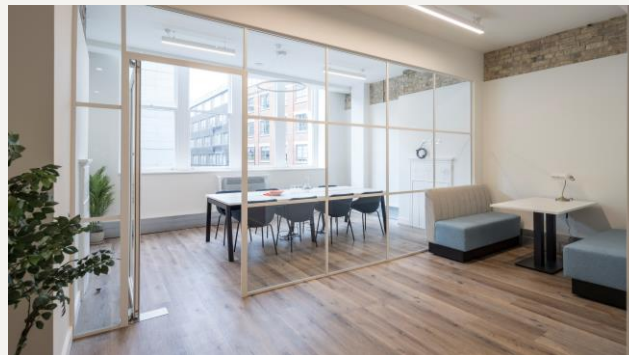




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88 Goswell Road EC1

The accommodation offers superb natural light throughout with high ceilings, exposed brickwork, and original character features throughout. The building will feature a prominent newly imagined showroom arranged over ground and basement floors with the benefit of a dedicated entrance and internal staircase.



88 Goswell Road EC1

Summary

Brand new refurbishment scheme, architecturally led to provide a stunning & characterful building in the heart of Clerkenwell. A combination of office /showroom space to provide up to 5,807 sq ft with private terraces.

Features

- Comprehensive refurbishment due to commence shortly
- Occupying a prominent position on Goswell Road
- Direct street access with separate entrance to self-contained ground floors
- Good floor to ceiling height
- Excellent natural light
- Character features throughout
- Terrace space to the 2nd floor
- Passenger lift

Transport

- Farringdon
- Barbican
- Old Street

Lease

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

EPC

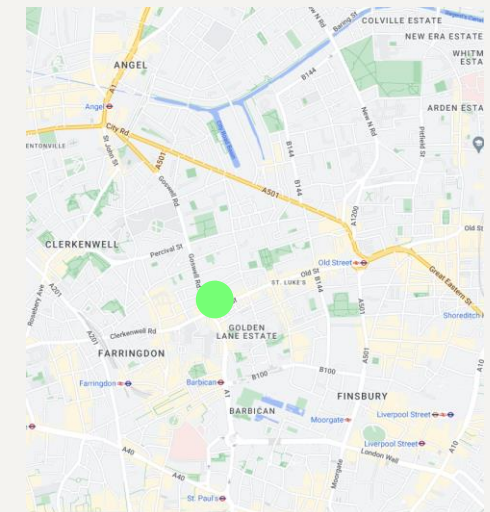
An EPC has been commissioned and will be available on request.

Availability

Floor	Size Sq Ft	Rent Sq Ft	Service Charge	Business Rates*	£/PCM	Status
Fourth	750	£67.50	£10.40	£21.85	£6,234.38	Available
Third	735	£69.50	£10.40	£22.32	£6,255.46	Available
Second	1,070	£69.50	£10.40	£21.83	£9,070.92	Available
First	1,189	£75.00	£10.40	£22.62	£10,667.31	Available
Ground & Lower Ground	1,972	£55.78	£8.45	£17.51	£13,432.60	Available
Total	5,716	-	-	-	£45,660.67	Available

*Interested parties should make enquiries with the local authority

Map



88 Goswell Road EC1

Viewing via joint agents

For further information and inspections please contact sole agents:

Adam Noble
07980 991 217
Adam@susskind.london

Ashley Goodman
07973 184329
Ashley@susskind.london

Or
Compton

Colonial Buildings
59-61 Hatton Garden
London, EC1N 8LS

T +44 (0) 207 831 8311
E hello@susskind.london
W susskind.london

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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