

88GOSWELLROAD.LONDON



GOSWELL RD

CLERKENWELL EC1

735 – 5,716 SQ FT OF PREMIUM, NEWLY REFURBISHED
OFFICE SPACE WITH PRIVATE TERRACES TO LET

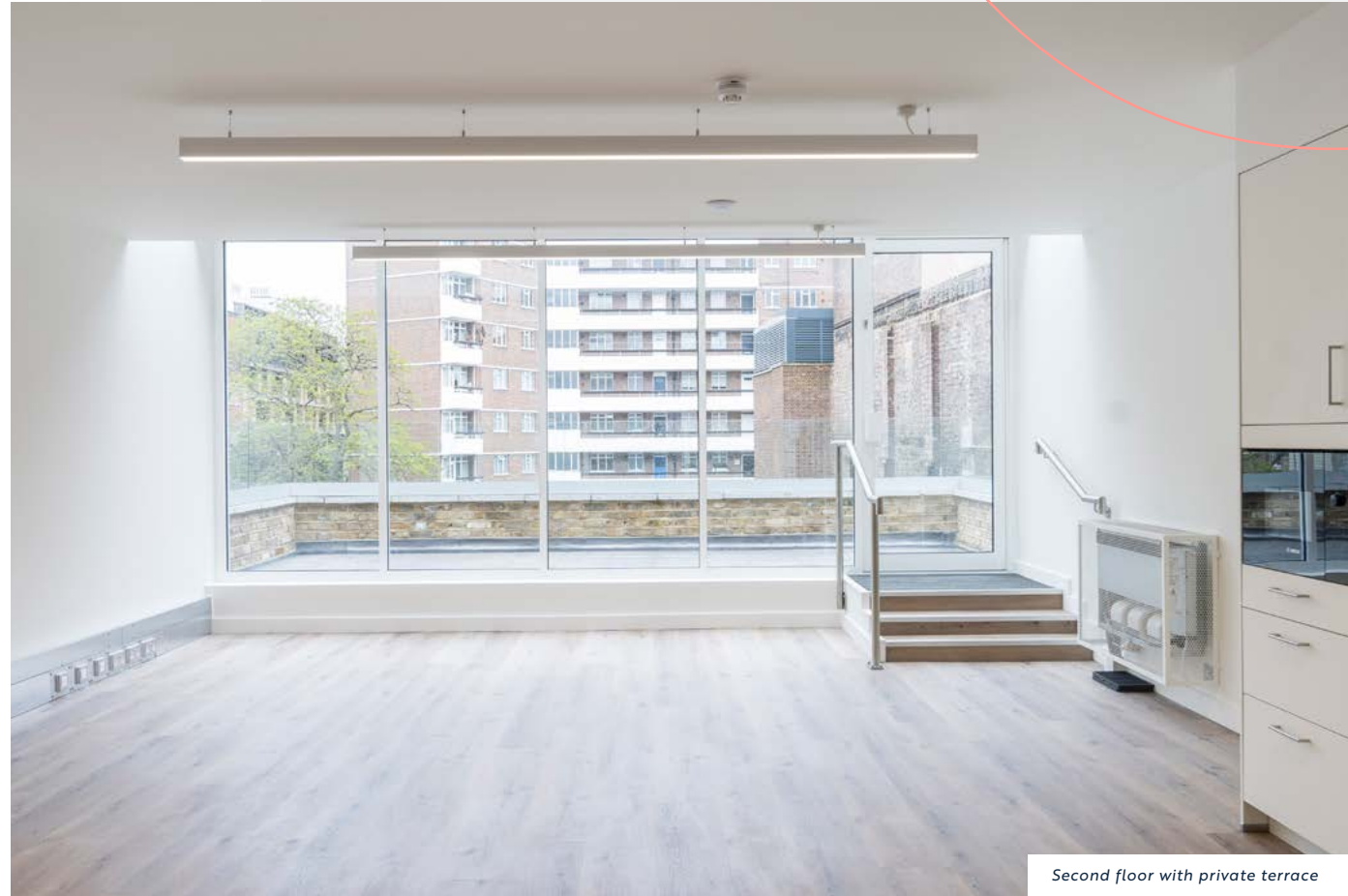


A characterful office building in a prime location

Positioned in the heart of Clerkenwell, just a short distance from some of the top hotels and restaurants the capital has to offer. This self contained building is situated in a first class location, a magnet for those in the creative, fashion and tech sectors.



