

Compton

Clerkenwell

314 Goswell Road
EC1V 7AF

Self-contained ground floor space available for lease, located moments from Angel station - perfect for showroom or office occupiers

For Rent
1,525 ft²

020 7101 2020
compton.london



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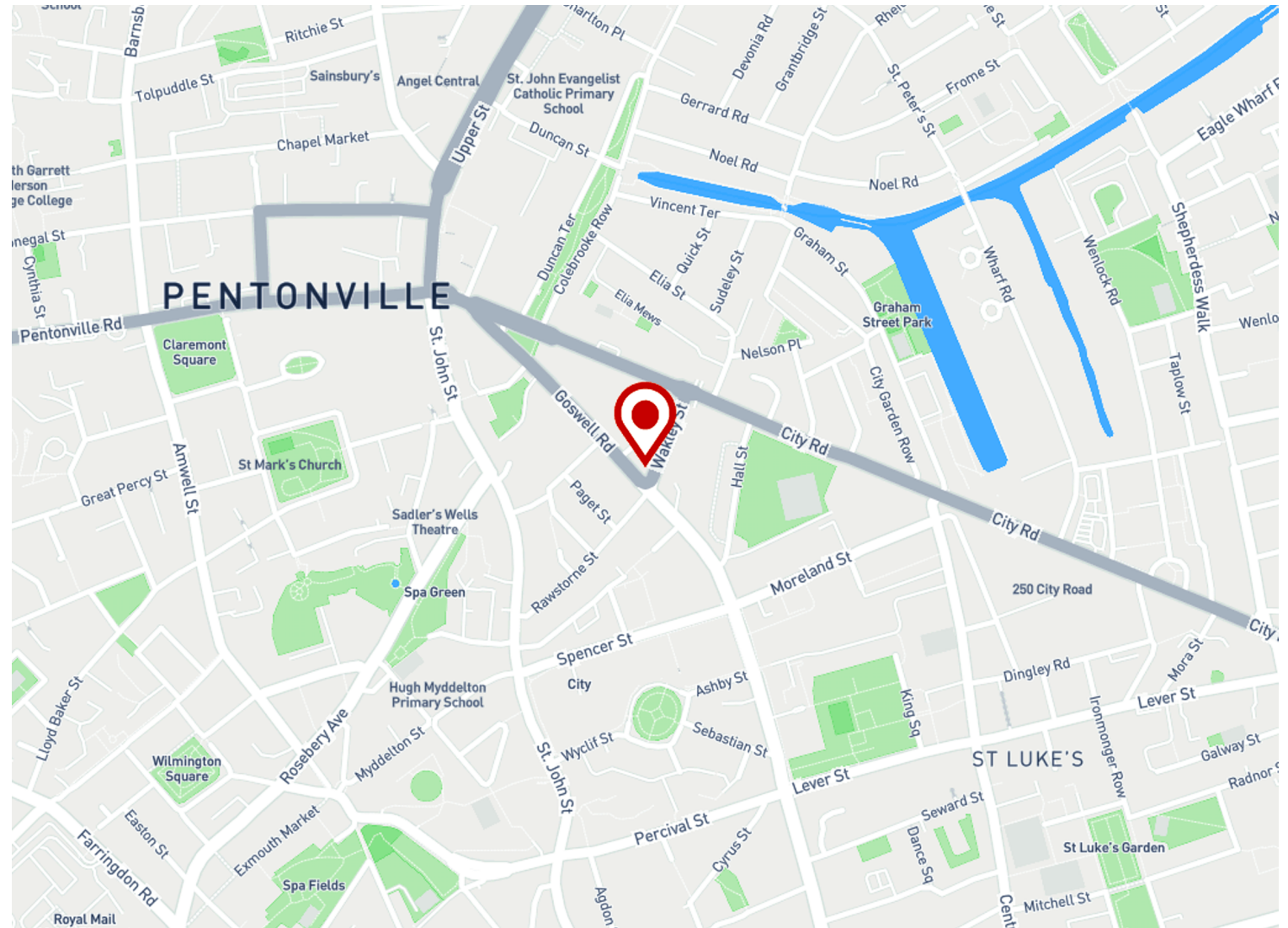
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Location

Located on a prominent position fronting Goswell Road, a key arterial route linking Angel to Farringdon and the City of London. It is a short walk from Islington High Street and Upper Street which offer a vibrant collection of shops, bars, restaurants and entertainment venues; such as Chapel Market, the Sadler's Wells Theatre, Almeida Theatre and Angel Central Shopping Centre. The property benefits from close proximity to Regent's Canal; accessed via Colebrooke Row.

