



Panagram

27 Goswell Road, London, EC1M 7AJ

Fully fitted, furnished and cabled penthouse office floors available in Farringdon with private terraces

4,036 to 9,084 sq ft
(374.96 to 843.93 sq m)

- 'Plug & Play' offices
- Private terraces on each floor
- 4-minute walk to the Elizabeth Line
- Back-to-frame refurb in 2019
- 3.3m finished ceiling height
- EPC "A Rating"

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Summary

Available Size	4,036 to 9,084 sq ft
Rent	£75 per sq ft
Rates Payable	£28.20 per sq ft
Service Charge	£15 per sq ft
VAT	Applicable
EPC Rating	A (25)

Description

The top two floors of Panagram each offer a truly turnkey solution for your business:

- The 7th floor benefits from 44 open-plan desks, 5 internal rooms, 3 focus rooms, a kitchen and breakout area, as well as 2 private terraces comprising 640 sq ft.

- The 6th floor benefits from 52 open-plan desks, 6 internal rooms, 3 focus rooms, a kitchen and breakout area, as well as 3 private terraces comprising 876 sq ft.

The offices benefit from a high-specification finish following a comprehensive back-to-frame refurbishment in 2019, achieving an impressive EPC rating of A.

Location

Panagram is perfectly positioned in the heart of the vibrant Clerkenwell district, just a 3-minute walk from Barbican Station (Circle, Hammersmith & City, Metropolitan) and a 4-minute walk from the Long Lane Elizabeth Line Ticket Hall, ensuring seamless connectivity across London.

This prime location places you within easy reach of the City, while the surrounding area offers a dynamic mix of trendy cafes, restaurants, and cultural landmarks, making Panagram an ideal spot for work and leisure.

Accommodation

The accommodation comprises the following areas:

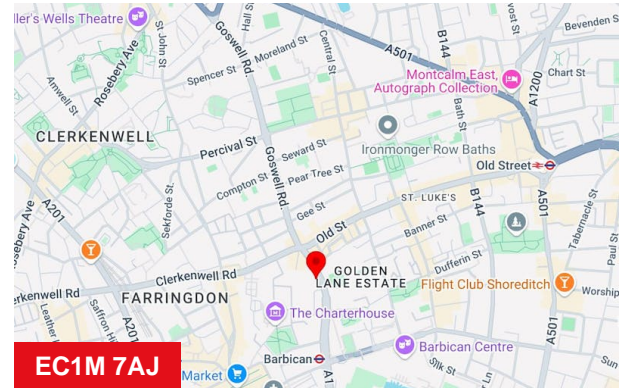
Name	sq ft	sq m	Availability
7th	4,036	374.96	Available
6th	5,048	468.97	Available
Total	9,084	843.93	

Viewings

Strictly by appointment through sole agents Spring4.

Terms

Available on flexible lease terms for a maximum term up to March 2031.



Viewing & Further Information



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