

Compton

*For Rent*  
**88 Goswell Road  
Clerkenwell EC1**



# Fully Fitted with Premium Amenities, Available on a Fully Managed Basis in Clerkenwell

**For Rent**

88 Goswell Road  
Clerkenwell EC1V

**Size**

734 Ft<sup>2</sup>

**Rent**

£59.50 - £62.50 per sq ft

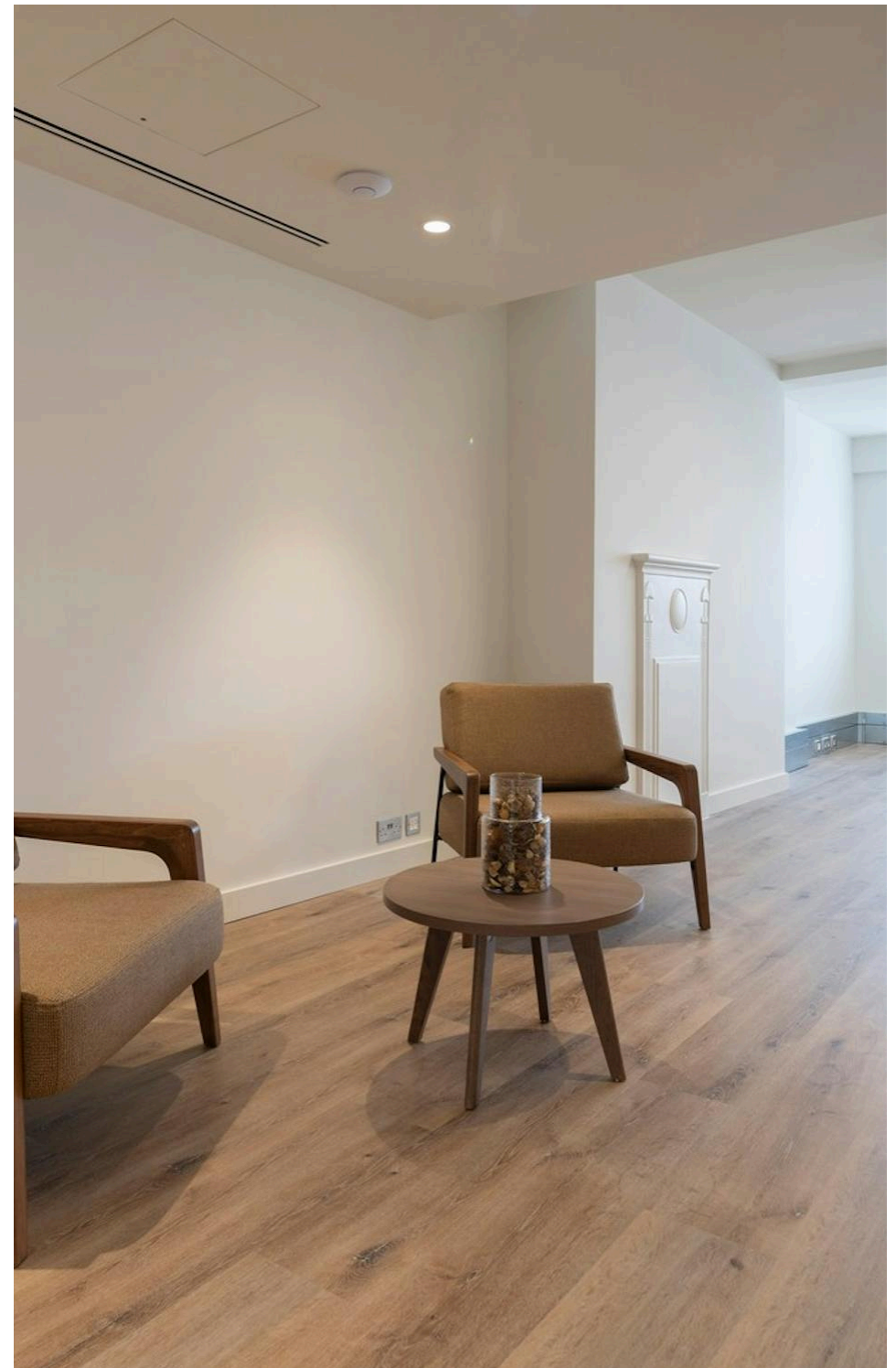
**Fitout**

Fitted

**Description**

88 Goswell Road offers a high-quality, fully fitted workspace ideal for both start-ups and established brands. The 3rd and 4th floors are designed to a modern, high-spec standard and are ready to occupy on a plug-and-play basis. The 3rd floor benefits from a bright, private terrace, while both units offer a flexible layout and glimpses of the building's original character. Available individually or together, and can also be offered on a fully managed basis.

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**For Rent**

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*3rd Floor*

**Size**

734 Ft<sup>2</sup>

**Rent**

£59.50 - £62.50 per sq ft

**Fitout**

Fitted



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*Roof Terrace*



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7 — 15



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*Roof Terrace*



*4th Floor Kitchen*





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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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*Breakout Space*





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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 8 desks in situ on the 3rd & 4th floors

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*End of Journey*



*End of Journey*



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Availability

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	£59.50	£23.24	£10.61	£5,709.91	£68,518.90	Available
3rd - Private terrace	738	68.56	£62.50	£20.62	£10.61	£5,764.40	£69,172.74	Let
Total	1,472	136.75	£61	£21.93	£10.61	£11,474.31	£137,691.64	

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**Tenure**

New Lease

**Availability**

Available January 2024

**Compton Concierge**

Want your workspace *managed*?

Find out more

**[compton.london/concierge](https://compton.london/concierge)**

**Content**

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



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