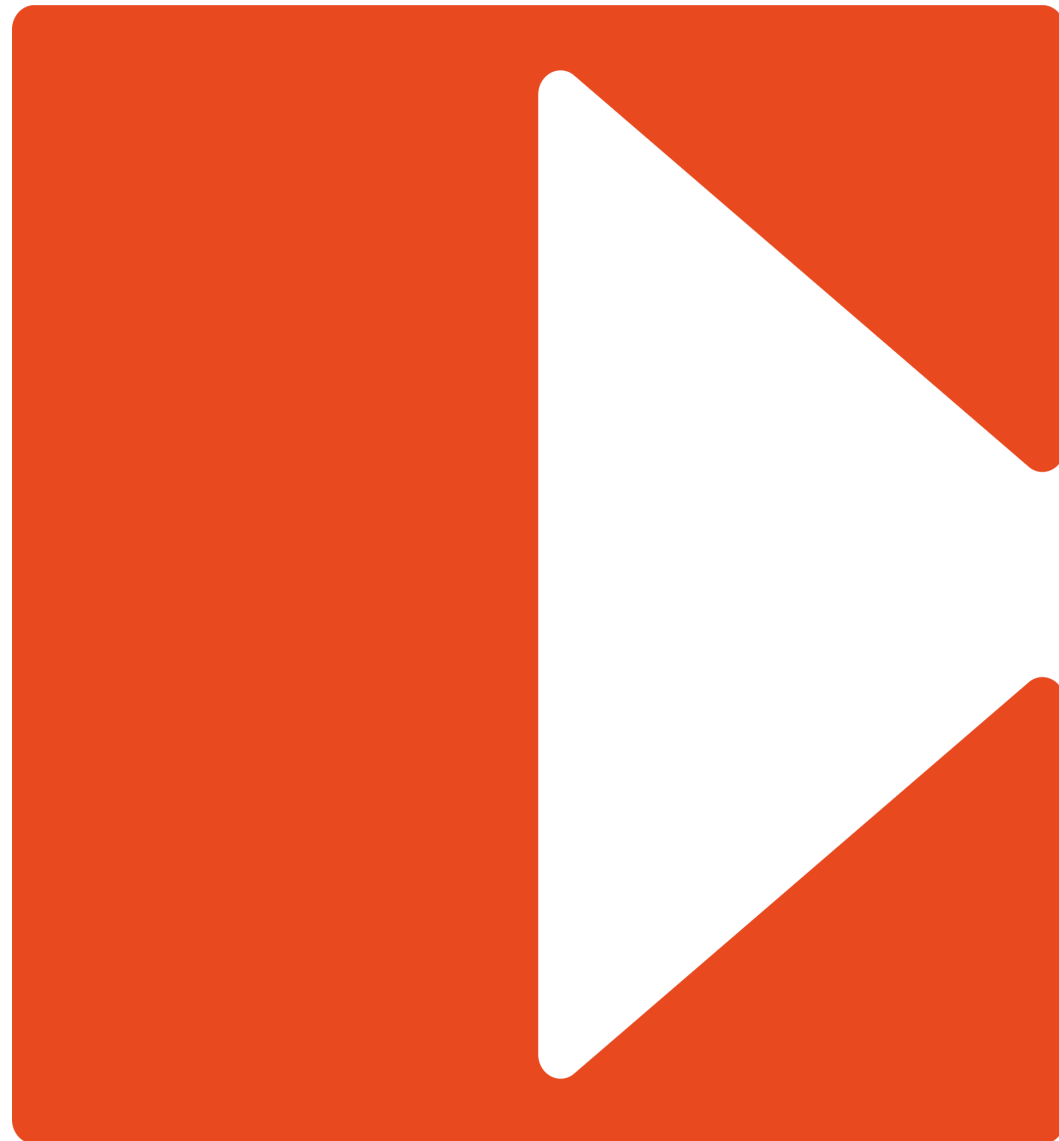
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