First floor with CAT A+ fit out



Second floor with private terrace



Close to Old Street, Farringdon and Barbican Stations.

The transformation of Old Street roundabout (above) will include a pedestrianised area and a cycle friendly environment. A new station entrance will offer greater access to this popular area.



The heart of London's most vibrant district

The place is enriched with a multitude of cafés, restaurants and street food.

If you're looking for diversity then it doesn't get much better than here, with huge cultural influences from across the globe.



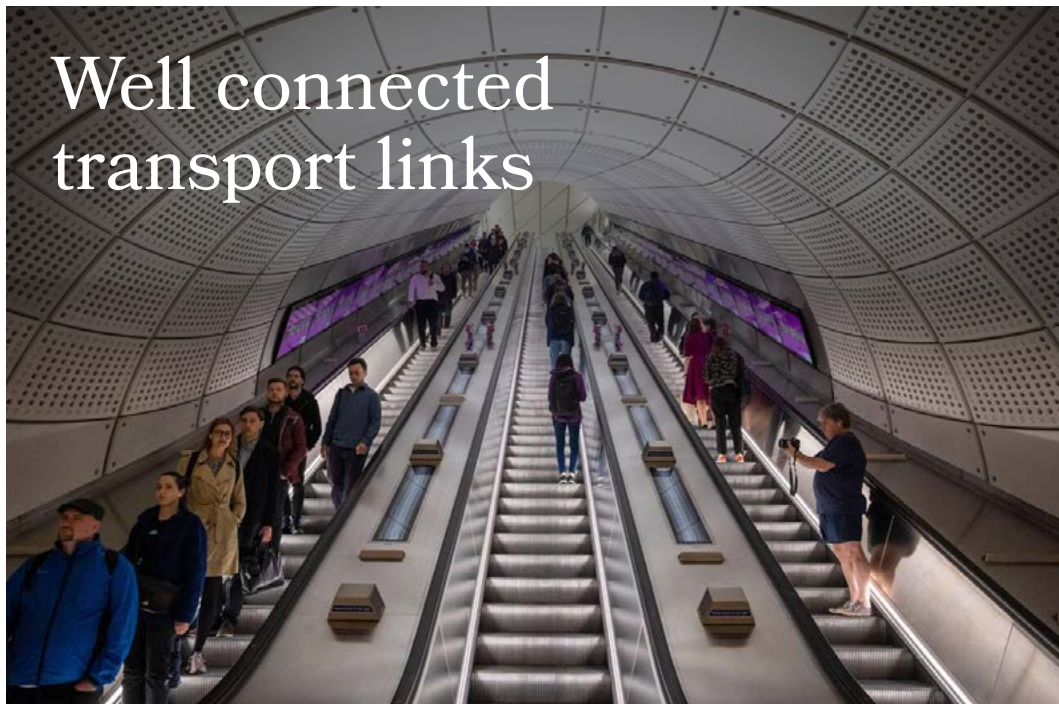
An eclectic mix of cool bars, markets, fashion and galleries.



Something for everyone

- Eateries**
- 01 St John
- 02 Granger & Co.
- 03 Compton
- 04 Bleeding Heart
- 05 Breddos Tacos
- 06 The Peasant
- 07 Bourne & Hollingsworth
- 08 The Eagle
- 09 Smith's of Smithfield
- 10 Kennedy's of Goswell Rd.
- 11 Vivat Bacchus
- 12 The Jugged Hare
- 13 Pham Sushi
- 14 Palantino
- 15 Coin Laundry
- 16 Fare Bar & Canteen
- 17 Bone Daddies
- 18 Lilienblum
- 19 Ceviche
- 20 Luca
- 21 Whitecross Street Market
- Bars & Cafés**
- 22 The Fence
- 23 The Slaughtered Lamb
- 24 Goswell Rd. Coffee
- 25 Oriole Bar
- 26 The Pianoworks
- Lifestyle**
- 27 Finsbury Leisure Centre
- 28 Golden Lane Sport & Fitness
- 29 The Brewery
- 30 The Charterhouse
- 31 Virgin Active
- 32 City Sport
- 33 PureGym St. Pauls
- 34 Barbican Cinema
- Hotels**
- 35 The Zetter Townhouse
- 36 Malmaison Hotel
- 37 The Rookery
- 38 The Fox & Anchor
- Culture**
- 39 The Barbican Centre
- 40 Museum of London
- 41 Exmouth Market
- 42 Leather Lane Market
- 43 Smithfield Market
- 44 Clerkenwell Gallery
- 45 Islington Museum





