



## 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

# Angel

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



# Angel

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



## 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.

# Angel

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



## 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

JON MORELL

07957 454 987

jon.morell@strettons.co.uk

LUKE MARIONI

07811 651 752

luke.marioni@strettons.co.uk

## Further Information

[View on our website](#)

Strettons and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or, representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and the Agents have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Generated on 23/02/2023