



TO LET

**The Gothic Building,
353-355 Goswell Road,
London, EC1V 7JL**

422 to 3,177 sq ft

Grade II Listed building
moments from Angel
Station



Description

A Grade II listed building with high-end renovations that preserve its original features and charm, such as exposed brickwork, a distinctive skylight, gothic windows, high ceilings, and a striking entrance, while offering a contemporary office space.

The building comprises four floors with a basement for secure dry storage, wood flooring, WCs and open plan floor plates with an abundance of light.

Location

The office space benefits immensely from a multitude of different transport links, with numerous bus routes passing via Goswell Road heading into the City. The building is situated just four minutes' walk from Angel Station (Northern Line).

Key points

- Total internal space - 3,117 square feet
- Character listed building
- Air-conditioning
- Meeting rooms on ground floor
- Wood flooring
- WC facilities
- Gothic windows and high ceilings
- Contemporary office space





Accommodation

| Name | sq ft | sq m | Availability |
|----------|-------|-------|--------------|
| Basement | 634 | 58.90 | Available |
| Ground | 944 | 87.70 | Available |
| 1st | 672 | 62.43 | Available |
| 2nd | 422 | 39.21 | Available |
| 3rd | 445 | 41.34 | Available |

Rents, Rates & Charges

| | |
|----------------|-----------------|
| Lease | New Lease |
| Rent | £35 per sq ft |
| Rates | £11 per sq ft |
| Service Charge | £2.42 per sq ft |
| VAT | On application |
| EPC | D (87) |

Viewing & Further Information



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