Well connected transport links



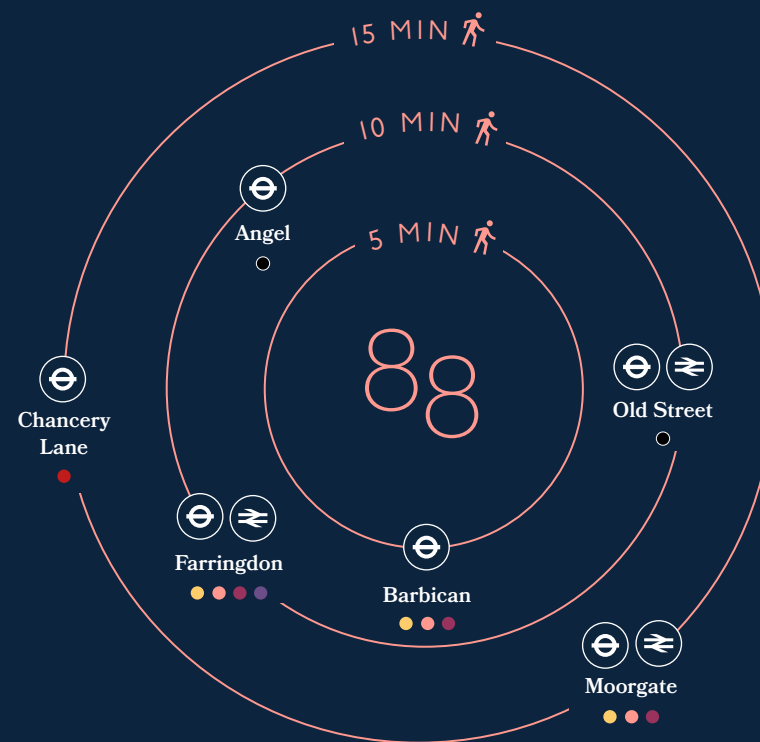
Excellent local bus routes, cycle paths and both National Rail and Underground services within easy walking distance.

Crossrail's new Elizabeth Line at Farringdon Station cuts through central London from East to West. Stopping at 41 stations, serving around 200 million commuters each year.



Travel times from Farringdon

Liverpool St.	02 mins	●
King's Cross	06 mins	●
Paddington	08 mins	●
Canary Wharf	08 mins	●
Finsbury Park	11 mins	≡
Stratford	14 mins	●
Heathrow	31 mins	●
Gatwick	46 mins	≡

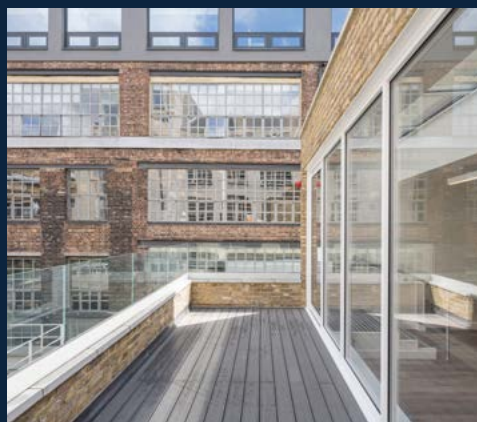
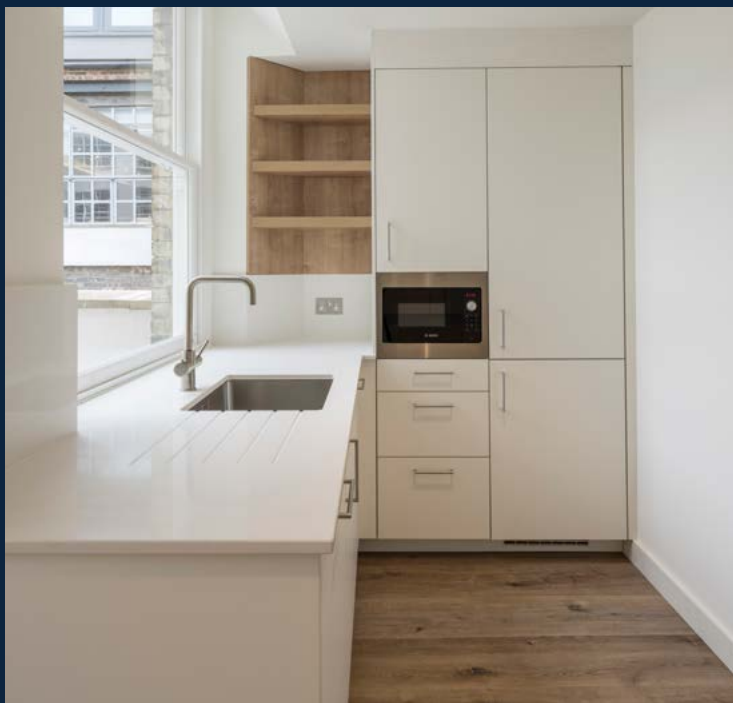


