



STIRLING
ACKROYD

TO LET

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

3,177 sq ft

Grade II Listed building
moments from Angel
Station

ANGEL FOOD & WINE

GROCERY
ALCOHOL
TOBACCO
DAIRY
PRODUCTS
OFF LICENCE
NEWSPAPER
CEREALS
FRUITS

ANGEL CONVENIENCE

MONSTER
JUICED
VITA COCO
ZERO SUGAR

stirlingackroyd.com



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.



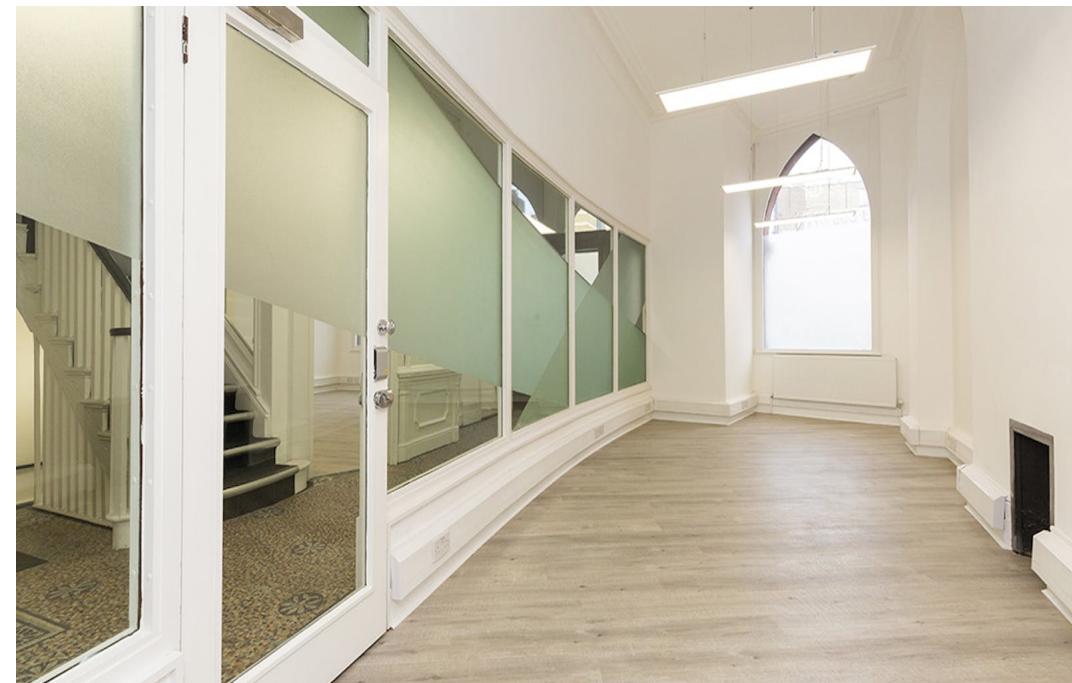
Location

Located on the corner of Goswell Road and St John Street which is on the busy junction with Islington High Street, City Road and Goswell Road. The property benefits from a multitude of different transport links, with numerous bus routes and Angel Underground (Northern Line) being within 2 minute walk providing easy access to Kings Cross and The City.



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

Viewing & Further Information



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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)

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