

**235**  
**GOSWELL ROAD**

**LONDON EC1**





235 GOSWELL ROAD | LONDON EC1

- Virtual Freehold;
- The building occupies a prominent corner position fronting onto Goswell Road;
- Located 350m to the south of Angel Underground Station;
- A warehouse style office building, arranged over lower ground and ground floor;
- The property underwent comprehensive refurbishment / upgrade which completed in August 2021;
- Comprising 13,775 sq. ft. (1,279.7 sq. m.);
- Floor to ceiling heights ranging from 2.85m – 2.92m at ground floor level;
- Full vacant possession, ready for immediate occupation;
- Available for lease or sale;

Offers invited in excess of **£10.0M** for the virtual freehold interest, which reflects a low capital value of **£726 per sq ft**. Subject to contract and exclusive of VAT.

Alternatively available to lease. New lease direct from the landlord. Price on application.

## INVESTMENT CONSIDERATIONS





Located at the heart of London's most vibrant sub-markets; Clerkenwell & Farringdon to the South, Old Street & Shoreditch to the East and Kings Cross to the West

● OCCUPIERS

1. Ticketmaster
2. AHR Architects Ltd
3. Cancer Research UK
4. Crafts Council
5. Dalziel & Pow
6. Design Council
7. Expedia
8. Patel Taylor
9. AKQA London
10. Spacelab
11. Propercorn
12. Wayfair UK

● BARS/RESTAURANTS/CAFES

1. Meat Liquor
2. The Angelic
3. Five Guys
4. The Breakfast Club
5. The Quality Chop House
6. The Gate Islington
7. The York
8. Bone Daddies
9. Shoreditch Grind
10. Nightjar
11. Bodean's BBQ
12. The Wenlock Arms
13. Narrowboat pub
14. Old Fountain
15. Dame Alice Owen
16. Candid Cafe
17. Briki

● HOTELS & LEISURE

1. Almeida Theatre
2. Everyman Screen on the Green
3. Fitness First
4. The Gym
5. Hilton London Angel
6. Sadler's Wells
7. Victoria Miro
8. Virgin Active
9. Montcalm East
10. The Z Hotel
11. Siam Breeze Massage & Spa
12. Fierce Grace Hot Yoga

**KINGS CROSS**

King's Cross is a multi-billion pound mixed use development and is one of London's most exciting, accessible and popular locations.

Kings Cross now provides 2.9 million sq ft of offices, 10 new public spaces, over 2,000 homes and 500,000 sq ft of shops, bars, restaurants, cafes and leisure; including the new purpose built retail destination Coal Drops Yard, where over 50 stores and restaurants were built into the shell of the city's old Victorian coal stores.

The transformation has reinvented King's Cross into a new dynamic area at the heart of London's growing tech revolution, attracting some of the world's largest global occupiers; Google, YouTube, Facebook and Nike. In addition the University of Arts London Central St Martins Campus is located at Granary Square.

**CLERKENWELL**

Clerkenwell is one of London's most vibrant sub-markets being home to excellent amenities with a diverse retail, leisure and restaurant offering.

Exmouth and Leather Lane markets are both a short walk from 235 Goswell Road and have become culinary food destinations offering a range of cuisines from across the world.

The area today is one of London's most sought after and fashionable office locations; popular with global occupiers from a variety of professional sectors; designers, media agencies and global tech giants. The area has recently attracted notable occupiers including LinkedIn, Alexander McQueen, Fred Perry and Unilever.

**OLD STREET**

Old Street; known as Tech City is an integral part of London's ecosystem and at the forefront of the world's technological revolution. The area comprises a unique blend of exciting start-ups and global occupiers including; Amazon, Adobe, Checkout.Com and Farfetch.

Old Street has been subject to considerable investment over recent years. Transport for London is currently undertaking a £25.0 million overhaul of Old Street Roundabout, transforming will transform the environment for pedestrians and cyclists.





# LOCATION

Located on a prominent corner position fronting Goswell Road, a key arterial route linking Angel to Farringdon and the City of London.

235 Goswell Road is a short walk from Islington High Street and Upper Street which offer a vibrant collection of shops, bars, restaurants and entertainment venues; such as Chapel Market, the Sadler's Wells Theatre, Almeida Theatre and Angel Central Shopping Centre.

