



STIRLING  
ACKROYD

**TO LET**

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

**3,378 sq ft**

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



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## 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

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 N1 shopping centre and Upper Street are minutes away and there is a good mix of offices, retail, restaurants and bars in the immediate vicinity. Local occupiers include Jamie's Italian, The Co-operative Bank, Boots, Sainsbury's, Marks & Spencer, Pret A Manger and many other household-named retailers, banks and restaurants.

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 - 3,378 square feet
- Class E use
- Fantastic natural light
- Air-conditioning
- Underfloor trunking
- Fully fitted kitchenette on each floor
- Self-contained
- Bathroom 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	£9.52 per sq ft
Service Charge	On application
VAT	On application
EPC	D (89)

## Viewing & Further Information



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