

# Compton

**Clerkenwell**  
63 Goswell Road  
EC1V 7EN

Self-contained Ground and Lower  
Ground floor showroom available  
with excellent frontage in the heart  
of Clerkenwell

**For Rent**  
1,851 ft<sup>2</sup>



Made in  
Great Britain



Slip  
Resistant



Low  
Maintenance



Low Carbon  
Footprint

millboard

Inspired by nature,  
designed to outperform it.

020 7101 2020  
compton.london

millboard / London

Showroom open  
8:00 am to 6:00 pm  
Monday to Friday

millboard  
Live . Life . Outside

# Compton

---

**Clerkenwell**  
63 Goswell Road  
EC1V 7EN

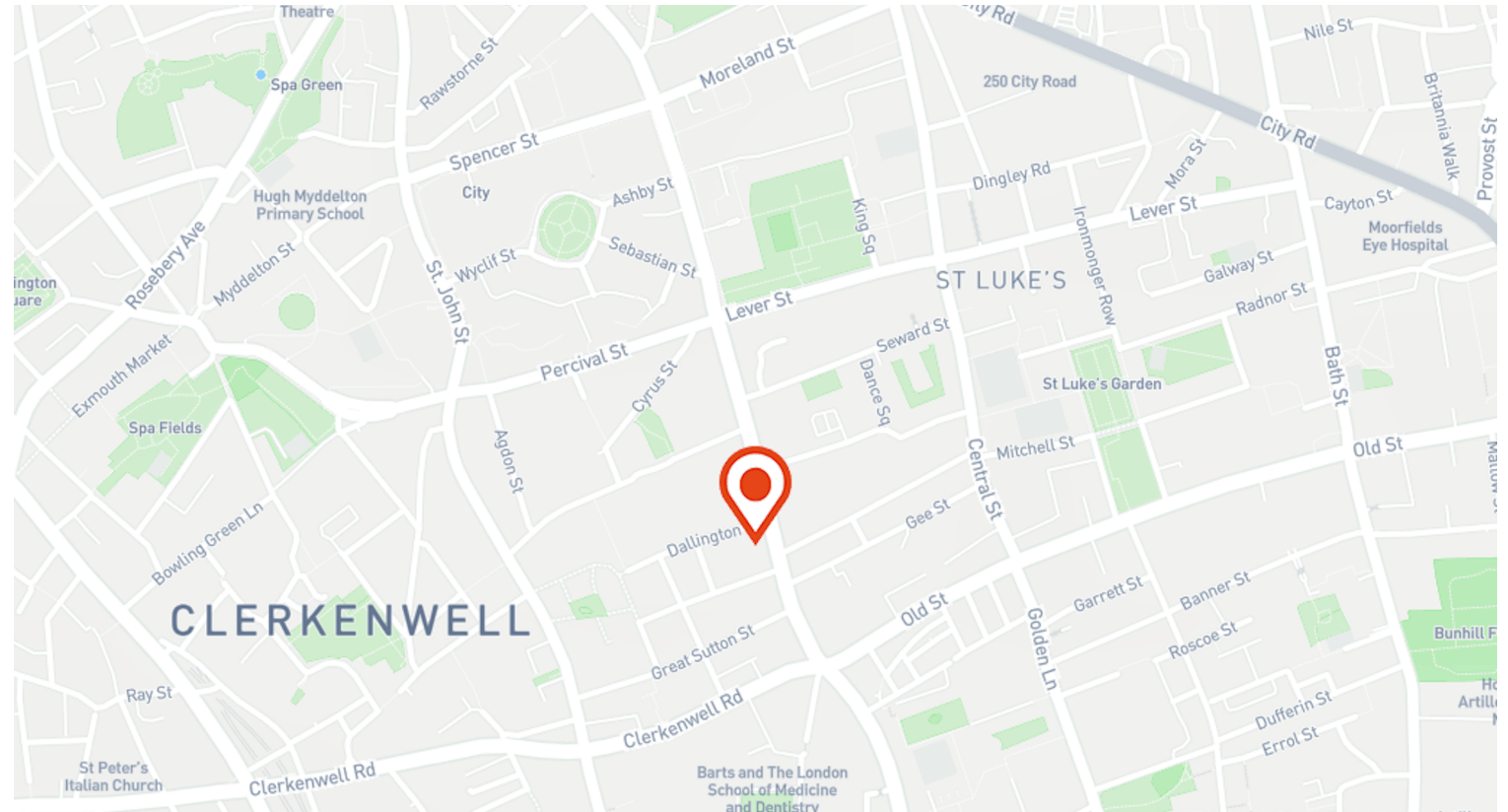
---

Self-contained Ground and Lower Ground floor showroom available with excellent frontage in the heart of Clerkenwell

---

**For Rent**  
1,851 ft<sup>2</sup>

---



## Location

Positioned strategically within London's showroom district, this property is located on Goswell Road in close proximity to the junction with Clerkenwell Road. The unit is conveniently situated within a brief walking distance of Farringdon, Barbican, and Old Street stations, providing numerous options for both tube and train lines.

The recent integration of the Elizabeth Line to Farringdon enhances accessibility, allowing convenient connections to the West or East of London and the attractions each area has to offer.

Furthermore, the property enjoys the advantage of numerous amenities, including cafes, bars, and supermarkets, all within a short distance from the building.

# Compton

---

**Clerkenwell**  
63 Goswell Road  
EC1V 7EN

---

Self-contained Ground and Lower  
Ground floor showroom available  
with excellent frontage in the heart  
of Clerkenwell

---

**For Rent**  
1,851 ft<sup>2</sup>



# Compton

---

## Clerkenwell

63 Goswell Road  
EC1V 7EN

---

Self-contained Ground and Lower  
Ground floor showroom available  
with excellent frontage in the heart  
of Clerkenwell

---

## For Rent

1,851 ft<sup>2</sup>