The property benefits from close proximity to Regents Canal; accessed via Colebrooke Row; Regent's Canal offers an oasis of calm in the heart of the Capital, becoming a hub for walkers, boaters and commuters looking to escape the busy city streets. The canal is 8.6 miles long and provides a link across Central London from Paddington to the Limehouse Basin.

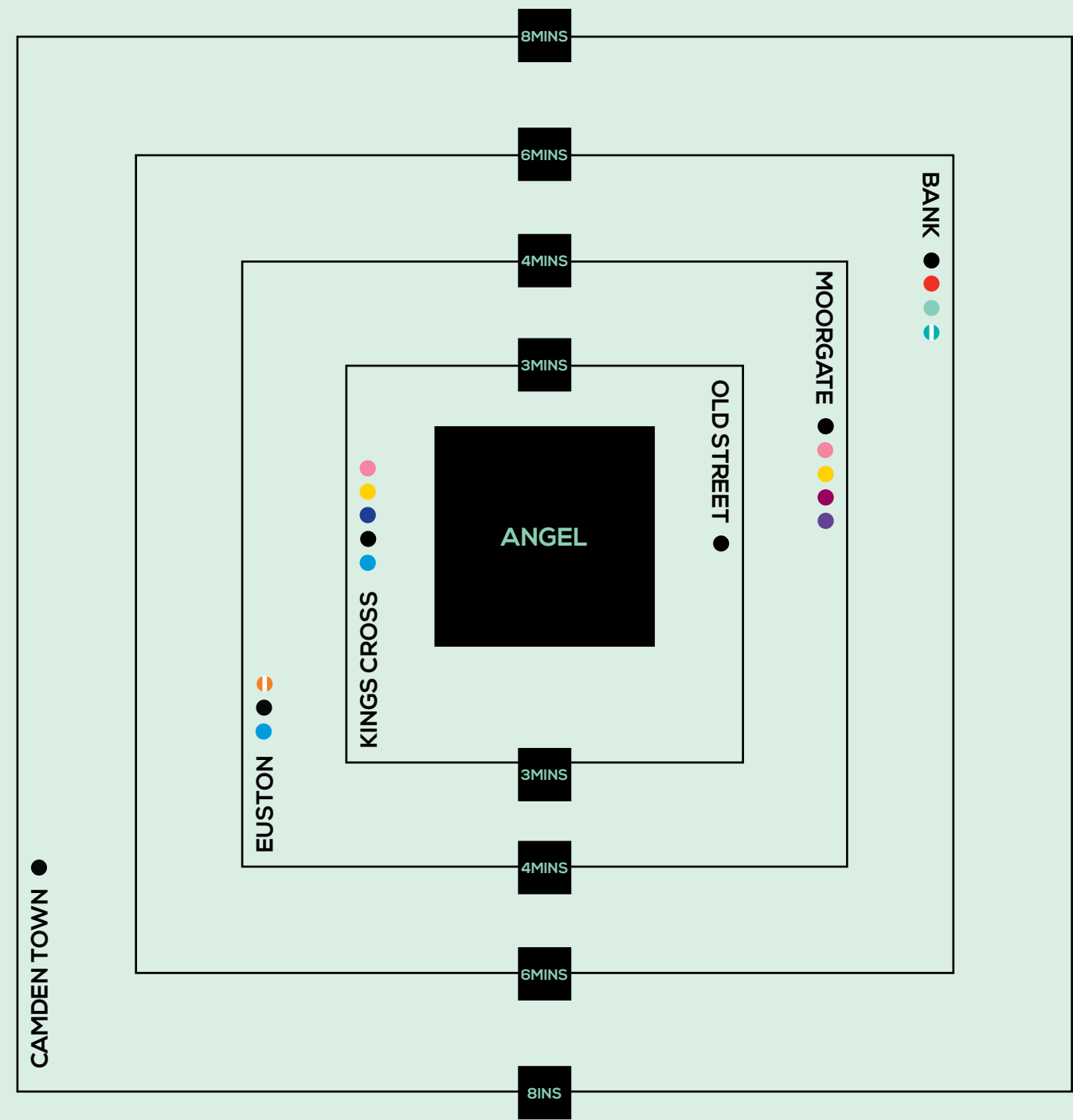
235  
GOSWELL ROAD





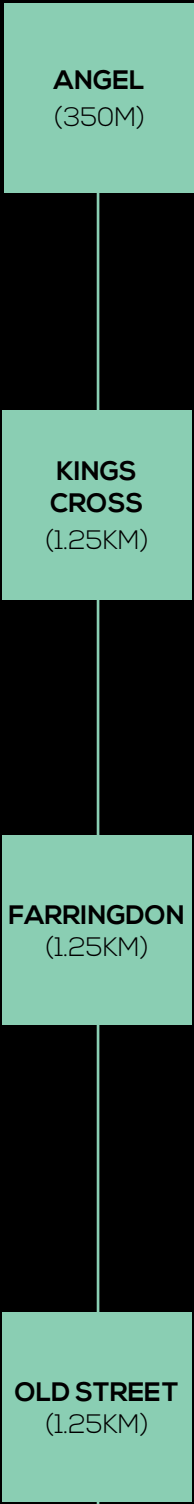
The property benefits from excellent transport links, being 350m to the South of Angel Underground Station

JOURNEY TIMES FROM ANGEL STATION



- Victoria
- Northern
- Piccadilly
- Circle Line
- Hammersmith & City
- Metropolitan
- Waterloo & City
- DLR
- Overground
- Crossrail

WALKING DISTANCES



CYCLE

235 Goswell Road benefits from excellent connectivity to London's cycle network, located a short distance from a number of TFL's Cycleway routes that link communities, businesses and destinations across London.

Quietway 2 (Q2) a 12km cycling route which opened in 2018 is within close proximity to the property and connects east and central London. Q2 links Bloomsbury to Walthamstow via Angel, Haggerston, London Fields and Clapton, and takes cyclists on a route away from busy main roads along quieter, safer streets. Q2 was as a significant addition to London's cycling network, connecting with other routes including Cycle Superhighway 1, Cycle Superhighway 6 as well as Quietway 13 and Quietway 10.

