

LAST TWO FLOORS REMAINING

88GOSWELLROAD.LONDON

88

GOSWELL RD

CLERKENWELL EC1

734 - 1,472 SQ FT OF PREMIUM, NEWLY REFURBISHED
OFFICE SPACE WITH PRIVATE TERRACE 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.



Third floor private terrace



Fully fitted third floor



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.

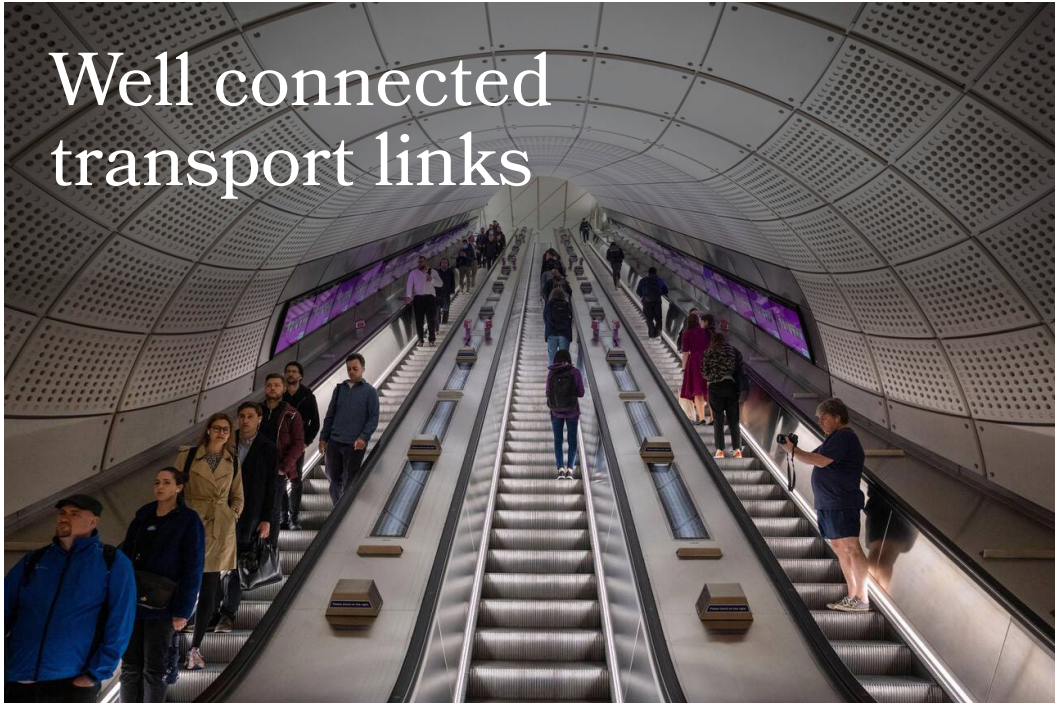


Something for everyone

- | | | |
|--------------|------------------|-----------------------------|
| 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 |
| 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



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	≡



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.





Unique office space with subtle design features

Each floor offers something different with glimpses of original building features. The third floor benefits from an exclusive private terrace.

The third and fourth floors can also be offered as a self-contained duplex suite with its own staircase.



Fourth floor



Fourth floor



	OFFICE		TERRACE		Status
	Sq Ft	Sq M	Sq Ft	Sq M	
Fourth	734	68.2	-	-	AVAILABLE
Third	738	68.6	241	22.4	AVAILABLE
Second	-	-	-	-	LET
First (fully fitted)	-	-	-	-	LET
Ground	-	-	-	-	LET
Lower Ground	-	-	-	-	LET
TOTAL	1,472	136.8	241	22.4	

Features & specification



Private terrace
on third floor



Showers + lockers



Bike racks



New LG VRF air
conditioning systems



Fully fitted
office space



High speed fibre
internet



LED lighting
throughout



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.



