

# Compton

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## Clerkenwell

55 Goswell Road  
EC1V 7EN

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Newly refurbished, fully fitted office  
studios in the heart of Clerkenwell

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## For Rent

601 to 2,768 ft<sup>2</sup>

020 7101 2020  
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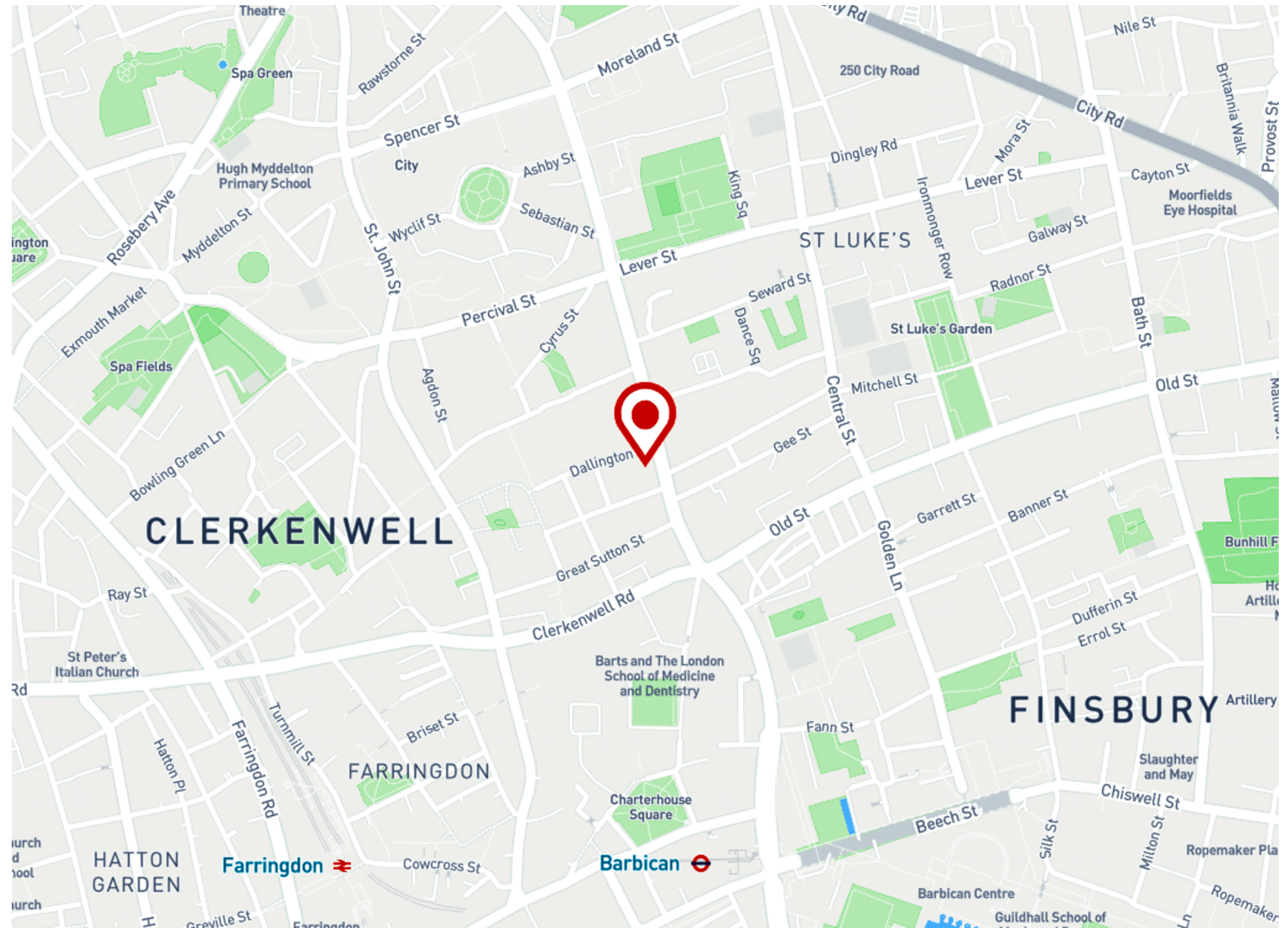
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## Location

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, Bulthalp, 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 studio offices
- Fully fitted and furnished
- Wooden flooring
- Comfort Cooling System
- Excellent Natural Light
- Modern suspended LED lighting
- Perimeter Trunking
- Fibre connectivity
- Passenger lift
- Fibre ready via Backbone Connect

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## Description

The building is located on Goswell Road, a prime Clerkenwell Location. These studios have undergone a comprehensive refurbishment to CAT A+ (fully fitted) 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

Watch the film



View on Website



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## Viewings

Via joint sole agents only

## Terms

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

## Local Authority

The London Borough of Islington

## Fit out

The floors are offered in a fully fitted and furnished condition to include:

- South units: 8 desks, banquette breakout area & a new kitchenette.
- North unit: 12 desks, new kitchenette, breakout areas, 1x meeting room.