Five Santander Docking stations are within a 5 minute walk of the property.





## 235 Goswell Road is located in close proximity to some of London's most exciting developments

### 1. ANGEL SQUARE, ISLINGTON HIGH STREET, LONDON EC1

Less than a 5 minute walk from 235 Goswell Road, Angel Square is an important upcoming development in the heart of Angel, adjacent to Angel underground station. The c.0.4 acre Freehold site was recently purchased by Tishman Speyer in July 2021 for £86.50M.

The global property developer will look to undertake a comprehensive refurbishment and extension of the existing 132,670 sq ft office building.

### 2. 10 WHITE LION STREET, N1

Developer: Maurice Investments  
Use: Office  
Area: 55,000 sq ft (5,110 sq. m)  
Status: PC anticipated Q1 2022

### 3. 1-7 UPPER STREET, N1

Vendor: Legal & General  
Use: Office  
Area: 60,000 sq ft (5,574 sq. m)  
Status: Pre-planning stage  
Comments: Under offer to sell

### 4. YORK HOUSE, PENTONVILLE ROAD, N1

Vendor: The Office Group  
Use: Office  
Area: 54,000 sq ft (5,017 sq. m)  
Status: Completed 2019

### 5. ISLINGTON SQUARE, N1

Vendor: Cain International  
Use: Residential + Retail  
Area: 263 residential units and 170,000 sq ft retail  
Status: Completed 2019

### 6. ANGEL BUILDING, EC1

Vendor: Derwent London  
Use: Office  
Area: 260,000 sq ft  
Status: Completed 2010  
Comments: Expedia HQ