Unique office space with subtle design features

Each floor offers something different with glimpses of original building features. Bright and modern new terraces are offered on first, second, and third floors.



Second floor



	OFFICE		TERRACE	
	Sq Ft	Sq M	Sq Ft	Sq M
Fourth	750	69.7	-	-
Third	735	68.3	109	10.1
Second	1,070	99.4	120	11.1
First (fully fitted)	1,189	110.5	201	18.7
Ground*	1,062	98.7	-	-
Lower Ground*	910	84.5	-	-
TOTAL	5,716	531.1	430	39.9

*Ground and Lower Ground floors to be let together



Features & specification



Private terraces on floors 01, 02 & 03



Showers + lockers



Bike racks



New LG VRF air conditioning systems



New feature frontage



High speed fibre internet



LED lighting throughout

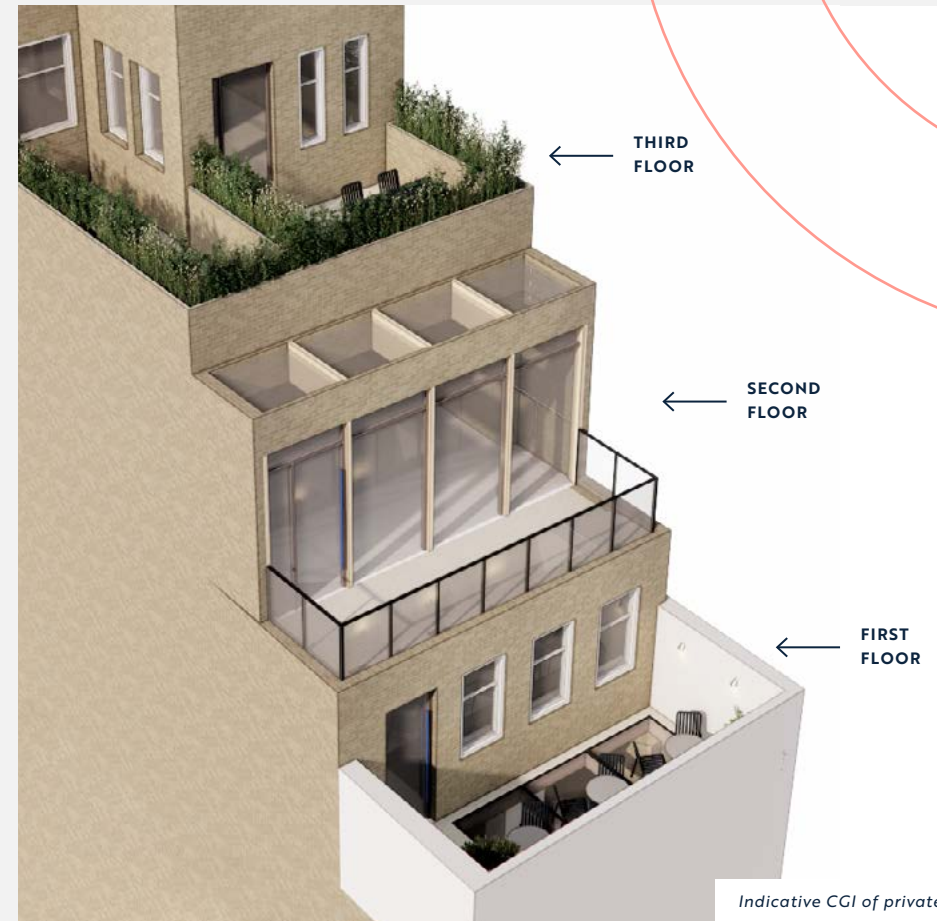


Targeting EPC Rating: B



Demised WCs for all units

88 Goswell Road provides an excellent opportunity for start-ups and global brands. The newly refurbished environment promotes flexibility with modern design and a high spec fit-out.

