

Compton

Clerkenwell
91 Goswell Road
EC1V 7EX

Last floor remaining, available to
rent on a fully fitted basis

For Rent
2,746 ft²

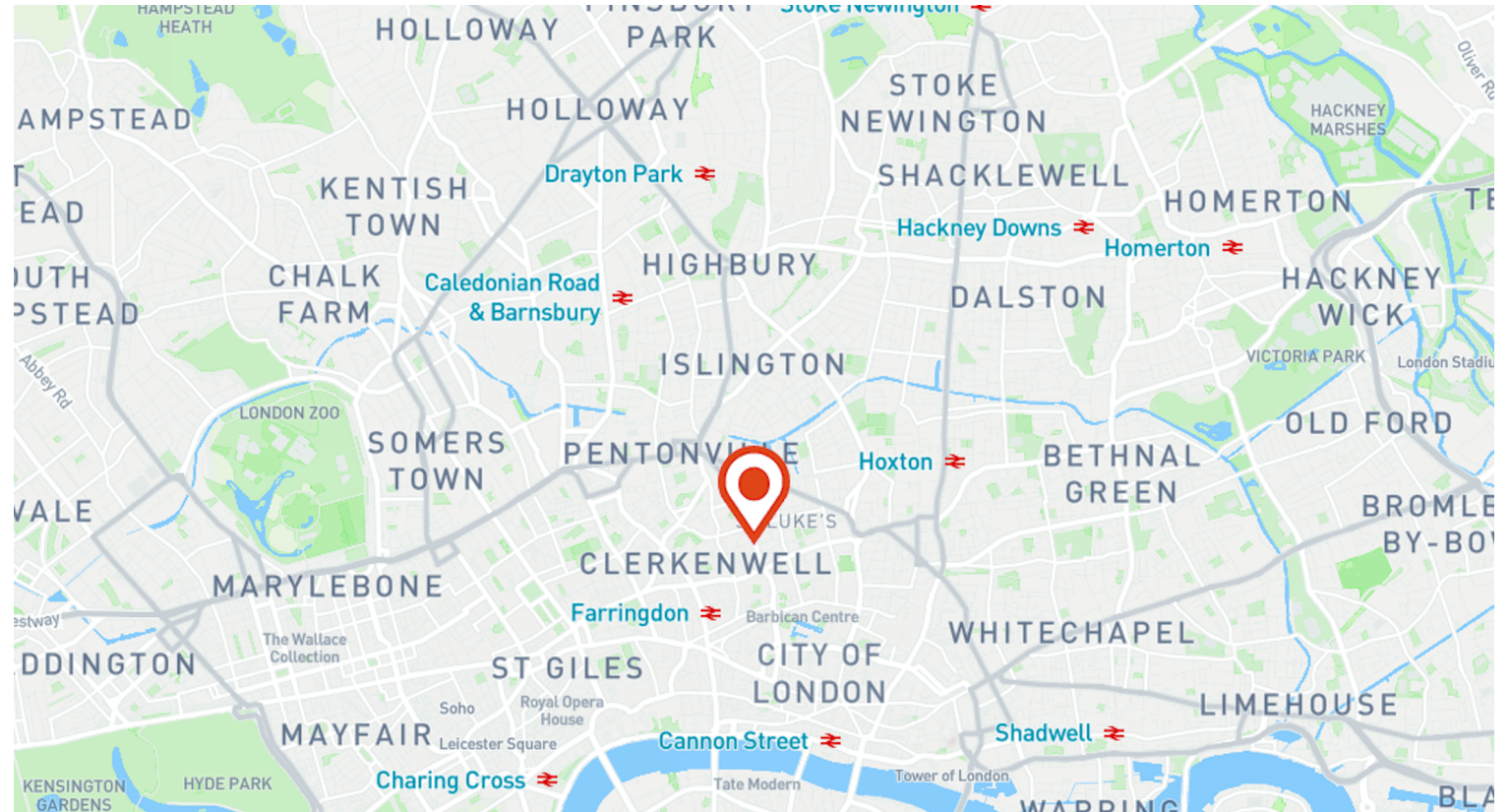
020 7101 2020
compton.london

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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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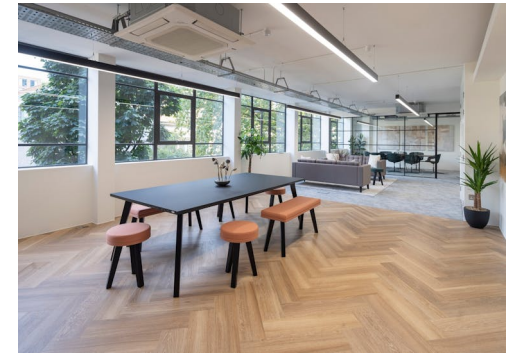


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Amenities

- Fit out includes 24 desks, 2 meeting rooms, phone booth, integrated kitchen and break out space
- 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

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	£18	£7.68	£19,492.02	Under Offer
1st - To be let with G floor	3,074	£69.50 /sq ft Guiding	£18	£6.13	£23,984.89	Let
Ground - To be let with 1st floor	3,397	£69.50 /sq ft Guiding	£18	£6.13	£26,505.09	Let
Total	9,217		£18	£6.65	£69,982	

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Contact Us

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

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