### 7. 10-14 PENTONVILLE ROAD, N1

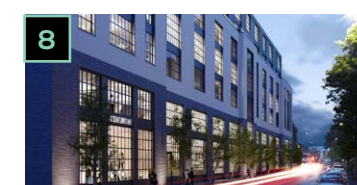
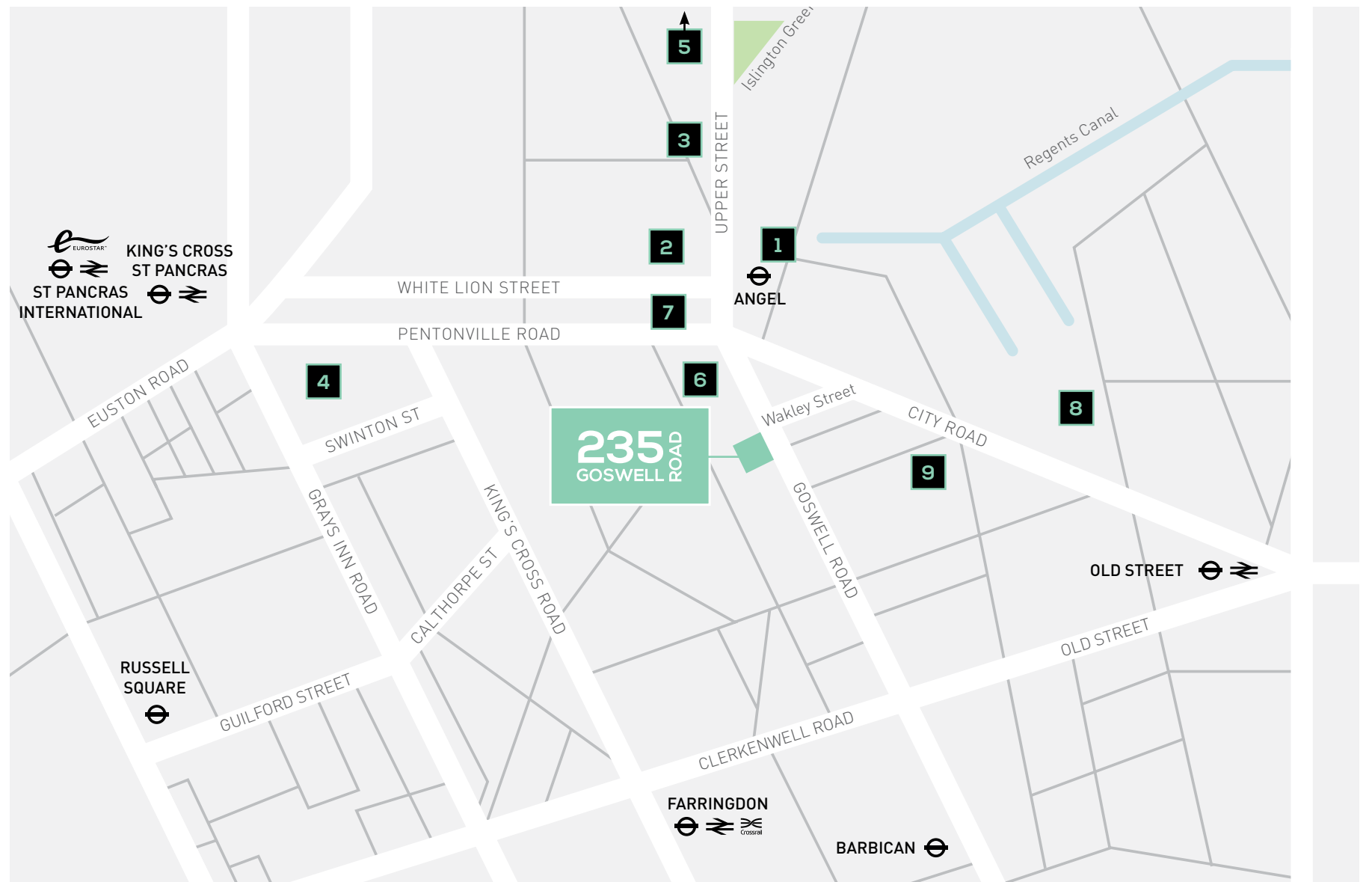
Vendor: Derwent London  
Use: Office  
Area: 53,000 sq ft  
Status: Completed 2012  
Comment: Ticketmaster HQ

### 8. WENLOCK WORKS, N1

Vendor: Schroder's  
Use: Office  
Area: 128,000 sq ft  
Status: Completed  
Comment: Checkout.com HQ

