

Compton

*For Rent*  
**63 Goswell Road  
Clerkenwell EC1**



Self-contained Ground and Lower  
Ground floor showroom available  
with excellent frontage in the heart  
of Clerkenwell

**For Rent**

63 Goswell Road  
Clerkenwell EC1V

**Size**

1,851 Ft<sup>2</sup>

**Rent**

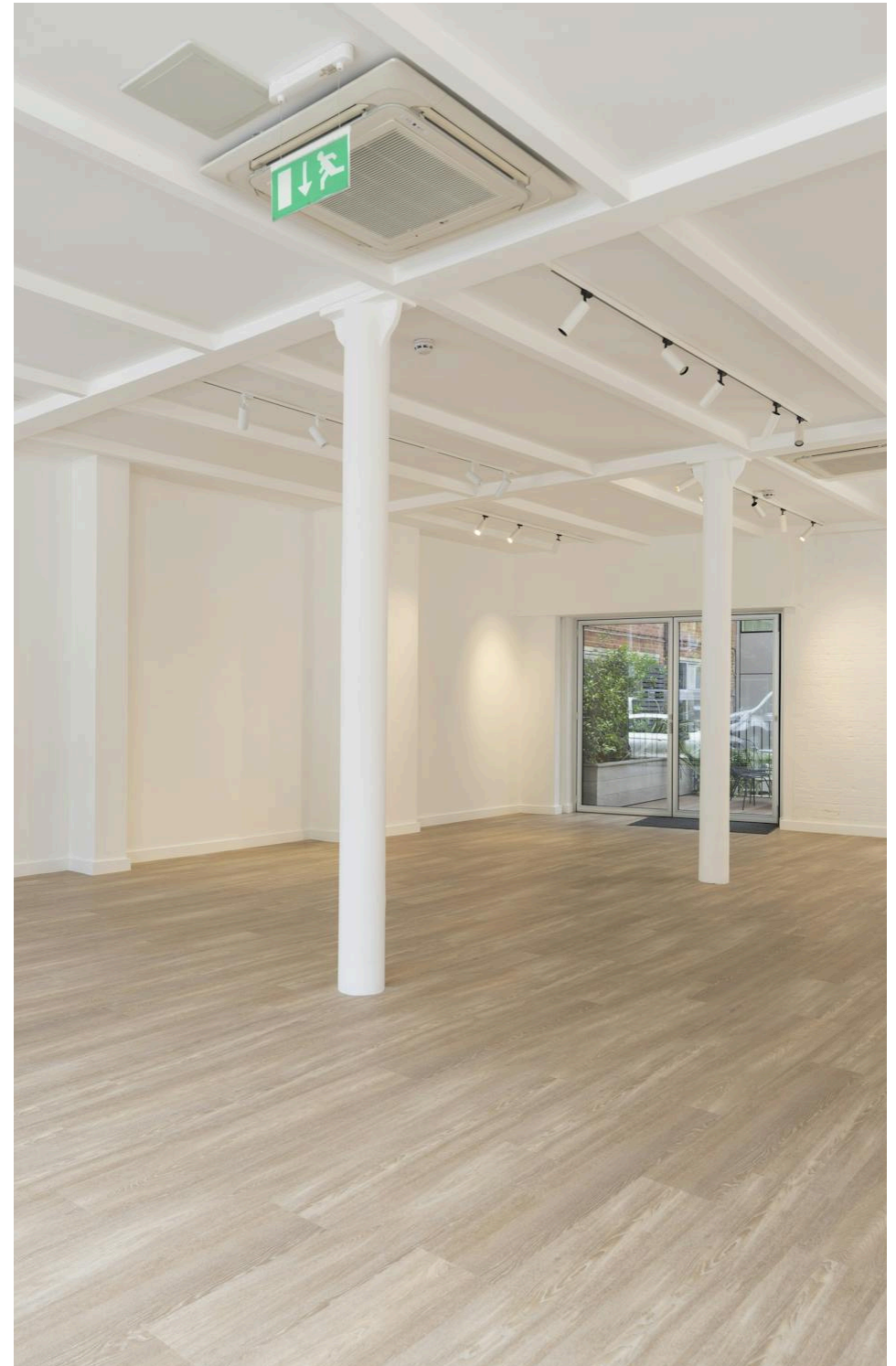
£62.50 per sq ft

**Fitout**

Not Fitted. Partially Fitted Out

**Description**

Within the heart of Clerkenwell, this self-contained Ground and Lower Ground floor showroom is available on a new Lease directly from the Landlord. The glass frontage onto Goswell Road allows fantastic branding opportunities and natural light. The unit has an internal staircase to connect both levels and will be offered with a partial fit out for an easy move into the space.



