

The image shows the exterior of a building with a modern, industrial aesthetic. A large wooden door is open, revealing a dark interior. To the left of the door is a closed roller shutter. The building's facade is made of light-colored concrete with dark grey accents. A large window is visible on the left side of the frame. The ground is paved with grey tiles.

**Susskind.**

**250-252 Goswell Road, EC1**

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Suskind.

Self-contained office/showroom accommodation arranged over ground and lower ground floors with the benefit of Use Class E. The property has excellent frontage onto Goswell Road with its own street entrance and rear loading. The space would appeal to a variety of occupiers taking full advantage of the properties excellent natural light and good ceiling height throughout.



# 250-252 Goswell Road, EC1

## Summary

Newly refurbished self-contained office/showroom close to Angel, Barbican and Farringdon Stations.

## Features

- Excellent window frontage
- Own Street entrance
- Fully self-contained
- Branding opportunities
- Excellent natural light
- Open plan arrangement
- LED lighting
- Fitted Kitchen

## Transport

- Angel
- Barbican
- Farringdon

## Lease

A 999-year lease from 2001. The property is elected for VAT

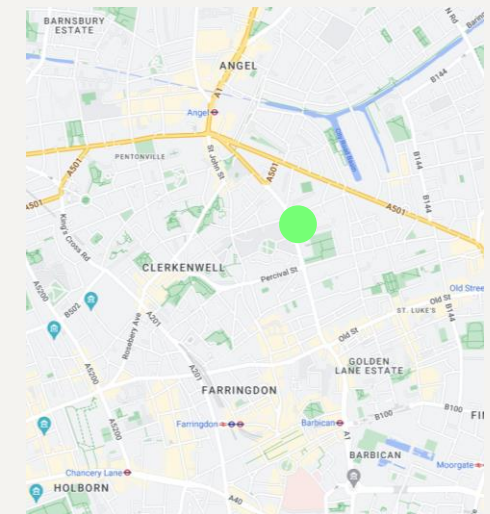
## EPC

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

		Availability	
Floor	Size Sq Ft	Price	Status
Ground	1,450		
Lower Ground	1,740	£1,650,000	Available
<b>Total</b>	<b>3,190</b>		

\*Interested parties should make enquiries with the local authority.

## Map





250-252 Goswell Road, EC1

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Viewing via joint agents

For further information and inspections please contact 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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