### 9. IBASIN, EC1

Vendor: Berkley Homes  
Use: Mixed (933 residential units)  
Area: 1.2 million sq ft  
Status: Under Construction (Phase 1 complete)  
Comment: Office, residential, retail and leisure including a 4\* hotel. 2 acres of open green space





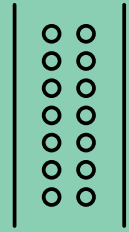




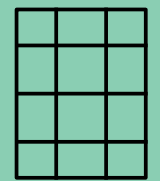
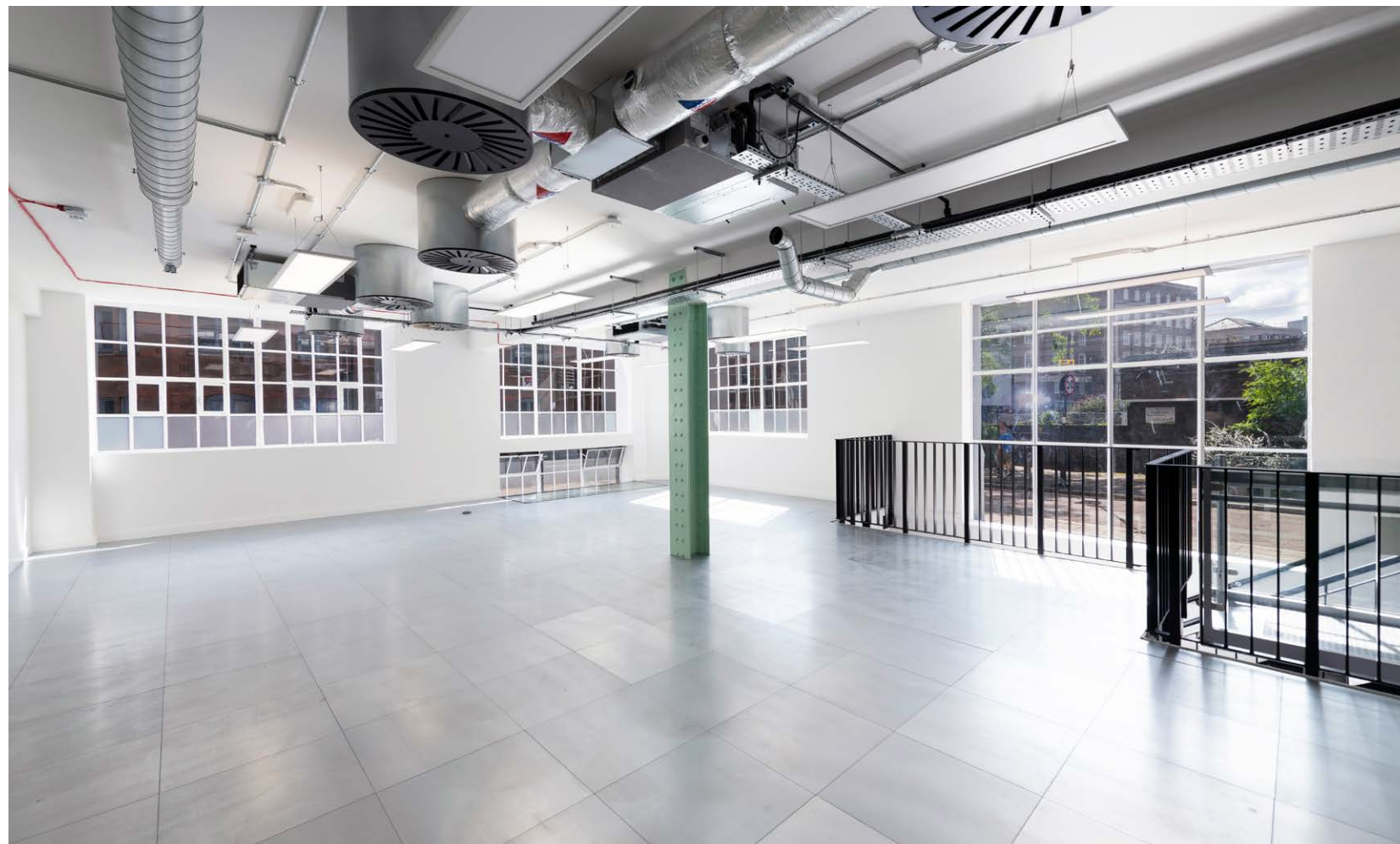
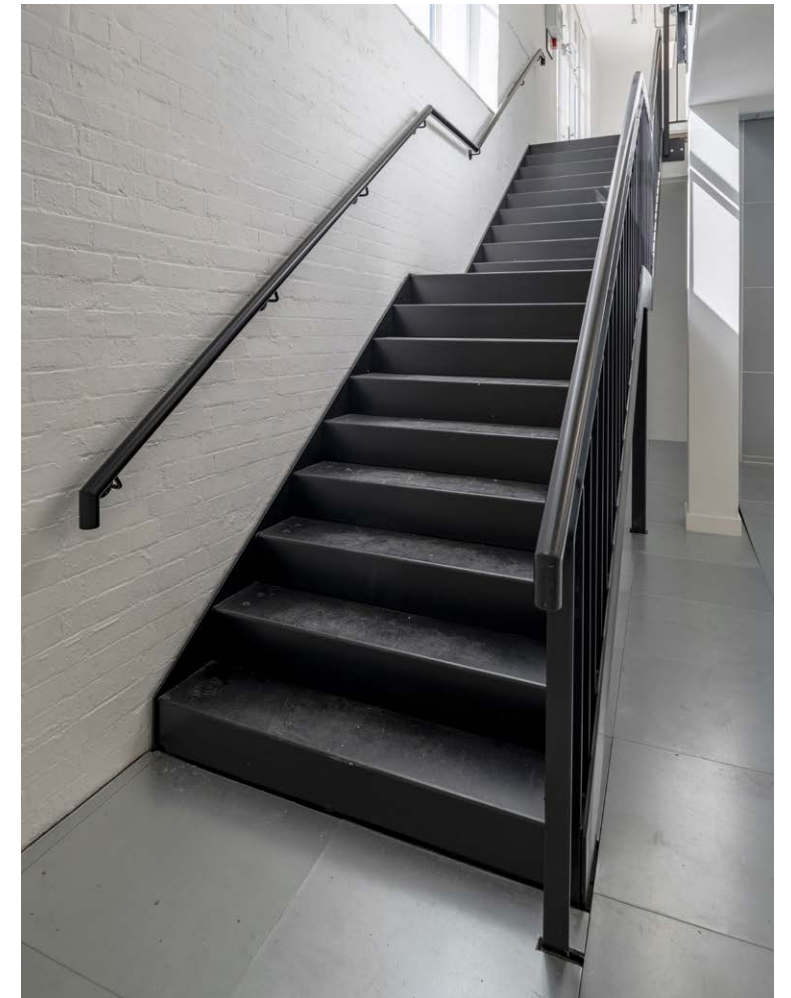
# THE BUILDING



