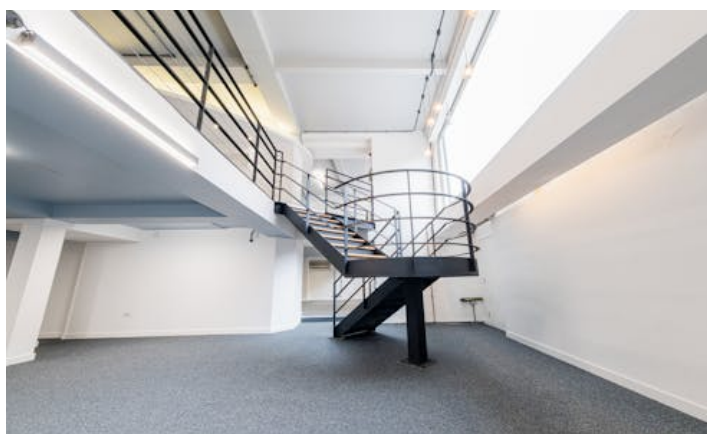


# ELLIS BROWN

## OFFICE FOR SALE

250-252 Goswell Road, EC1V 7EB  
3,190 sq ft

Prime Clerkenwell long leasehold interest being sold with vacant possession, of particular interest to owner occupiers and investors.



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### Description

The unit is arranged over Ground and Lower Ground levels, linked with an interconnecting staircase allowing for natural light to penetrate through to the lower level. The flexible open-plan space benefits from good street frontage and features LED lighting, air-conditioning, good natural light and would be well suited for an owner-occupier or investment purchase.

### Location

250-252 Goswell Road is located in a prominent position on the corner of Moreland Street and Goswell Road in Clerkenwell. The surrounding area boasts a wealth of amenities including local cafes, supermarkets and green areas such as King Square Gardens and Peregrine Square. It is also within close proximity to the well renowned show room destination within Clerkenwell.

The unit is located close to both Old Street and Angel stations providing access to the Northern Line tube services. It is also within walking distance of Farringdon Station, which promises to be one of London's most connected transport hubs with the Elizabeth line due to open in Q2 2022 and the existing Circle, Hammersmith & City, Metropolitan and Thameslink lines.

### Accommodation

Name	sq ft	sq m	Price	Availability
Ground	1,450	134.71	£1,520,000	Available
Lower Ground	1,740	161.65	-	Available
<b>Total</b>	<b>3,190</b>	<b>296.36</b>		

### Features

Self contained unit with good street level frontage  
LED lighting  
Air conditioning  
Fitted kitchen point  
Perimeter trunking  
Rear loading access

### EPC

On application

### Terms

On application

### VAT

On application

### Contact

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