

# Compton

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**Clerkenwell**  
Sutton Yard  
65 Goswell Road  
EC1V 7EN

---

Penthouse floors available within  
the stunning courtyard development

---

**For Rent**  
3,632 to 9,448 ft<sup>2</sup>

020 7101 2020  
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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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## Amenities

- Courtyard development
- 5th floor available fully fitted and furnished ; 42 desks, 4 x meeting rooms, hot desks areas throughout, kitchenette, 2 x phone booths
- 6th floor available in an open plan conditon
- 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

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## Description

Sutton Yard is a beautifully refurbished network of buildings that together provide 77,500 sq ft of 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 5th Floor is proposed to provide fully fitted and furnished space with workstations, meeting rooms, a large kitchenette and plenty of collaboration zones. The floor also benefits from its own large roof terrace.

The 6th floor is being delivered in a CAT A, open plan, condition with excellent natural light from floor to ceiling windows. This floor can be fully fitted and furnished, subject to terms, to a Tenant's bespoke requirements.

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## Content

Watch the film



View on Website



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## 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

## 5th floor - What's included?

The 5th floor has been comprehensively refurbished and fully fitted to provide:

- 42 workstations with space for 60
- 5x meeting rooms
- 2x call booths
- Large furnished terrace
- Kitchenette with island seating
- Ample breakout zones



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## Floor Areas & Outgoings

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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
6th	3,632	£79.50	£19	£9.38	£107.88	£32,651.68	£391,820.16	Available
5th	5,816	£85	£19	£9.38	£113.38	£54,951.51	£659,418.08	Available

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## Contact Us

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

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