

Compton

Clerkenwell

55 Goswell Road
EC1V 7EN

COMING SOON! Newly
Refurbished, fully fitted office
studios in the heart of Clerkenwell

For Rent

601 to 2,768 ft²

020 7101 2020
compton.london



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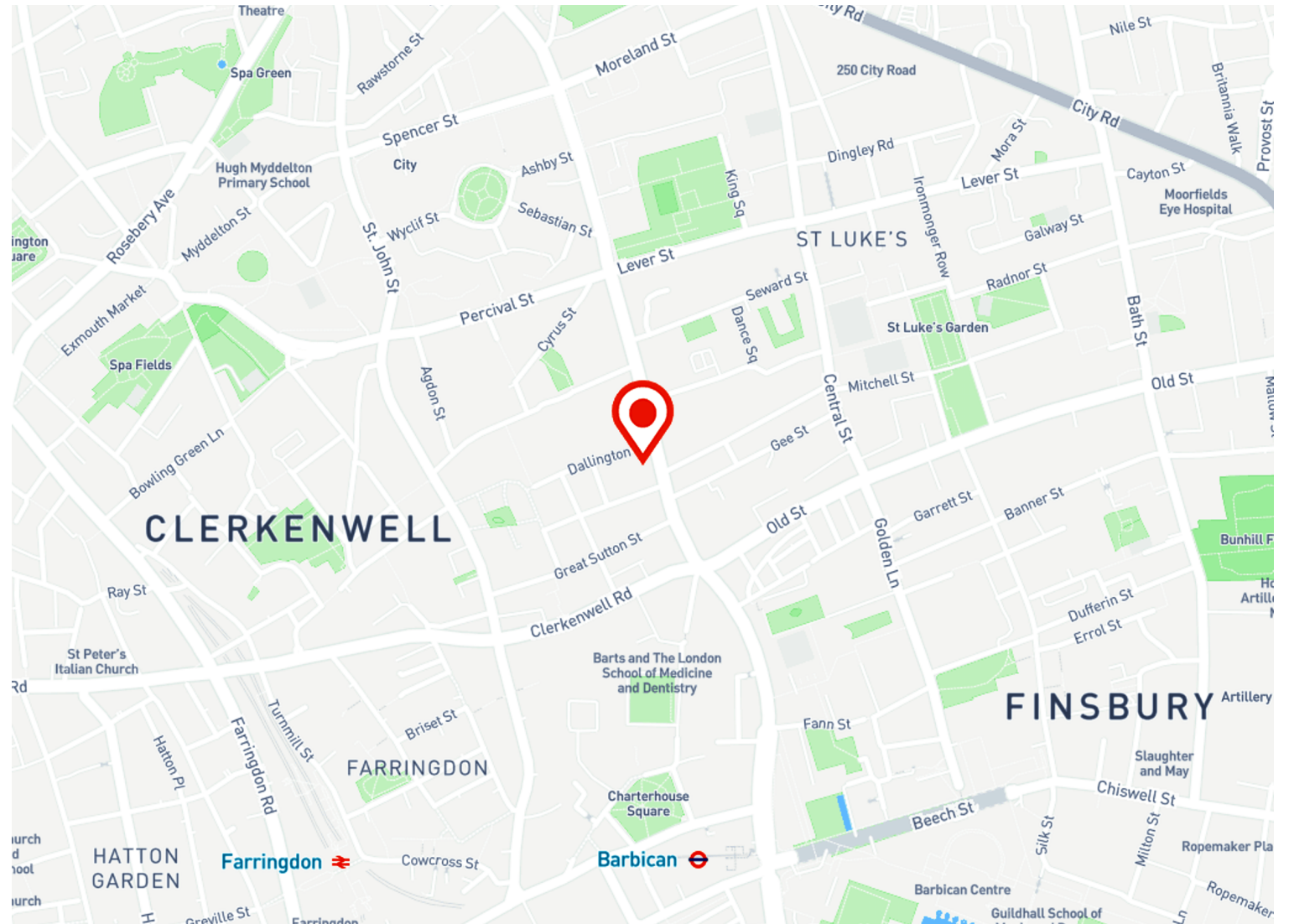
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Location

The area is home to major companies from the design, fashion, technology and showroom sectors. There is a well-established showroom community and showroom occupiers include: Vitra, Porcelanosa, Knoll, Bolon, Domus, Mapei, Wilkhahn, Milliken, Hansgrohe, Bulthap, Caesar, Desso, Havwoods and Connection.

Transport is well covered. Farringdon is on the Circle, District and Hammersmith & City Lines, and also serves mainline trains and the new Elizabeth Line. The Cycle Superhighway is also just around the corner as well as Barbican and Old Street Tube Station.

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Amenities

- Newly Refurbished studios
- Comfort Cooling System
- Excellent Natural Light
- New toilets
- Concealed Security
- Suspended direct and indirect lighting
- Wooden flooring
- Perimeter Trunking
- Fibre connectivity
- 5 person lift

Description

The building is located on Goswell Road, a prime Clerkenwell Location. These studios are about to undergo a comprehensive refurbishment to CAT A specification, complemented by modern suspended lighting, wooden flooring, comfort cooling systems, exposed concrete columns and BT fibre connectivity.