**COMPREHENSIVELY  
REFURBISHED IN  
AUGUST 2021**



**RETAINED UNIQUE  
WAREHOUSE  
FEATURES**



**NEW PLANT, M&E  
AND WINDOWS  
THROUGHOUT**



**NEW STATE OF THE  
ART FRESH AIR  
EXCHANGE SYSTEM**





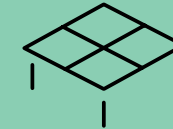
# SPECIFICATION



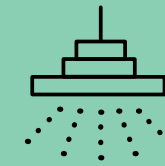
NEWLY  
REFURBISHED



EXPOSED  
SERVICES



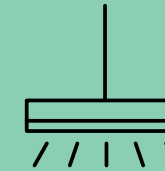
NEW METAL  
TILE RAISED  
FLOOR



NEW WC &  
SHOWER  
FACILITIES



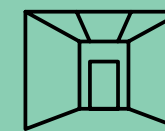
NEW VRF AIR  
CONDITIONING



NEW LED  
LIGHTING



NEW DDA  
COMPLIANT  
PLATFORM  
LIFT



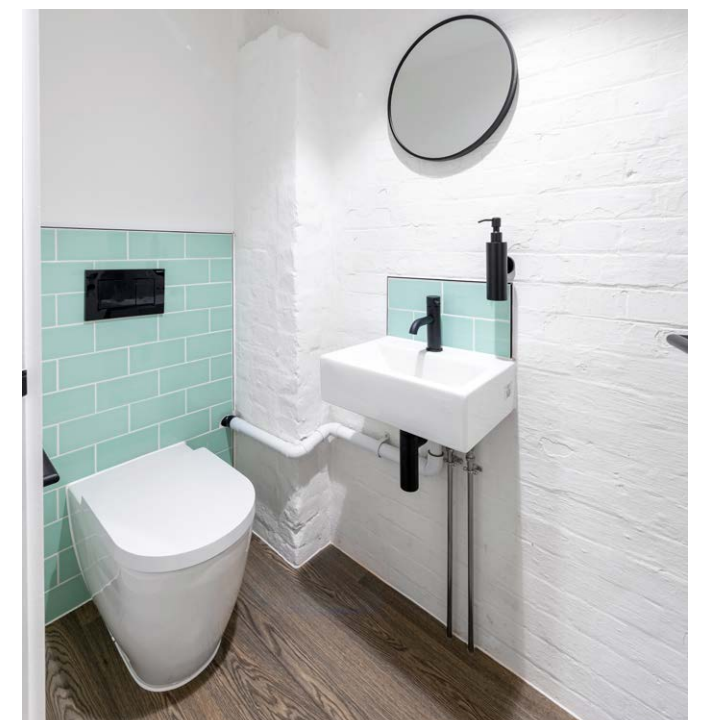
DUAL  
ENTRANCE

# DESCRIPTION

Originally constructed in 1923, the property sits on the site of a former female clothing factory which was sold by the Brewers Company.

The building comprises a six storey mixed use property over lower ground, ground and three upper floors. The commercial accommodation is arranged over lower ground, and ground floor levels with the upper floors comprising 21 residential apartments which have been sold off separately on long leasehold terms.

The property provides newly refurbished warehouse offices, which benefit from corner frontage onto both Goswell Road and Manningford Close. The ground floor provides 6,743 sq ft (626.4 sq m) of office accommodation which benefits from exceptional levels of natural light with glazing to three elevations. The lower ground floor comprises 7,032 sq ft (653.3 sq m) of office accommodation and is accessed via an internal staircase and platform lift. The lower ground floor benefits from rear spot lights and setbacks to the ground floor slab which provide natural light.





GROUND FLOOR



LOWER GROUND



Not to Scale. For indicative purposes only

FLOOR	USE	NIA (SQ FT)	NIA (SQ. M)	IPMS 3 AREA(SQ FT)	IPMS 3 AREA (SQ M)
Ground	Office	6,743	626.4	7,035	653.6
Lower Ground	Office	7,032	653.3	7,274	675.8
TOTAL		13,775	1,279.7	14,309	1,329.4

