

# Angel

The Gothic Building, 353-355 Goswell Road, London, EC1V 7JL



## TO LET

3,117 SQ FT  
(289.58 SQ M)

£39.50 PER SQ FT

## Grade II Listed Building in the heart of Angel, Islington

- Character listed building
- Exposed brickwork
- Bright open-plan floor plates
- Excellent natural light
- Street presence on Goswell Road
- Newly refurbished
- Air conditioning
- Meeting rooms on the lower ground floor

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## Description

A Grade II listed building that has been refurbished to a high level, to provide a modern office environment yet retaining its character and charm with exposed brickwork, unique skylight, gothic windows, high ceilings and a stunning entrance.

The unit has 4 floors and a basement, with bright open-plan floor plates, wood flooring, WC's, and air conditioning. Tenants also benefit from separate meeting rooms on the lower ground floor.

## Location

The unit is located by the corner of Goswell Road and St John Street on the busy junction with Islington High Street, City Road and Pentonville Road in the heart of the Angel, Islington. The N1 shopping centre and Upper Street are minutes away, as well as a good mix of offices, retail, restaurants, and bars in the immediate vicinity. Local occupiers include Jamie's Italian, The Co-operative Bank, Boots, Sainsbury's, Marks & Spencer, Pret A Manger and many other household-named retailers, banks and restaurants.

Angel Underground Station (Northern Line) is within 100 yards, along with Kings Cross Station and Old Street Station being walkable within 20 minutes. Numerous bus routes also service the local area as well as the City and West End.



## Accommodation

The accommodation comprises the following areas:

| Name         | sq ft | sq m   | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Availability |
|--------------|-------|--------|--------------|-----------------------|------------------------|--------------|
| Basement     | 634   | 58.90  | £39.50       | n/a                   | n/a                    | Available    |
| Ground       | 944   | 87.70  | £39.50       | n/a                   | n/a                    | Available    |
| 1st          | 672   | 62.43  | £39.50       | n/a                   | n/a                    | Available    |
| 2nd          | 422   | 39.21  | £39.50       | n/a                   | n/a                    | Available    |
| 3rd          | 445   | 41.34  | £39.50       | n/a                   | n/a                    | Available    |
| Unit - Total | 3,117 | 289.58 | £39.50       | £11                   | On Application         | Available    |

## Configuration

Not Fitted

## Tenure

New Lease

## EPC

D

## VAT

Applicable

## Contacts

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## Further Information

[View on our website](#)