---

## Amenities

- Fully self-contained
- Excellent branding opportunities
- Internal staircase
- Partially fitted with meeting rooms
- Prime Clerkenwell location
- Great floor to ceiling height
- Self-contained WC's

---

## Description

Within the heart of Clerkenwell, this self-contained Ground and Lower Ground floor showroom is available on a new Lease directly from the Landlord. The glass frontage onto Goswell Road allows fantastic branding opportunities and natural light. The unit has an internal staircase to connect both levels and will be offered with a partial fit out for an easy move into the space.

# Compton

---

## Clerkenwell

63 Goswell Road  
EC1V 7EN

---

Self-contained Ground and Lower  
Ground floor showroom available  
with excellent frontage in the heart  
of Clerkenwell

---

## For Rent

1,851 ft<sup>2</sup>

---

## Content

Watch the film



View on Website



---

## Viewings

Via joint sole agents only.

## Terms

New full repairing and insuring lease available for a term by  
arrangement direct from the landlord.

## Local Authority

The London Borough of Islington.

## VAT

The building is elected for VAT.

# Compton

---

**Clerkenwell**  
63 Goswell Road  
EC1V 7EN

---

Self-contained Ground and Lower  
Ground floor showroom available  
with excellent frontage in the heart  
of Clerkenwell

---

**For Rent**  
1,851 ft<sup>2</sup>

---

## Floor Areas & Outgoings

---

The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total month	Total year	Availability
Unit - Ground & Lower Ground	1,851	£62.50	£10.64	£4.80	£77.94	£12,022.25	£144,266.94	Available

# Compton

---

## Contact Us

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

Josh Perlmutter  
[jp@compton.london](mailto:jp@compton.london)  
07814 699 096

Emma Higgins  
[eh@compton.london](mailto:eh@compton.london)  
07769 605 295

Michael Raibin  
[mr@compton.london](mailto:mr@compton.london)  
07880 795 679