Third floor private terrace



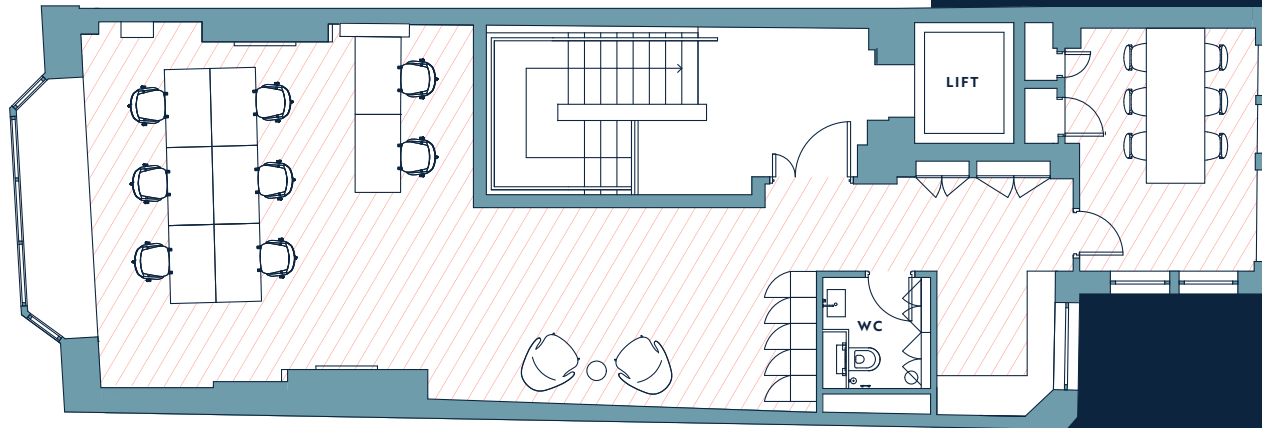


Fully fitted floors

4

— *fourth*

Office NIA 734 sq ft // 68.2 sq m

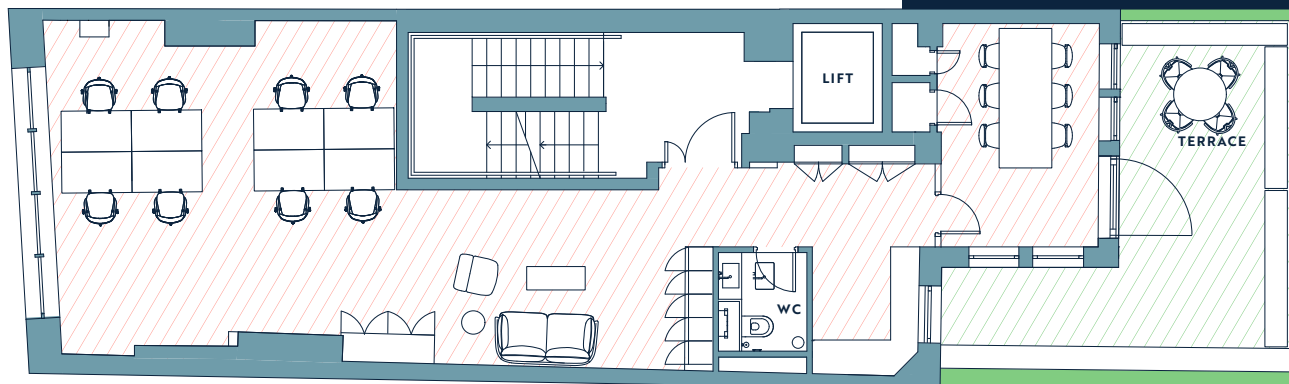


- 8 desks
- 6 person meeting room
- Breakout area
- Kitchenette
- WC

3

— *third*

Office NIA 738 sq ft // 68.6 sq m | Terrace NIA 241 sq ft // 22.4 sq m



- 8 desks
- 6 persons meeting room
- Breakout area
- Private terrace
- Kitchenette
- WC



Example of CAT A+ fit out



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CLERKENWELL EC1

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