TENANCY

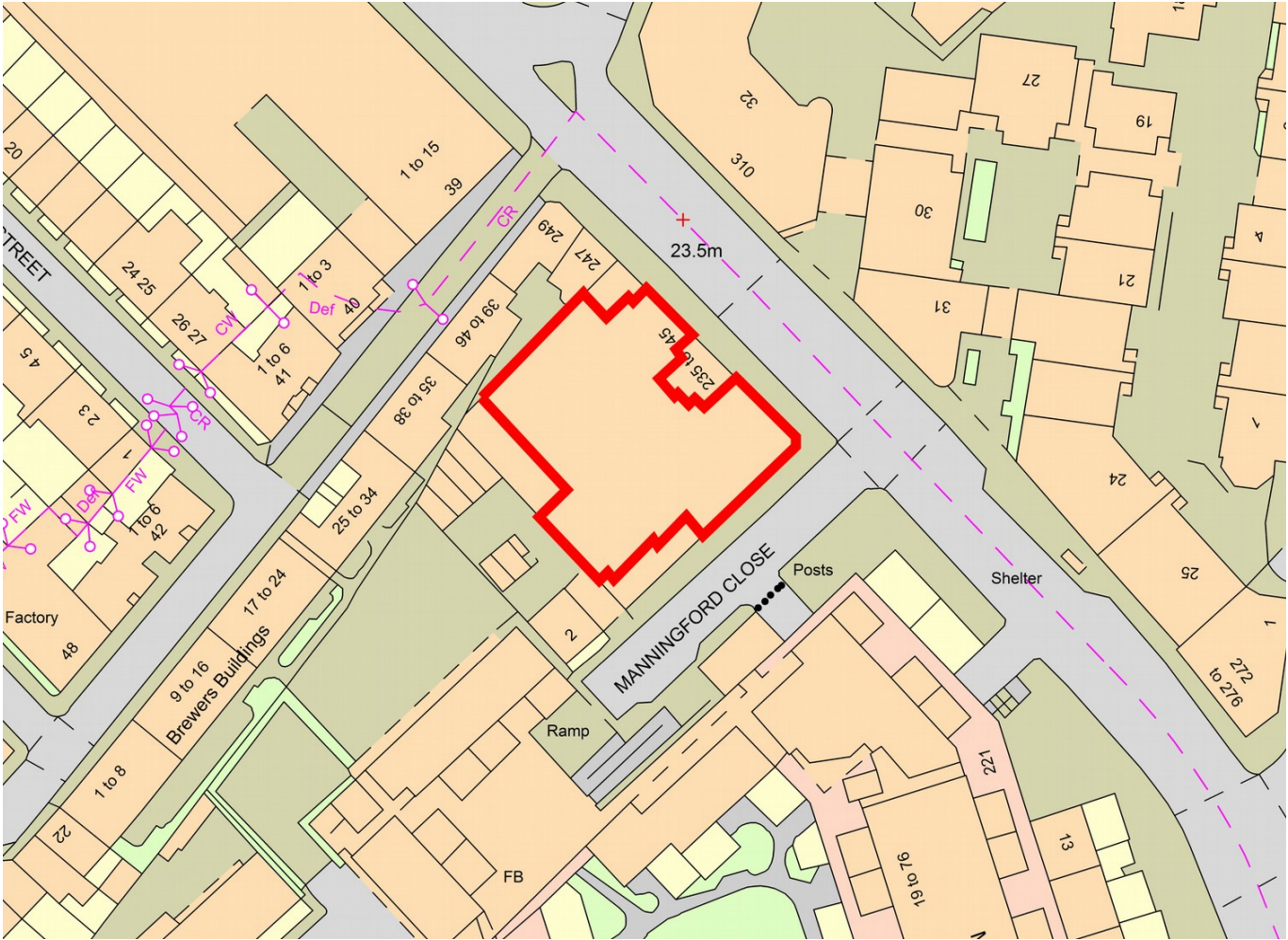
Full vacant possession, ready for immediate occupation.

TENURE

The property is held Virtual Freehold for a term of 999 years to expire 23rd June 2999. The rent is fixed to a peppercorn.

Service Charge for 2021/2022: £11,722 per annum.

Insurance for 2021/2022 £9,326.40.



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# FURTHER INFORMATION

## **PLANNING**

The property is located within the jurisdiction of Islington Borough Council, it is not listed or within a conservation area.

The property benefits from being within the new Class E: Commercial, Business and Services (adopted September 2020).

The new Class E now incorporates the previous shops (A1), financial and professional services (A2), restaurants and cafes (A3) and offices (B1) use classes. Moreover, uses such as gyms, nurseries and health centers and other uses which are suitable for a Town Centre area are also included in the class.

## **VALUE ADDED TAX (VAT)**

The property is elected for VAT.

## **ENERGY PERFORMANCE CERTIFICATE (EPC)**

A copy of the EPC certificate can be provided upon request.

## **CAPITAL ALLOWANCES**

Capital allowances may be available by way of a separate negotiation.

## **PROPOSAL**

Offers are invited in excess of £10 million, which reflects a low capital value of £726 per sq ft. Subject to contract and exclusive of VAT.

Alternatively available to lease via a new lease direct from the landlord.

Price on Application.

## **CONTACTS**

For further information or to arrange an inspection of the property, please contact one of the following:

## **SALE ENQUIRIES**

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## **LEASING ENQUIRES**

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