

Compton

Clerkenwell

91 Goswell Road
EC1V 7EX

Spectacular self-contained
showroom/office space with private
outdoor space

For Rent

2,746 to 9,217 ft²

020 7101 2020
compton.london

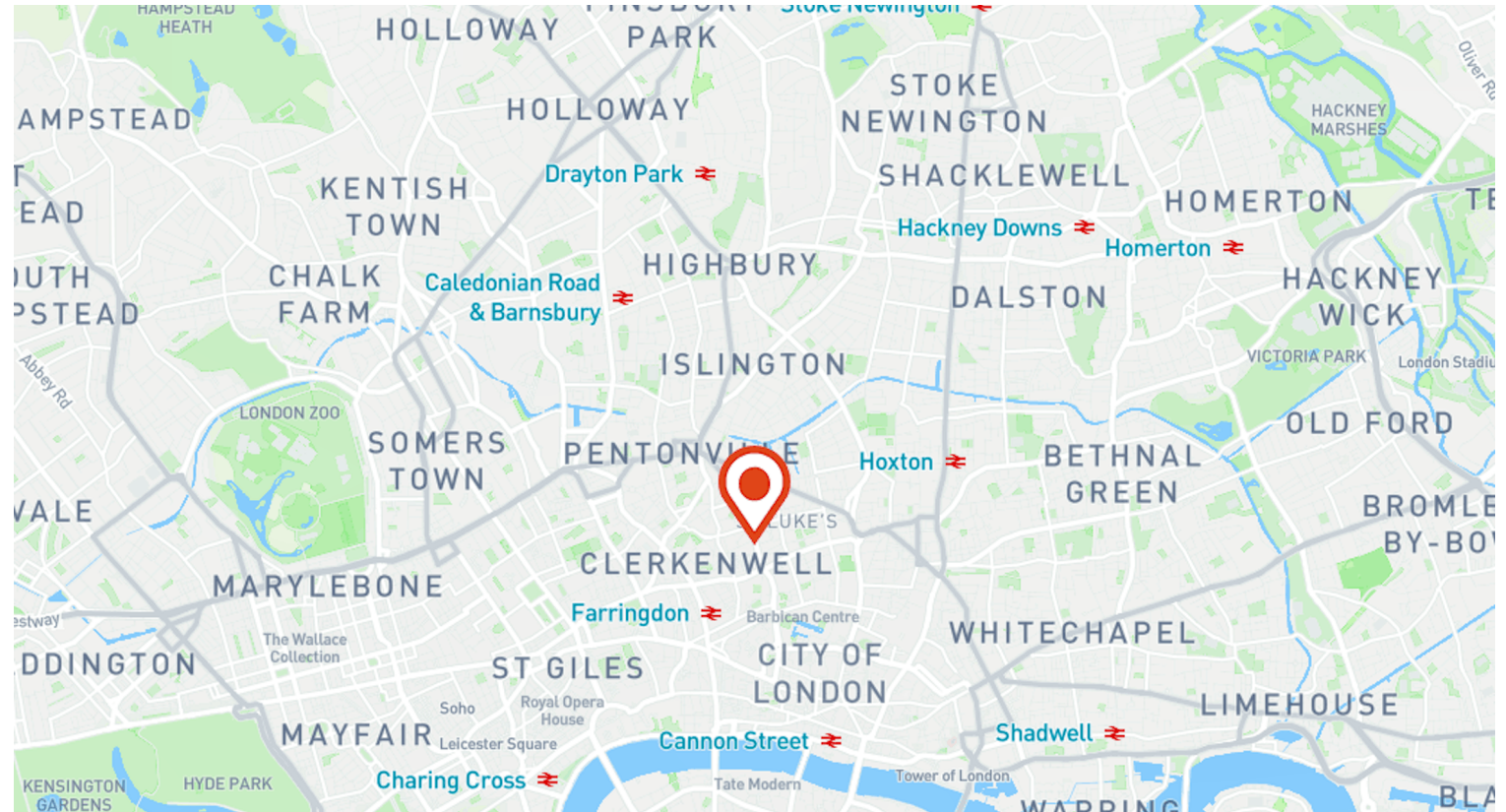


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Location

Ideally nestled between the West End, the City, King's Cross and Old Street, Clerkenwell has for centuries been one of London's most vital and creative neighbourhoods. It has been the place for coffee shop intrigue and manufacturing innovation, craftsmanship and carousing, radical ideas and groundbreaking architecture. And still is.

It is home to Clerkenwell Green and Charterhouse Square, to the Barbican, St.John's restaurant, Compton Restaurant, and Whitecross Street Market. It is a hub for tech and media companies, creative studios, architectural practices and design stores.

It is now being transformed as new towers rise along City Road, the influence of Silicon Roundabout spreads and the redevelopment of Smithfield Market is on the way.

