

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 ft²

020 7101 2020
compton.london

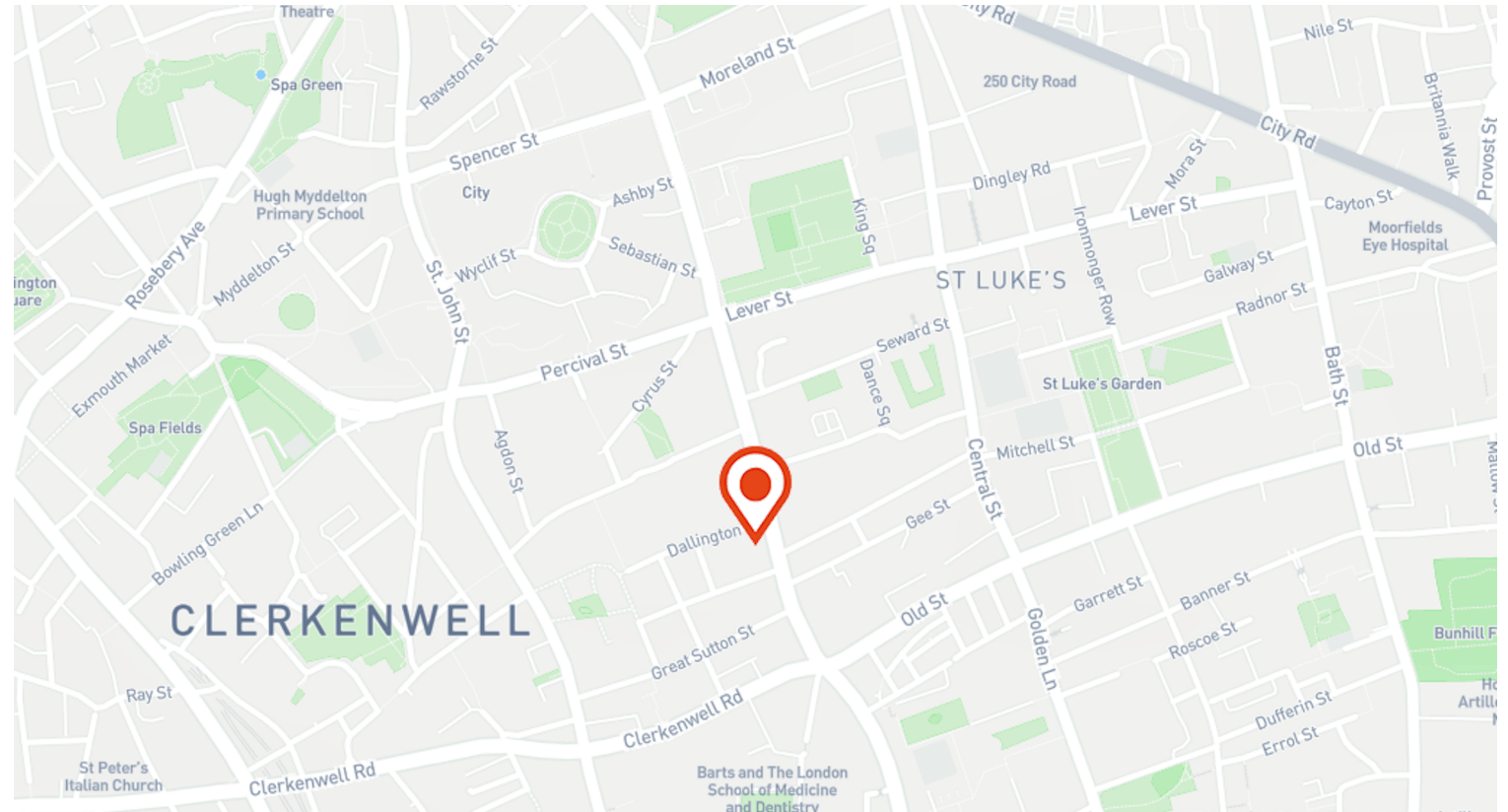


Compton

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 ft²



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 ft²



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 ft²



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 ft²



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 ft²

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 ft²

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 ft²

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 |

Compton

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

