Clerkenwell 63 Goswell Road EC1V 7EN

For Rent 1,851 ft²

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

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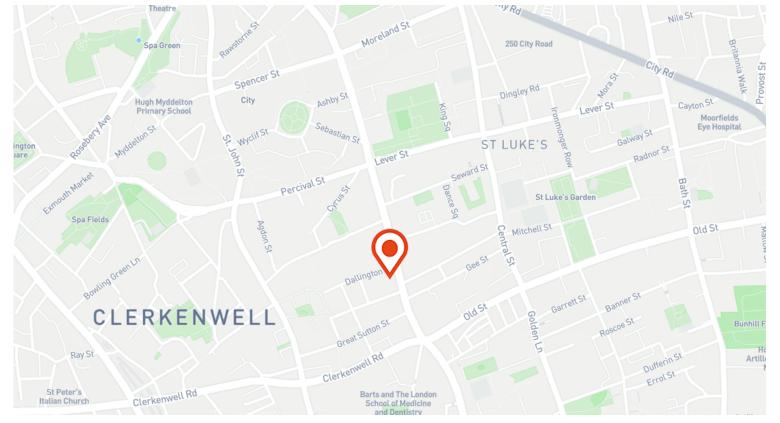
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Location

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.

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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.

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Content

Watch the film

View on Website

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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.

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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
Ground	893	£62.50	£16	£9.05	£87.55	£6,515.18	£78,182.15	Available
Lower Ground	958	£62.50	£16	£9.05	£87.55	£6,989.41	£83,872.90	Available

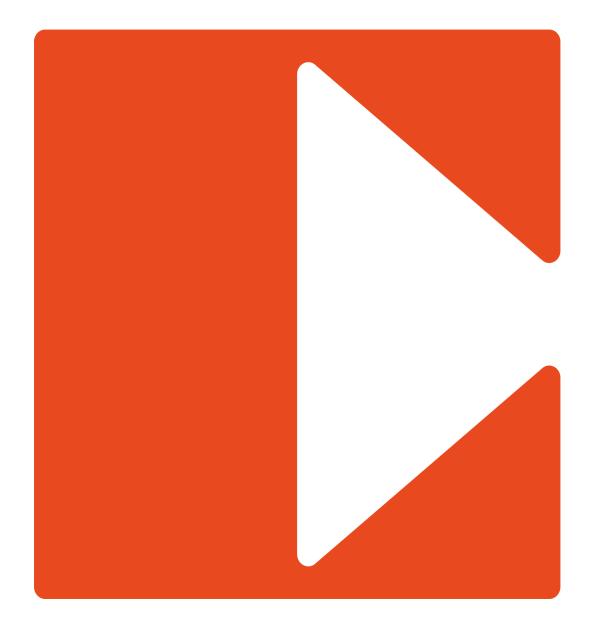
Contact Us

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

Josh Perlmutter jp@compton.london 07814 699 096

Emma Higgins eh@compton.london 07769 605 295

Michael Raibin mr@compton.london 07880 795 679



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