

116-120 GOSWELL ROAD

CLERKENWELL, EC1V 7DP

FOREST
REAL ESTATE

TO LET

6,866 SQ FT

Self Contained Office/Showroom Building With Parking & Private Roof Terrace

Key Features

- Fully Self Contained Building
- Large Private Roof Terrace
- Newly Installed Passenger Lift
- Secure Private Car Park
- Cycle Storage
- Air Conditioning
- Shower Facilities
- Excellent Natural Light
- Triple Aspect Double Glazed Windows

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Description

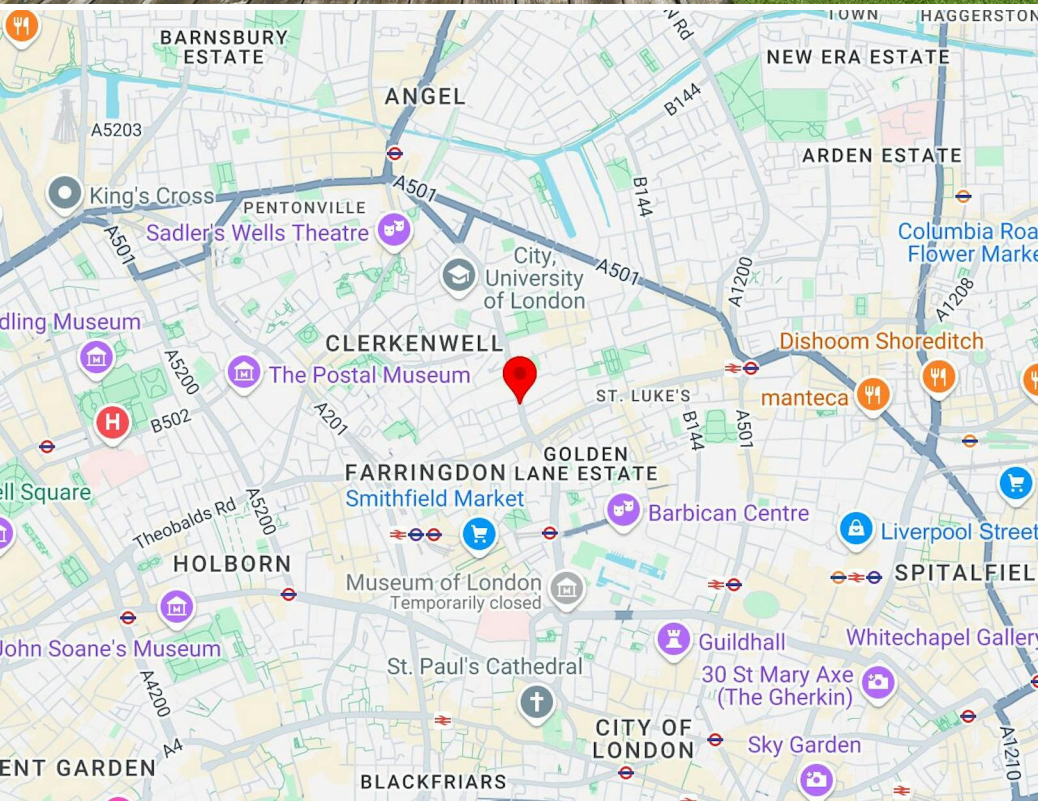
An opportunity to lease a self-contained office/showroom building with extensive frontage, primarily spread across the ground and first floors.

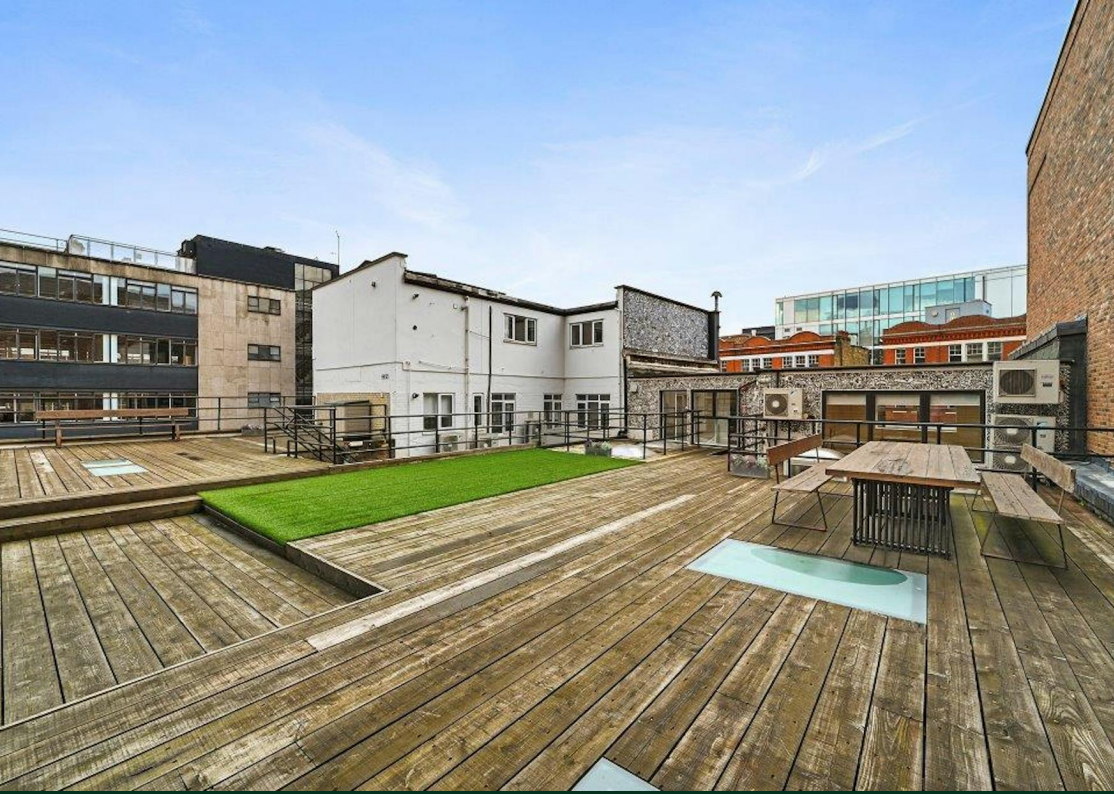
The property features a spacious parking and loading bay area, along with a generously sized roof terrace.

Location

Goswell Road is a prominent business hub in London's bustling Clerkenwell area, offering a dynamic blend of commercial and creative spaces.

Strategically positioned between Farringdon and Angel, this sought-after location boasts excellent transport connections, making it easily accessible from all parts of the city. The area is rich in amenities, with a variety of restaurants, cafes, and shops nearby, catering to the needs of both professionals and visitors. Goswell Road is an ideal choice for businesses seeking a vibrant, well-connected, and thriving environment.





Availability

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	2,634	244.71
1st	3,371	313.18
2nd	861	79.99
Total	6,866	637.88
Lease	New Lease	
Rent	£57.50 per sq ft	
Rates	Applicants are to make their own enquiries to The London Borough of Islington.	
Service Charge	£6 per sq ft	
VAT	Applicable	
EPC	B (44)	

Contact

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