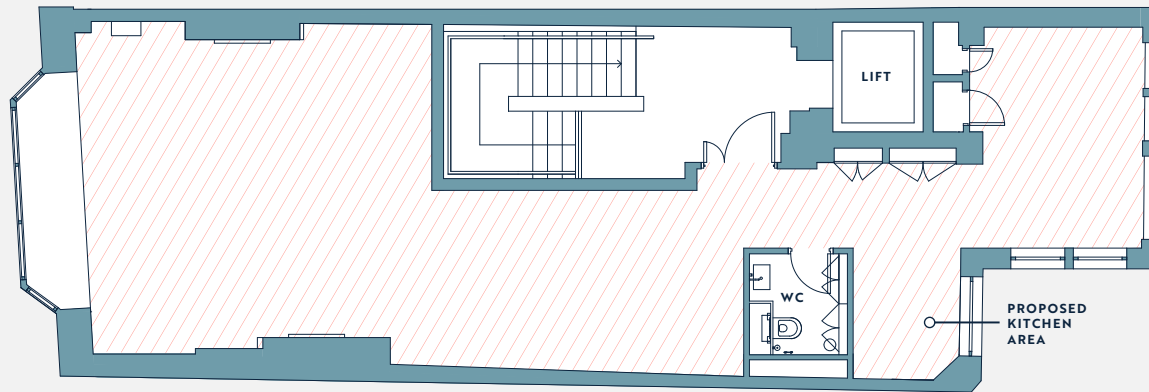


Floor plans

4

— *fourth*

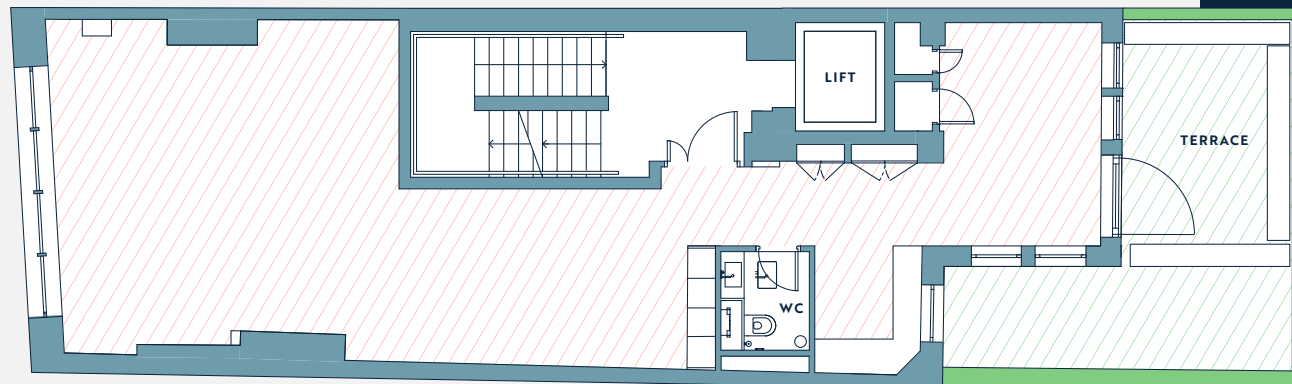
Office NIA 750 sq ft // 69.7 sq m



3

— *third*

Office NIA 735 sq ft // 68.3 sq m | Terrace NIA 109 sq ft // 10.1 sq m

