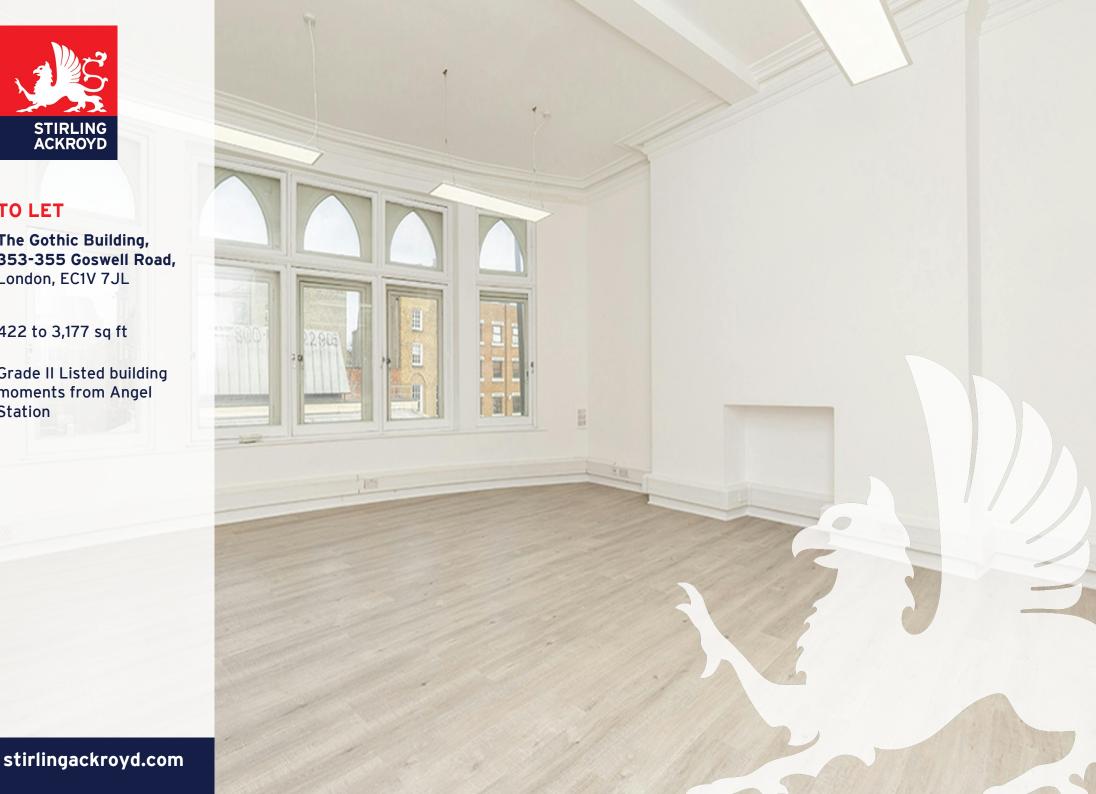


# TO LET

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).

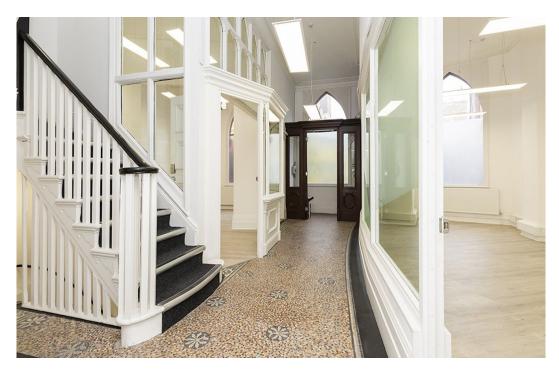
# **Key points**

- 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



Harry Mann 020 3967 0103 hmann@stirlingackroyd.com



Lucy Stephens 020 3967 0103 lucys@stirlingackroyd.com

Theo Beckford
0203 911 3666
Tbeckford@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on O3/06/2024