## VAT

The property is elected for VAT

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## Floor Areas & Outgoings

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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	£65	£13.02	£13.58	£91.60	£4,763.20	£57,158.40	Available
2nd - North	897	£65	£13.80	£13.58	£92.38	£6,905.41	£82,864.86	Available
2nd - South	646	£65	£12.50	£13.58	£91.08	£4,903.14	£58,837.68	Available
1st - South	601	£65	£13.50	£13.58	£92.08	£4,611.67	£55,340.08	Available

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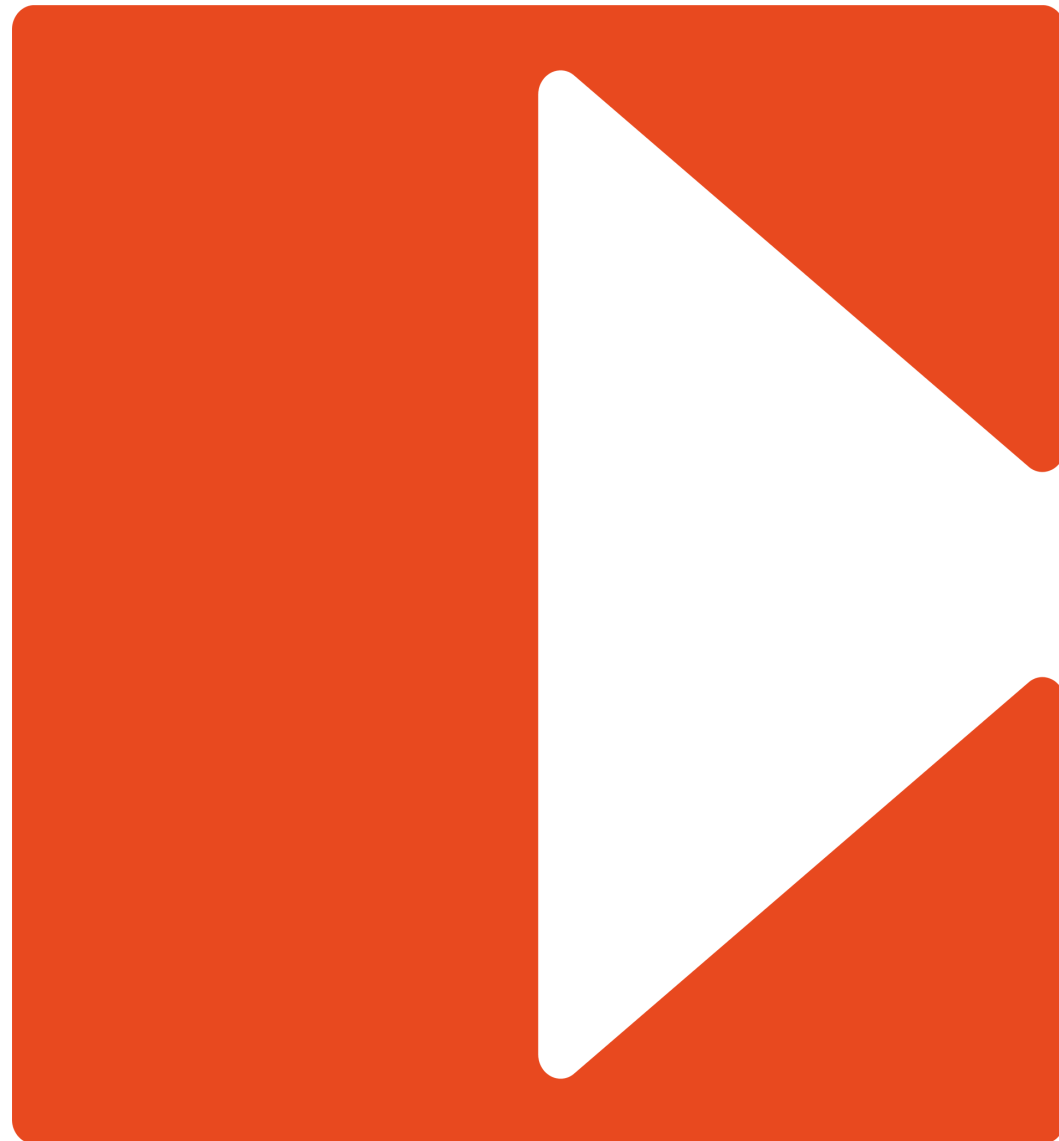
## Contact Us

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

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