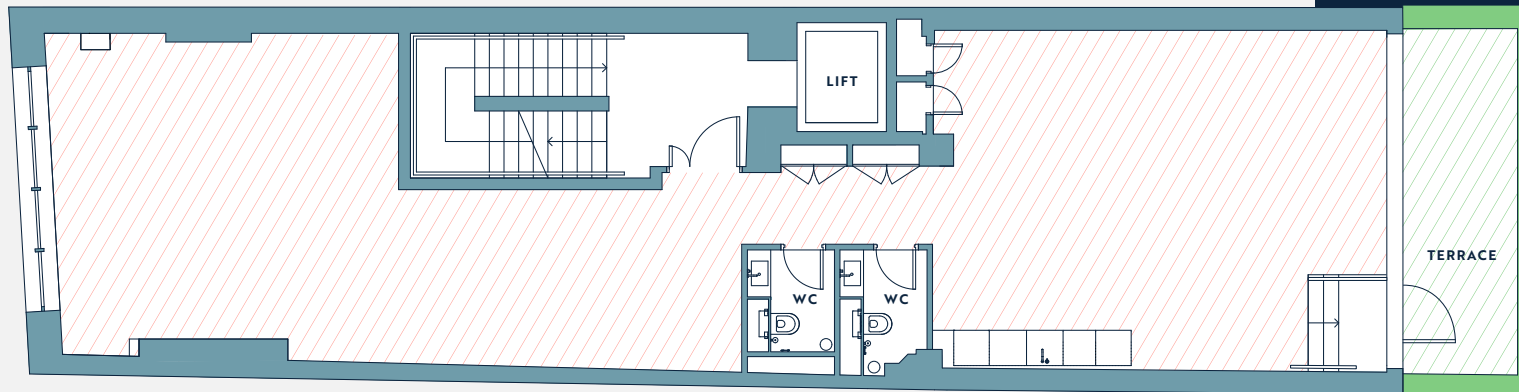


Floor plans

2

— *second*

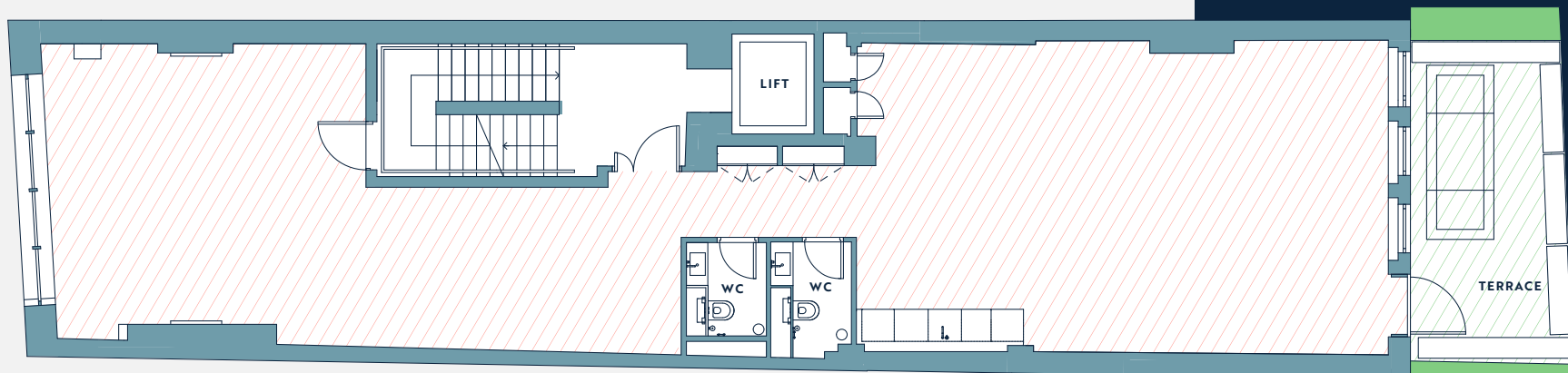
Office NIA 1,070 sq ft // 99.4 sq m | Terrace NIA 120 sq ft // 11.1 sq m