Many studios have made their home here, as well as headline Clerkenwell Design Week events. In short, the locals appreciate the value of good design. The vibrant social scene, unique shops and charming character also make this one of London's most desirable places to drink and dine too.

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Content

[View on Website](#)



Viewings

Via joint sole agents only

Terms

New full repairing & insuring lease(s) available for a term by arrangement direct from the freeholder.

VAT

The property is elected for VAT

Local Authority

The London Borough of Islington

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Floor Areas & Outgoings

The accommodation comprises the following areas:

Name	Sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total /sq ft	Total /month	Total /year	Availability
3rd - (South)	624	-	£13.97	£10.50	£24.47	£1,272.44	£15,269.28	Available
2nd - (North)	897	-	£14.65	£10.50	£25.15	£1,879.96	£22,559.55	Available
2nd - (South)	646	-	£13.50	£10.50	£24	£1,292	£15,504	Available
1st - (South)	601	-	£21.45	£10.50	£31.95	£1,600.16	£19,201.95	Available

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Contact Us

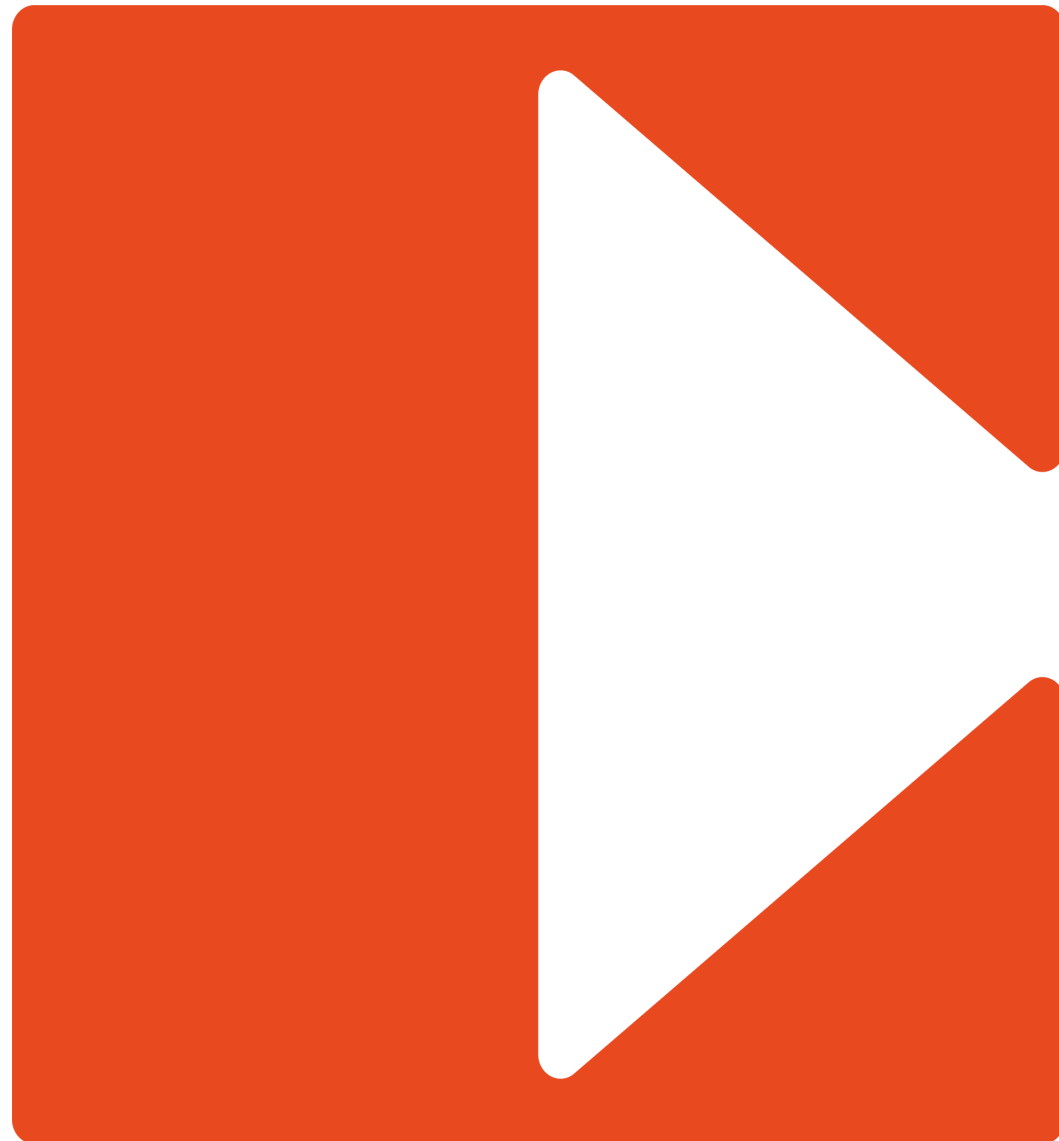
All appointments to view must be arranged via sole agents, Compton, through —

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