

# Compton

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**Clerkenwell**  
88 Goswell Road  
EC1V 7DB

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735 – 5,716 Sq Ft of premium, newly refurbished office space with private terraces in the heart of Clerkenwell.

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**For Rent**  
734 to 5,793 ft<sup>2</sup>

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## Location

Farringdon is exceptionally connected through its station which is one of four interchanges in London where passengers can access national rail links (via Thameslink), London Underground services (Metropolitan, Circle and Hammersmith & City) and The Elizabeth Line. Opened in 1863, Farringdon Station claims to be the oldest underground metro station in the world, but perhaps more impressive is the estimation that a quarter of England's population can reach Farringdon within 45 minutes.

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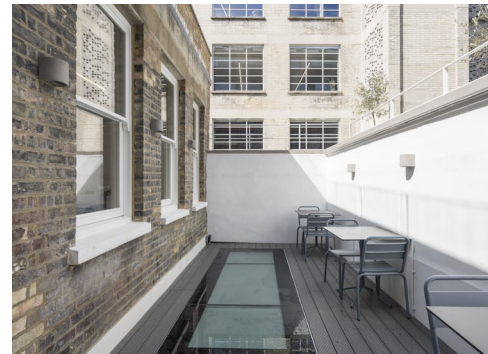
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## Amenities

- Comprehensively Refurbished Office Space
- Excellent Floor to Ceiling Height
- Shower & Bike Storage in the Lower Ground
- Private Terraces
- Great Transport Links
- Fully Fitted Space Available with 12 desks in situ
- Self-Contained Ground & Lower Ground Unit
- Fitted Meeting Room on the 1st & 2nd Floor

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## Description

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. Each floor offers something different with glimpses of original building features. Bright and modern new terraces are offered on first, second, and third floors along with a Self-Contained Ground & Lower Ground Showroom.

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## Content

Watch the film



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View on Website





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## Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Total year	Availability
4th	734	68.19	£67.50	£20.79	£10.40	£6,036.54	£72,438.46	Available
3rd - Private terrace	738	68.56	£69.50	£20.71	£10.40	£6,187.52	£74,250.18	Available
2nd - Private terrace	1,051	97.64	£69.50	£20.75	£10.40	£8,815.26	£105,783.15	Available
1st - Fitted With Private terrace	1,173	108.98	£75	£20.77	£10.40	£10,378.12	£124,537.41	Available
Ground - G&LG to be let together	2,097	194.82	£54.50	£17.51	£8.45	£14,060.39	£168,724.62	Available
<b>Total</b>	<b>5,793</b>	<b>538.19</b>	<b>£67.20</b>	<b>£20.11</b>	<b>£10.01</b>	<b>£45,477.83</b>	<b>£545,733.82</b>	

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## Contact Us

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

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