1

— *first*

Office NIA 1,189 sq ft // 110.5 sq m | Terrace NIA 201 sq ft // 18.7 sq m

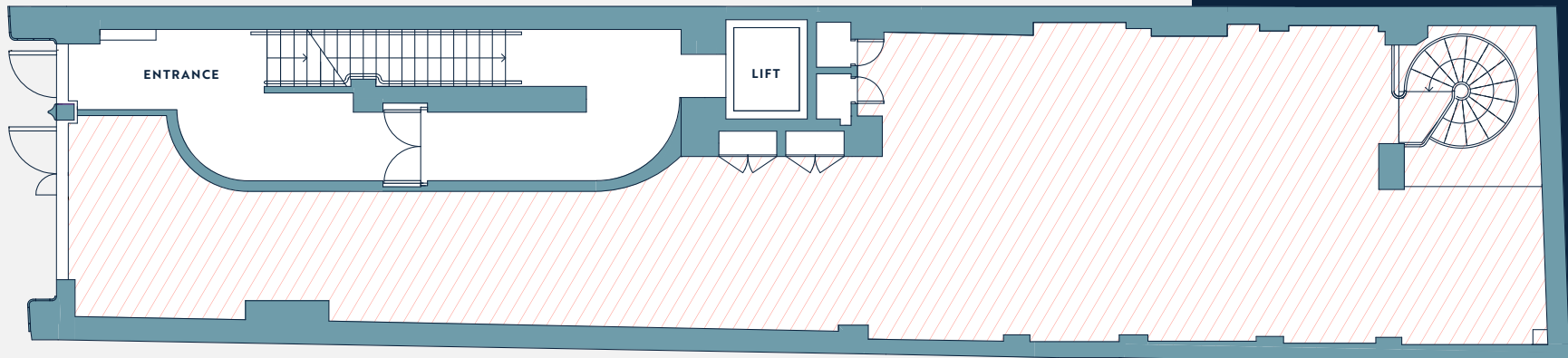


Floor plans

G

— *ground*

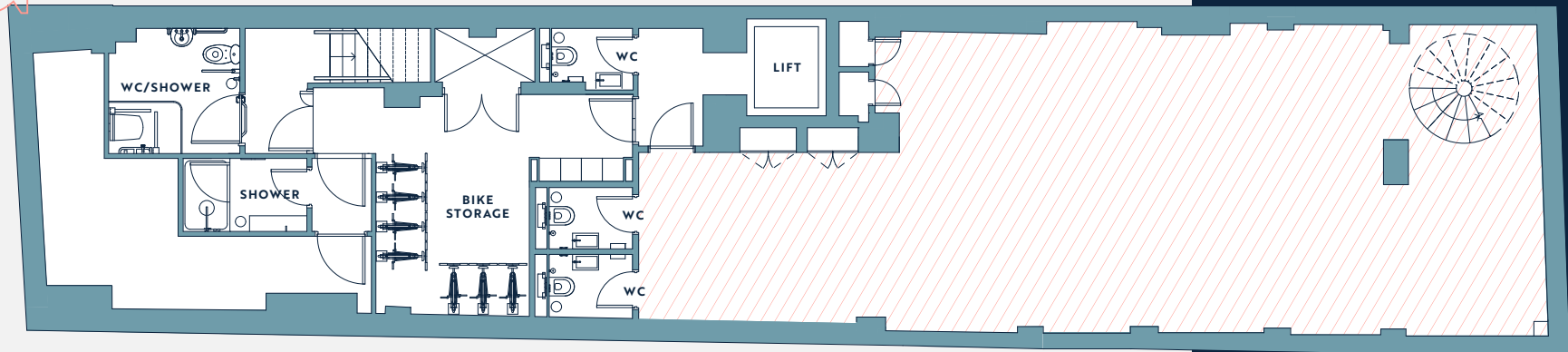
Office NIA 1,062 sq ft // 98.7 sq m



LG

— *lower ground*

Office NIA 910 sq ft // 84.5 sq m



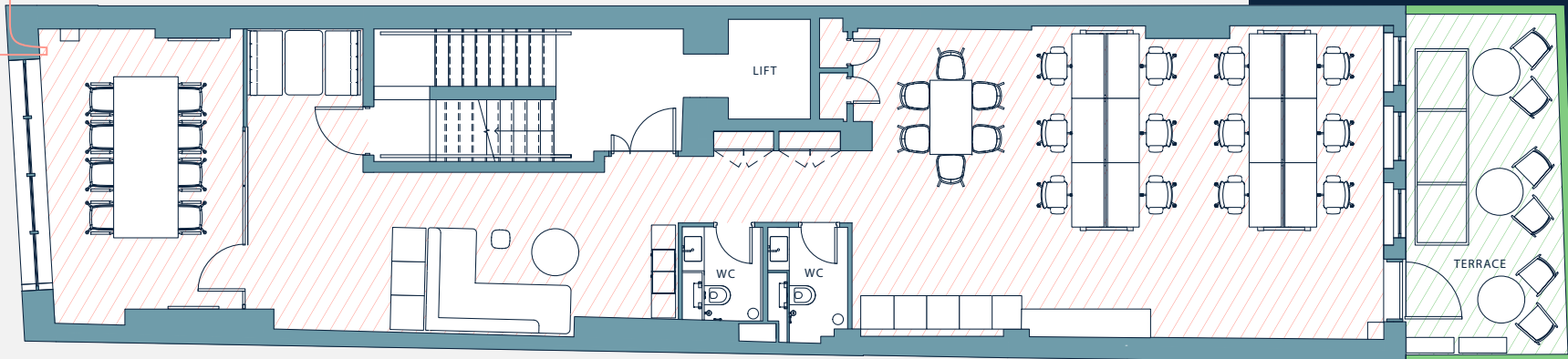
Fully fitted floor options available

