



Clerkenwell

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55 Goswell Road

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EC1

# A space for creativity.

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The building, located on Goswell Road, comprises space ranging from 601 sq ft to 2,768 sq ft. The area is home to major companies from the design, fashion, technology and furniture showroom sectors.



First floor, south - Agile working area



# A opportunity to make your mark.

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Many studios have made their home here, as well as headline Clerkenwell Design Week events. In short, the locals appreciate the value of good design. The vibrant social scene, unique shops and charming character also make this one of London's most desirable places to drink and dine too.

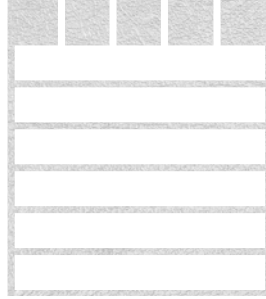




First floor, south - Open plan floor



A space  
ready to go.



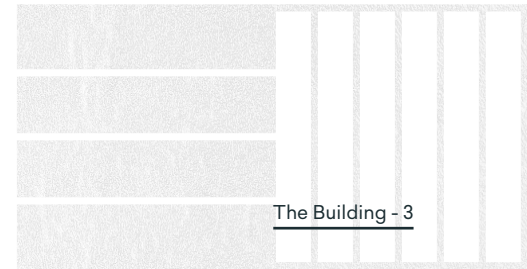
Third floor, south - Private meeting room



Second floor, north - Private meeting room



Second floor, north - Flexible working




# A space fully specified.

The space has been complemented with an abundance of amenities expected by today's businesses.


The full building spec is listed below:



Second floor, north - Kitchenette




Newly refurbished high-quality office suites




Fibre ready



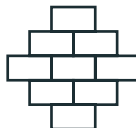
8 - 10 workstations per unit




Multiple breakout spaces




Air-conditioning



Exposed character throughout




Fully fitted and furnished designed by Peldon Rose




Contemporary finishes




New kitchenettes throughout



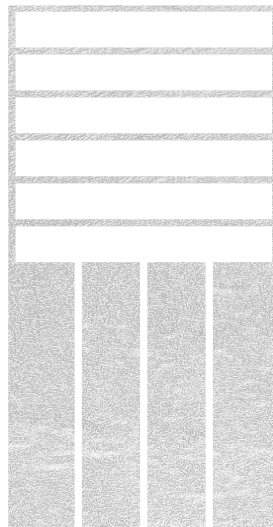
1 x meeting room



LED strip lighting



Fantastic natural daylight





Second floor, north - Open plan floor





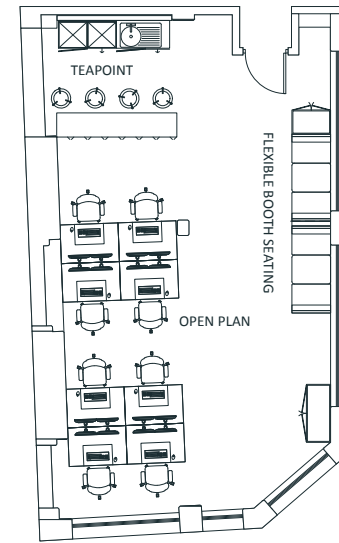
# Something for everyone.



The studios have undergone a comprehensive refurbishment to CAT A+ fully fitted specification.

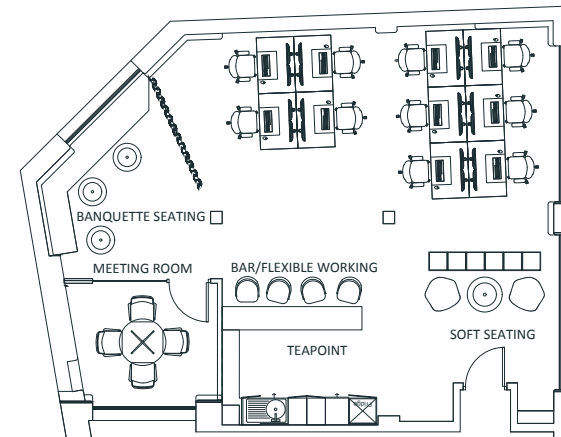
Floor	Sq Ft	Sq M
1st - South	624	57.9
2nd South	897	83.4
2nd North	646	60.0
1st South	601	55.8
<b>Total</b>	<b>2,768</b>	<b>257.1</b>

## South suites



GOSWELL ROAD

## North suites



GOSWELL ROAD

For indicative purposes only. Not to scale.