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*For Rent*

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*Ground Floor*

**Size**

1,851 Ft<sup>2</sup>

**Rent**

£62.50 per sq ft

**Fitout**

Not Fitted. Partially Fitted Out

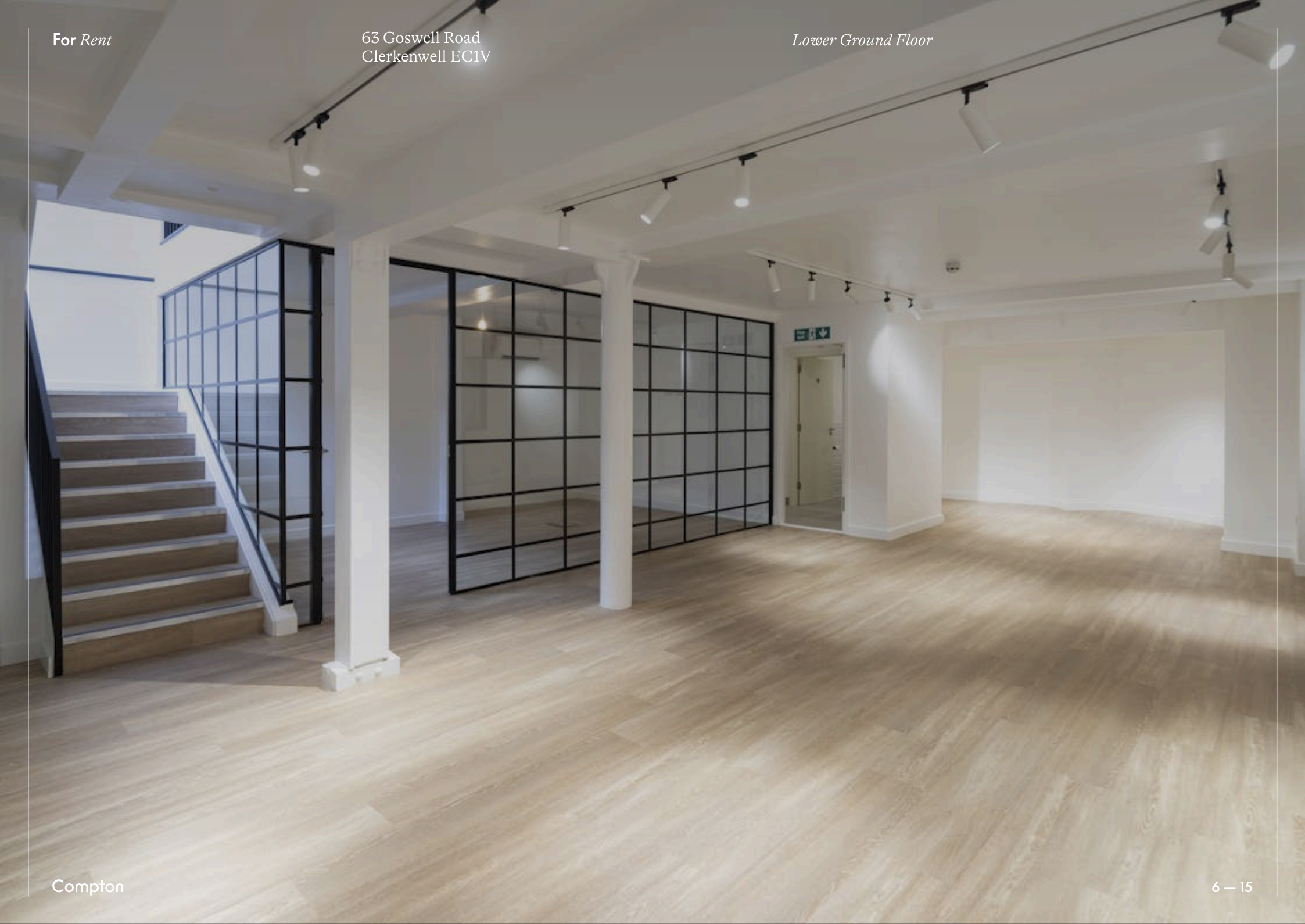


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Lower Ground Floor



*For Rent*

63 Goswell Road  
Clerkenwell EC1V

*Lower Ground Floor*



*Staircase*



## For Rent

63 Goswell Road  
Clerkenwell EC1V

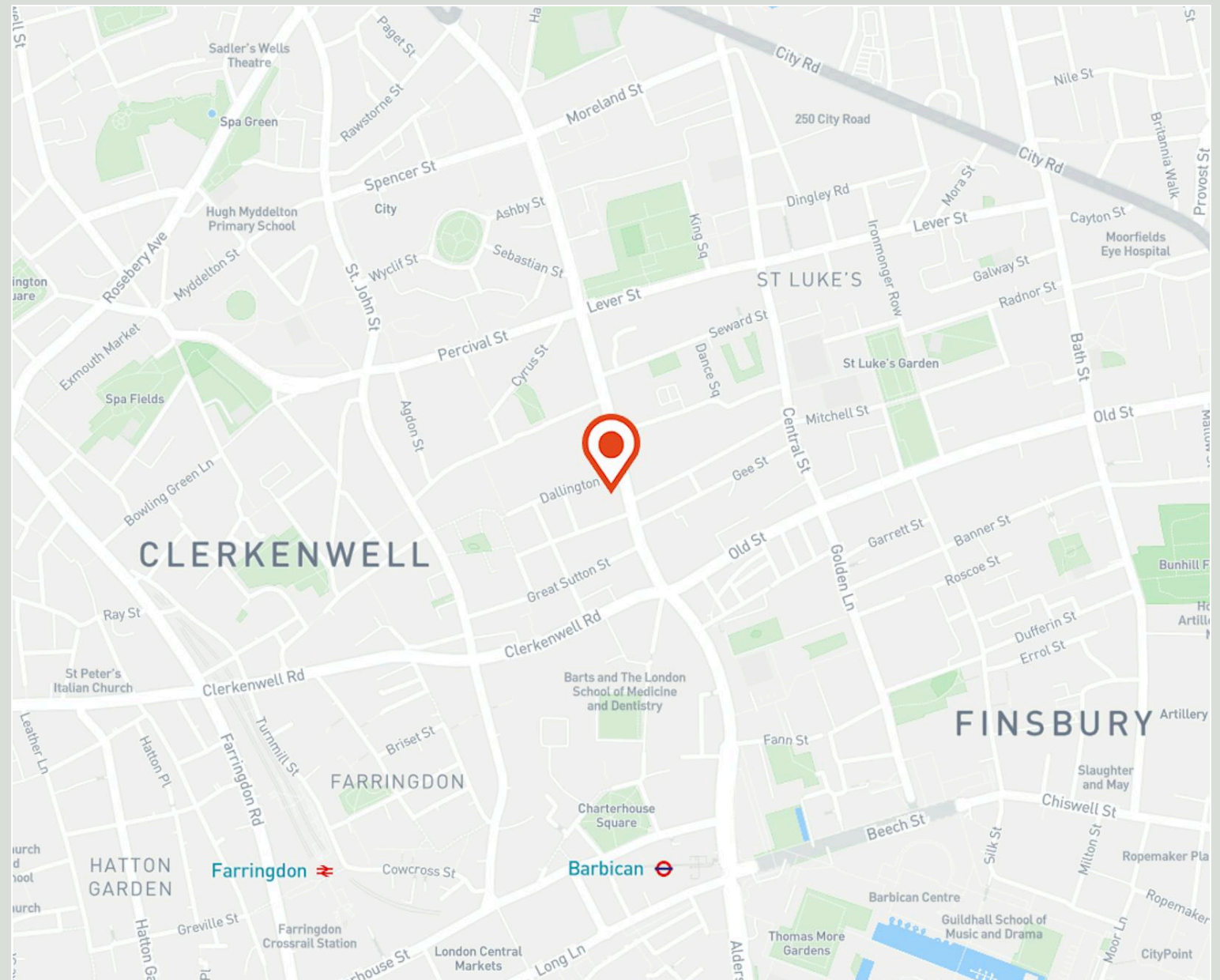
## Location

Positioned strategically within London's showroom district, this property is located on Goswell Road in close proximity to the junction with Clerkenwell Road. The unit is conveniently situated within a brief walking distance of Farringdon, Barbican, and Old Street stations, providing numerous options for both tube and train lines.

The recent integration of the Elizabeth Line to Farringdon enhances accessibility, allowing convenient connections to the West or East of London and the attractions each area has to offer.

Furthermore, the property enjoys the advantage of numerous amenities, including cafes, bars, and supermarkets, all within a short distance from the building.

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Communal Courtyard



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**Amenities**

- Fully self-contained
- Excellent branding opportunities
- Internal staircase
- Partially fitted with meeting rooms
- Prime Clerkenwell location
- Great floor to ceiling height
- Self-contained WC's

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Availability

Name	Sq Ft	Rent (Sq Ft)	Rates Payable (Sq Ft)	Service Charge (Sq Ft)	Total /Sq Ft	Total Month	Total Year	Availability
Ground	893	£62.50	£16	£9.05	£87.55	£6,515.18	£78,182.15	Under Offer
Lower Ground	958	£62.50	£16	£9.05	£87.55	£6,989.41	£83,872.90	Under Offer

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## Terms

New full repairing and insuring lease available for a term by arrangement direct from the landlord.

## Local Authority

The London Borough of Islington.

## VAT

The building is elected for VAT.

## Tenure

New Lease

## Availability

Available Immediately

## Compton Concierge

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[compton.london/concierge](https://compton.london/concierge)

## Content

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