

Compton

Clerkenwell
80 Goswell Road
EC1V 7DB

Amazing newly refurbished and fully-fitted creative office floors available to lease in a self-contained warehouse building

For Rent
1,957 to 4,291 ft²

020 7101 2020
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Location

80 Goswell Road is located a short walk from Barbican, Farringdon and Old Street Stations making it an ideal location for occupiers. Both Barbican and Farringdon Stations provide access to the new Elizabeth line as well as Metropolitan, Hammersmith and City Lines as well as the Thameslink. The ground floor benefits from a fantastic street presence making it an ideal showroom space on the periphery of the infamous Clerkenwell showroom district.

The junction of Old Street and Goswell Road provides various restaurant and café offerings including 'Fare' Bar.

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Office Floors

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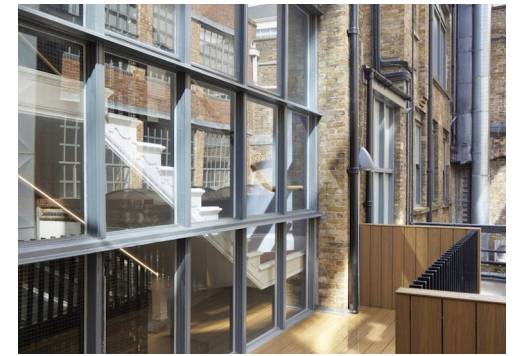


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Amenities

- Fully refurbished self-contained warehouse building measuring c. 7,725 sq ft
- Creative warehouse building offering exposed brick walls
- Floors 1-3 have been fully fitted
- The Ground Floor has been fully refurbished to high CAT A specification and is self-contained with direct access from Goswell Road
- The 1st floor fit-out includes 20 workstations, 1x4 person, 1x8 person & 1x8-12 person meeting room and 2 phone booths
- The 2nd floor fit-out includes 20 workstations, 1x4 person & 1x8 person meeting room and 2 phone booths
- The 3rd floor fit-out includes 17 workstations, 1x4 person & 1x8 person meeting room and 1 phone booth
- Lift access
- Bike storage & Shower Facilities
- Access to the wider Morelands Campus
- Access to external bookable meeting rooms and event hire space at DL/28 (Old Street) and DL/78 (West End)

Description

This unique warehouse building is arranged over Ground to 3rd floors and provides c. 7,320 sq ft of brand newly-refurbished fully-fitted & CAT A space. The building benefits from it's own self-contained entrance from Goswell Road and also sits behind the Morelands development.

The 1st - 3rd floors have been fully-fitted to a very high standard to include workstations, various meeting rooms, phone booth(s) and a kitchenette/ breakout area. The Ground floor has been refurbished to a high-quality CAT-A condition and benefits from a self-contained ground floor entrance from Goswell Road making it an ideal showroom space.

80 Goswell Road benefits from private outside space by way of a private terrace on the 1st floor and access to the communal courtyard at Morelands.

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Content

Watch the film



View on Website



Tenure

Leasehold

Lease Term

New full repairing & insuring lease available for a term by arrangement direct from the Landlord

VAT

The property is elected for VAT

Legal Costs

Each party to be responsible for its own legal and all other professional costs incurred in the transaction

Local Authority

The London Borough of Islington

Bookable meeting rooms & Event hire space (DL/28 & DL/78)

A range of meeting rooms and event spaces are available to book outside of the office, which can be used for meetings and events. Additional catering can be supplied by Lantana. One is located near by in Old Street and the other on Charlotte Street in the West End.

Further information can be found: <https://www.derwentlondon.com/dl-78>

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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
3rd - (Fully-Fitted)	1,957	£72.50	£23.57	£14.20	£110.27	£17,983.20	£215,798.39	Available
2nd - (Fully-Fitted)	2,049	£75	£23.61	£14.20	£112.81	£19,262.31	£231,147.69	Let
1st - (Fully-Fitted with private terrace)	2,334	£77.50	£23.65	£14.20	£115.35	£22,435.58	£269,226.90	Under Offer
Ground - (Not-Fitted)	980	£67.50	£22.15	£2.80	£92.45	£7,550.08	£90,601	Let
Total	7,320	£73.13	£23.25	£11.35	£107.72	£67,231.17	£806,773.98	

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Contact Us

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

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