

The Gothic Building, 353-355 Goswell Road, Angel, London, EC1V 7JL

TO LET

Office

422 to 3,117 sq ft / 39.2 to 289.6 sq m

£35 per sq ft

Grade II Listed Building in the heart of Angel, Islington (can be let on a floor by floor basis)



- Character listed building
- Exposed brickwork
- Bright open-plan floor plates
- Excellent natural light
- Street presence on Goswell Road
- Newly refurbished
- Air conditioning
- Meeting rooms on the ground or lower ground floors



Description

A Grade II listed building that has been refurbished to a high level, to provide a modern office environment yet retaining its character and charm with exposed brickwork, unique skylight, gothic windows, high ceilings and a stunning entrance. The unit has 4 floors and a basement, with bright open-plan floor plates, wood flooring, WC's, and air conditioning. Tenants also benefit from separate meeting rooms on the ground or lower ground floors.

Location

The unit is located by the corner of Goswell Road and St John Street on the busy junction with Islington High Street, City Road and Pentonville Road in the heart of the Angel, Islington. The N1 shopping centre and Upper Street are minutes away, as well as a good mix of offices, retail, restaurants, and bars in the immediate vicinity. Angel Underground Station (Northern Line) is within 100 yards, along with Kings Cross Station and Old Street Station being walkable within 20 minutes. Numerous bus routes also service the local area as well as the City and West End.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
Basement	634	58.90	£35	£11	On Application	Available
Ground	944	87.70	£35	£11	On Application	Available
1st	672	62.43	£35	£11	On Application	Available
2nd	422	39.21	£35	£11	On Application	Available
3rd	445	41.34	£35	£11	On Application	Available
Unit - Total	3,117	289.58	£35	£11	On Application	Available

Tenure

New Lease

EPC

D

VAT

Applicable

Configuration

Not Fitted

Contacts

Jon Morell
07957 454 987
jon.morell@strettons.co.uk

Joel Barnes
07974 625 109
joel.barnes@strettons.co.uk



Further Information

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