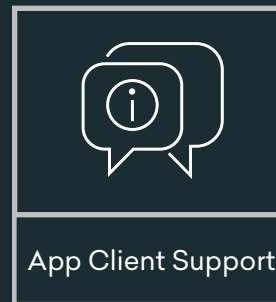
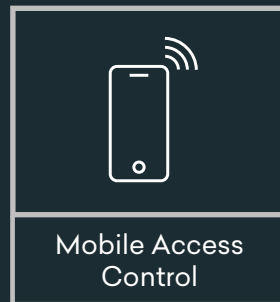
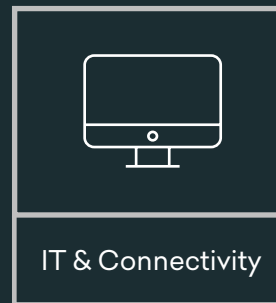
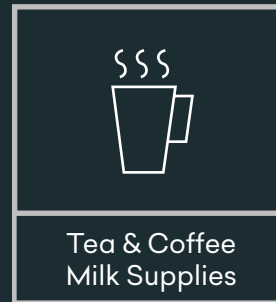
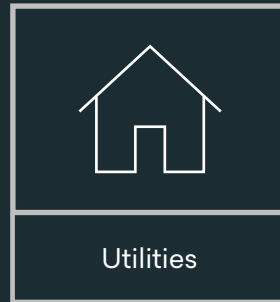


First floor, south – Agile working space



# A fully managed experience

55 Goswell Road offers as a personalised managed solution. For one simple monthly price, all units can be delivered with branding to reflect your business, along with comprehensive office services from wifi to cleaning to general maintenance.



# A bespoke service







Clerkenwell & Social

# The creative buzz of Clerkenwell.

Step out of the courtyard into a vibrant social scene, with a celebrated mix of bars, restaurants, unique shops and quiet green spaces, perfect for whatever your mood.

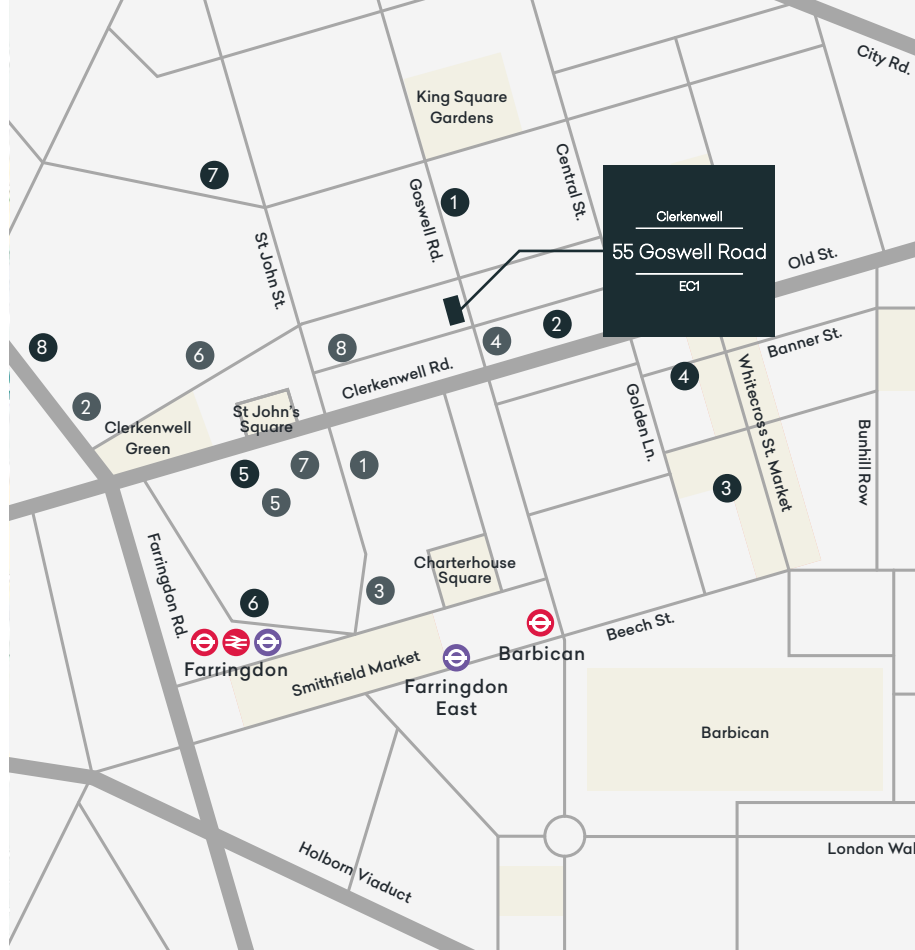
Transport is well covered. Farringdon is on the Circle, District and Hammersmith & City Lines, and also serves mainline trains and the new Elizabeth Line. The Cycle Superhighway is also just around the corner as well as Barbican and Old Street Tube Station.

### Bars & Restaurants

1. Luca
2. The Green
3. St John
4. Breddos Tacos
5. Clerkenwell & Social
6. Grainger & Co
7. BrewDog
8. The Slaughtered Lamb

### Cafés

1. Goswell Road Coffee
2. Look mum no hands!
3. Giddy Up Coffee
4. Fix Coffee
5. EC1 Coffee House
6. Black Sheep Coffee
7. Pret A Manger
8. Powerhouse Coffee



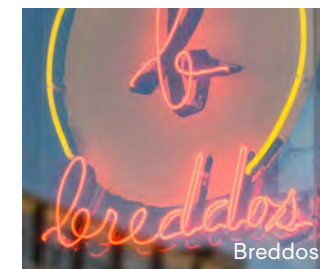
Goswell Road Coffee



Compton



Look mum no hands!



Breddos

### Walking times.

6 mins	 Barbican
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9 mins	 Farringdon
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10 mins	 Old Street
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Walk times from the building. Source: TfL

# Come and join the Clerkenwell community.

For further information, please contact the joint sole letting agents.



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