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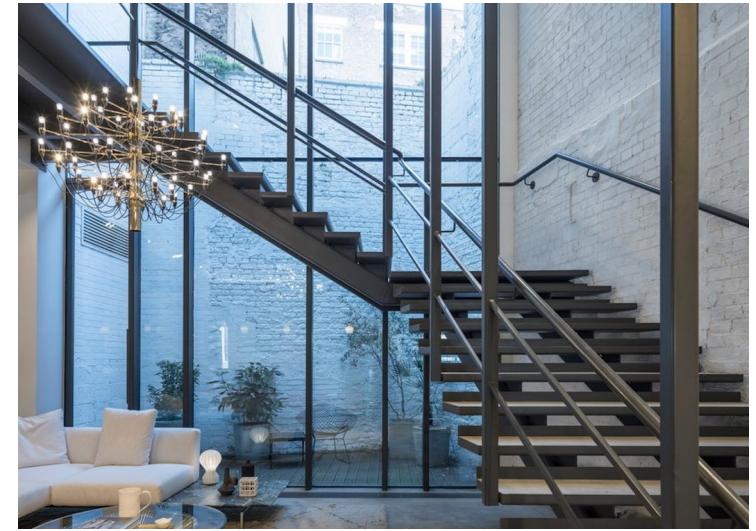
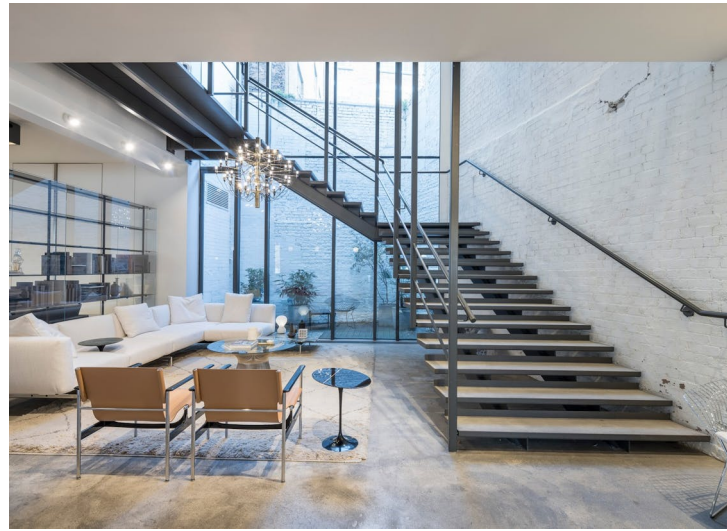
Ground Floor

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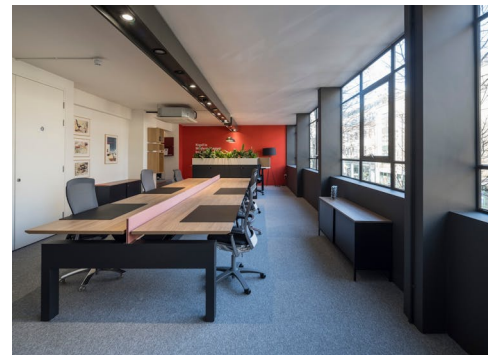
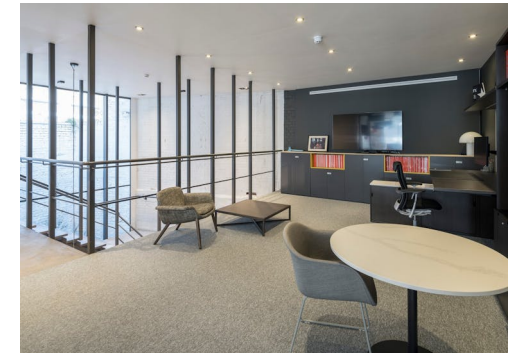
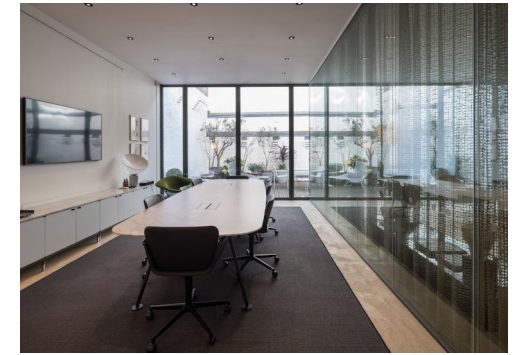
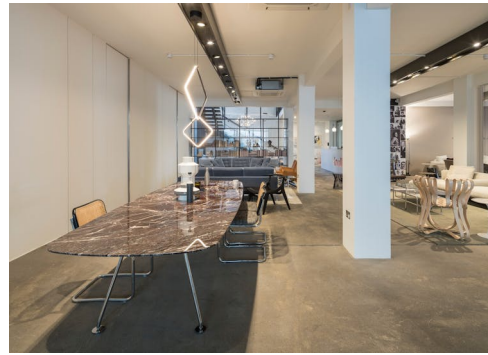


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Amenities

- Coming soon, rare opportunity to acquire this unique self-contained showroom/office
- Striking feature staircase interconnecting ground & 1st floors
- Generous floor to ceiling heights
- Superb natural daylight with windows spanning three elevations
- Bike store & shower facilities
- Nearest stations – Barbican, Farringdon, Old Street and Angel

Description

The 2nd floor can be let either in isolation or with the ground & 1st floors, and will be offered in a brand new fully-fitted condition.

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Content

Watch the film



View on Website



Terms

New full repairing & insuring lease for a term by arrangement

Tenure

Leasehold

VAT

The property is elected for VAT

Possession

Q3 2024

Local Authority

The London Borough of Islington

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Floor Areas & Outgoings

The accommodation comprises of the following:

Name	sq ft	Rent	Rates Payable (sq ft)	Service Charge (sq ft)	Total month	Availability
2nd - Fully-fitted	2,746	£59.50 /sq ft Guiding	£18	£6.13	£19,137.33	Coming Soon
1st - To be let with G floor	3,074	£69.50 /sq ft Guiding	£18	£6.13	£23,984.89	Coming Soon
Ground - To be let with 1st floor	3,397	£69.50 /sq ft Guiding	£18	£6.13	£26,505.09	Coming Soon
Total	9,217		£18	£6.13	£69,627.31	

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Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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