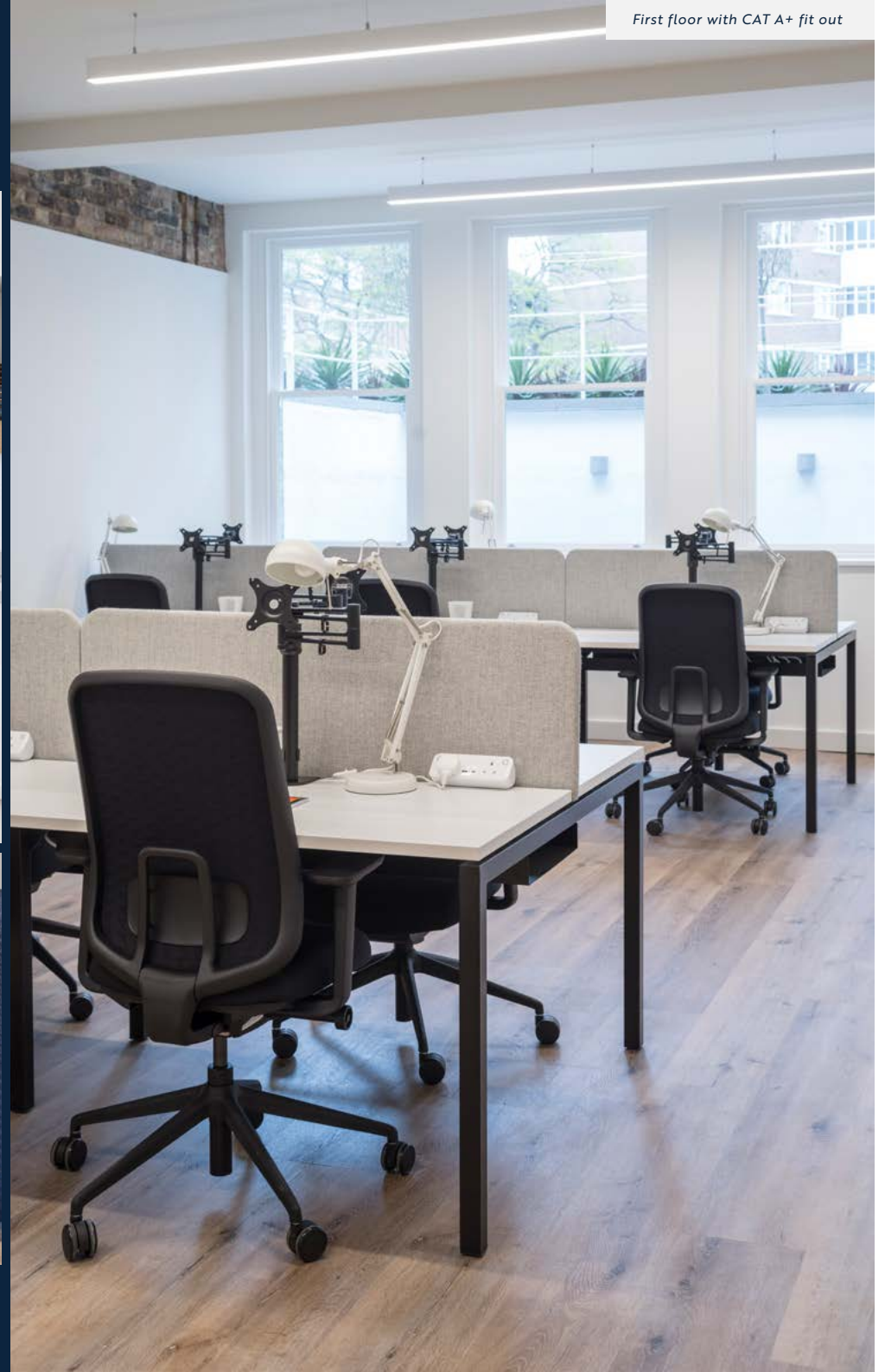
The building offers occupiers the opportunity to choose a fully fitted space.



— *first (fully fitted)*

- 12 desks
- 6 persons collaboration table
- 8 persons meeting room







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CLERKENWELL EC1

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