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Amenities

- Self-contained Ground Floor premises
- High profile with generous street frontage
- Excellent Natural Light
- Wood flooring
- Exposed concrete features
- Air Conditioning
- Meeting Room in situ
- Demised WC's

Description

The available accommodation is a beautifully presented and well-appointed ground floor commercial space that is ideally suited for showroom or office use and looking to be located within the heart of Clerkenwell and short walk to the Angel Islington.

The building benefits from fantastic frontage along Goswell Road for branding opportunities.

The property is self-contained, benefits from excellent natural light, wooden flooring and exposed concrete features.

It would be of strong interest to a range of showroom, creative, media and tech occupiers.

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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
Ground	1,525	£45	£13.90	£1	£59.90	£7,612.29	£91,347.50	Under Offer
Total	1,525	£45	£13.90	£1	£59.90	£7,612.29	£91,347.50	

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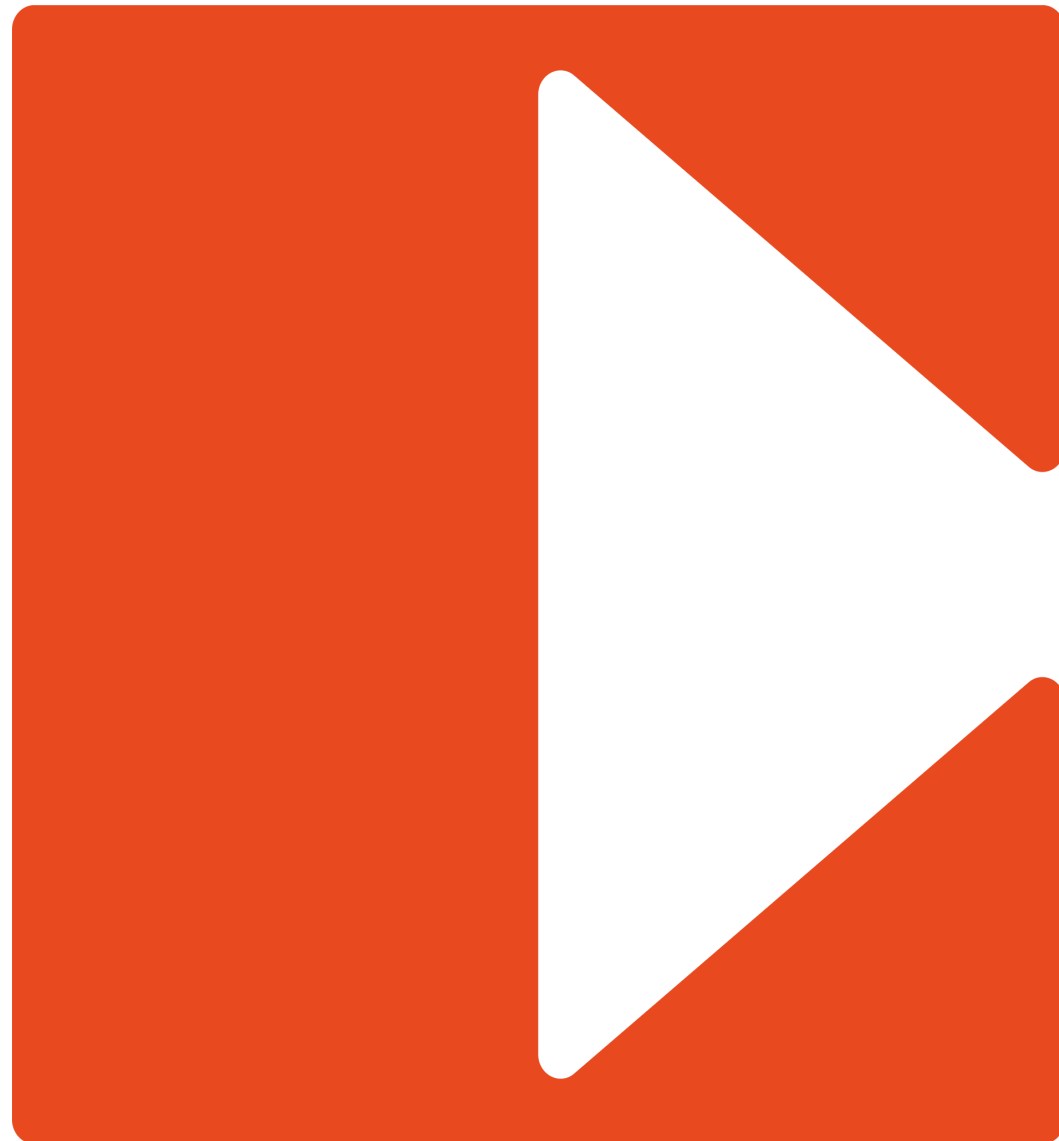
Contact Us

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

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