



Susskind.

116-120 Goswell Road EC1

Rare opportunity to occupy a self-contained office/showroom building with extensive frontage principally arranged over ground and first floors. The property has the benefit of a large parking loading bay area as well as a superb sized roof terrace.



The building is currently undergoing a program of refurbishment works including the installation of a new passenger lift to all floors and the reconfiguration of the ground floor. The ground floor has the benefit of excellent floor to ceiling height.



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Summary

Self-contained media style office/showroom building in the heart of Clerkenwell

Features

- Self-contained building
- Media style finishes throughout
- Fantastic natural light
- Great floor to ceiling height
- Large roof terrace
- 3x Showers
- Great branding opportunities
- Male and Female WCs
- Air conditioning
- Bike storage
- Separate entrance points
- Car parking
- Lift (installation in progress)

Transport

- Farringdon
- Barbican
- Old Street

Lease

New Full Repairing & Insuring Lease for a term by arrangement direct from the Landlord.

EPC

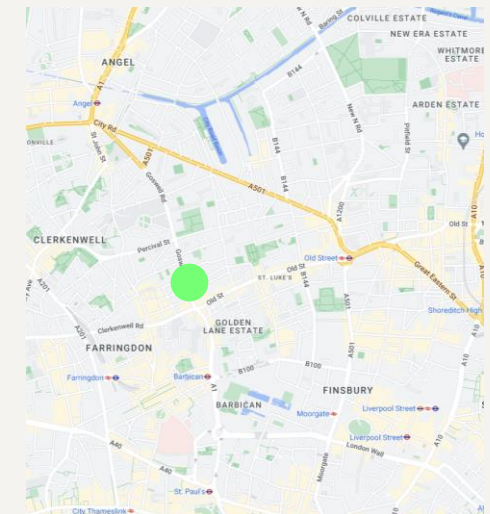
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Second	924	£TBC	£TBC	£TBC		Available
First	3,421	£TBC	£TBC	£TBC		Available
Ground	3,472	£TBC	£TBC	£TBC		Available
Total	7,817	£TBC	£TBC	£TBC	-	

*Interested parties should make enquiries with the local authority.

Map



116-120 Goswell Road EC1

Viewing via joint sole agents

For further information and inspections please contact joint sole agents:

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Subject to contract

Misrepresentation Act – These details and all the description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

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