



**STIRLING
ACKROYD**

TO LET

**359 Goswell Road,
London, EC1V 7JL**

1,102 to 3,378 sq ft

**Newly refurbished office
space - next to Angel
Station**



Description

3,378 square feet of self-contained office space located on the first, second, and third floors of this mixed-use building. All floors have an abundance of natural light thanks to their large windows and mostly open layouts. Every floor has a kitchenette, a bathroom and a separate area designated for a break out/meeting area.

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 - 3,378 square feet
- Great natural light
- Air-conditioning
- Underfloor trunking
- Self-contained
- Fully fitted kitchenette on each floor
- Bathroom on each floor
- Break out/meeting area on each floor





Accommodation

Name	sq ft	sq m	Availability
1st	1,146	106.47	Available
2nd	1,130	104.98	Available
3rd	1,102	102.38	Available

Rents, Rates & Charges

Lease	New Lease
Rent	£35 per sq ft
Rates	£9.40 per sq ft
Service Charge	On application
VAT	On application
EPC	D (89)

Viewing & Further Information



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