



**STIRLING  
ACKROYD**

## **TO LET**

**178 Goswell Road,  
London, EC1V 7DT**

**3,506 sq ft**

**Substantial self  
contained office building  
in Clerkenwell**



**VIDEO TOUR**

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## Description

A unique offering in the market, combining the front building which has a retail style entrance from Goswell Road leading into a rear building which can also be accessed via the back of the building.

With an abundance of character features throughout including exposed brickwork, timber flooring and excellent natural light. Due to the layout, which comprises a mixture of open plan and divided space, the property lends itself to a range of occupiers including office, showrooms, medical and training.

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## Location

With a prominent frontage onto Goswell Road the property is in a prime position to benefit from the pedestrian and vehicular passing trade.

The new Elizabeth line station at Farringdon is within walking distance and there are numerous bus routes linking the City and West End.

Nearby occupiers include Zaha Hadid Architects, City of London University, Costa Coffee, Pret and Pizza Express.

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## Key points

- Could be suitable for alternative uses
- Two interconnecting buildings
- Ground floor retail style entrance
- Original features
- Exposed brickwork
- Shower







## Rents, Rates & Charges

Lease	New Lease
Rent	£28.50 per sq ft
Rates	£3.71 per sq ft
Service Charge	On application
VAT	On application
EPC	E (103)

## Viewing & Further Information



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