

HURFORD

SALVI

CARR

PROPERTY ADVISORS AND DEVELOPMENT CONSULTANTS

9 Flexible offices near Old Street with rents inclusive

The Gallery, 254-258 Goswell Road, London, EC1V 7EB

From 300 Sq. ft. to 2,700 Sq. Ft.



Asking Price: 700,000

LOCATION

The Gallery is located on the corner of Goswell Road and Moreland Street. The area is close to Old Street, considered the biggest technology cluster in the Europe, as well as near Islington, an

Misrepresentation Act

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elegant residential area, Shoreditch, famed for its nightlife and trendy restaurants, and Clerkenwell, a global center for design.

This makes the location ideal for creative and technology companies, start-ups, and other professional services.

THE PROPERTY

The Gallery is a purposed built mixed-use building from the 1920's which has been completely refurbished to offer contemporary fittings.

The ground floor has a furniture showroom and the top two floors are residential.

The first and second floors have been converted into 9 suites, ideal for start-ups, medical consultation, professional practises. The partitions might also suit tenants in the educational sector.

The first floor offers five separate rooms, each of them approximately 300 sq. ft. in size, with excellent natural light. Amenities on the first floor include two toilets and two showers, plus a kitchenette area.

The second floor offers four rooms also of similar 300 sq. ft. sizes, two of them with access to the roof terrace. This floor also has a kitchenette area, male and female toilets, and one shower.

Monthly rents for seven of the offices is £1,300 per month inclusive of service charge and rates. The two offices with access to the roof terrace are priced at £1,500 per calendar month.

AMENITIES

- New LED lighting
- Reception area
- Shower facilities
- Roof terrace
- Generous floor to ceiling heights
- Multiple rooms
- Passenger lift
- Integrated HVAC system
- Kitchenettes
- 24 Hour access

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TRANSPORT

The closest underground stations are Old Street and Angel (Northern Line). The location is also within easy walking access to Kings Cross which has six London Underground Lines providing connections with almost all London destinations.

Barbican underground (Metropolitan, Circle, Hammersmith & City) and Farringdon which also connects with the Elizabeth Line and National Rail, make this a location with enviable connectivity.

TENANCIES

The Landlord will offer licenses of occupation and might as well consider longer leases in one or multiple units.

VAT

To be advised

LOCAL AUTHORITY

London Borough of Islington

FURTHER INFORMATION

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