

Compton

For Rent
**338-346 Goswell Road
Islington EC1**



Newly refurbished industrial style duplex offices for rent

For Rent

338-346 Goswell Road
Islington EC1V

Size

4,098 - 8,604 Ft²

Rent

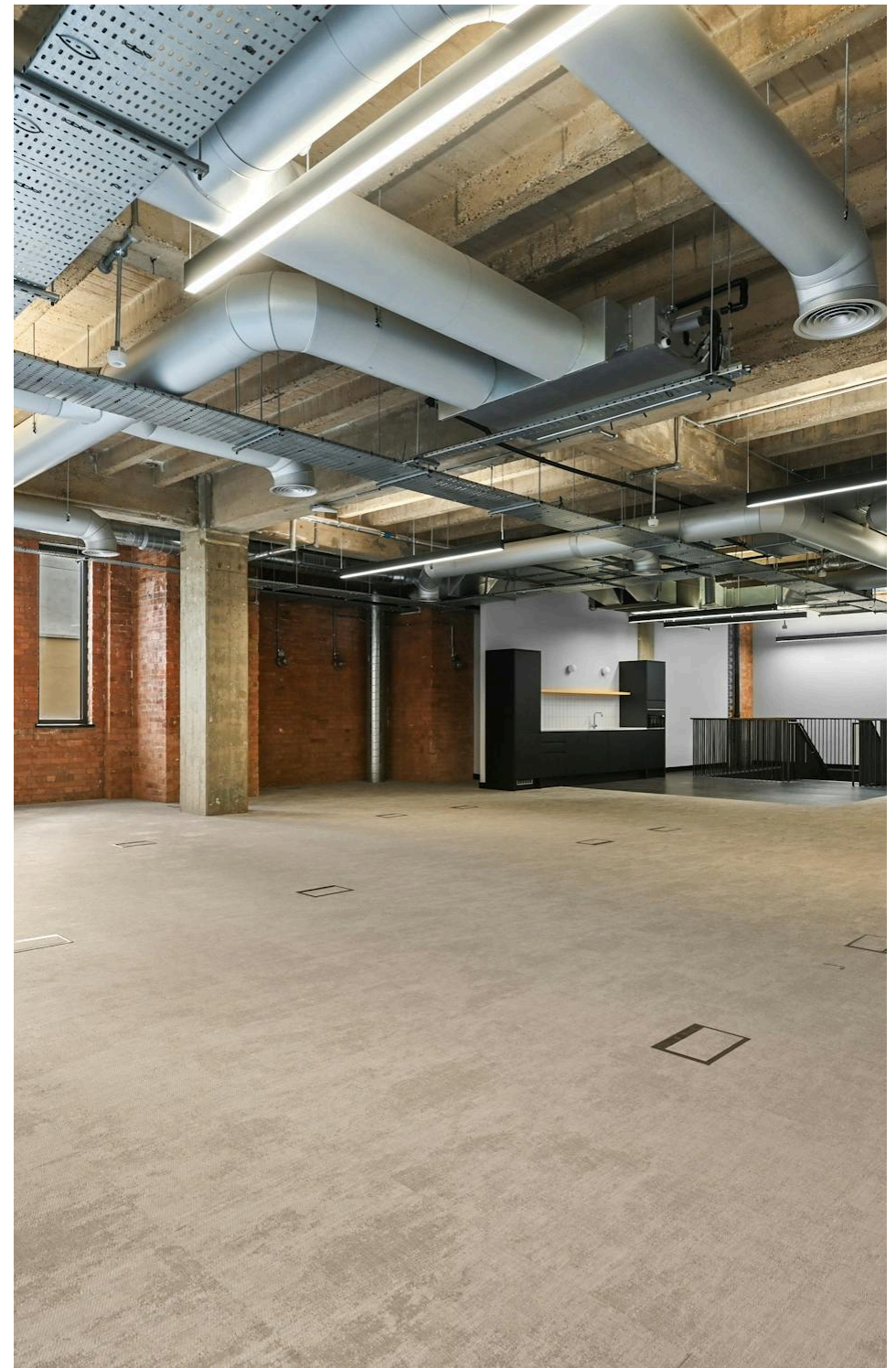
£45 per sq ft

Fitout

Fitted

Description

338 Goswell Road is a beautifully restored former Tobacco Factory now offering bright, industrial-style workspace in the heart of Angel. Both newly refurbished units benefit from 3.5m plus ceiling heights on the ground floor, kitchens, meeting rooms, exposed concrete ceiling and feature brick walls. The building itself offers a manned reception and excellent end of trip facilities.



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Office

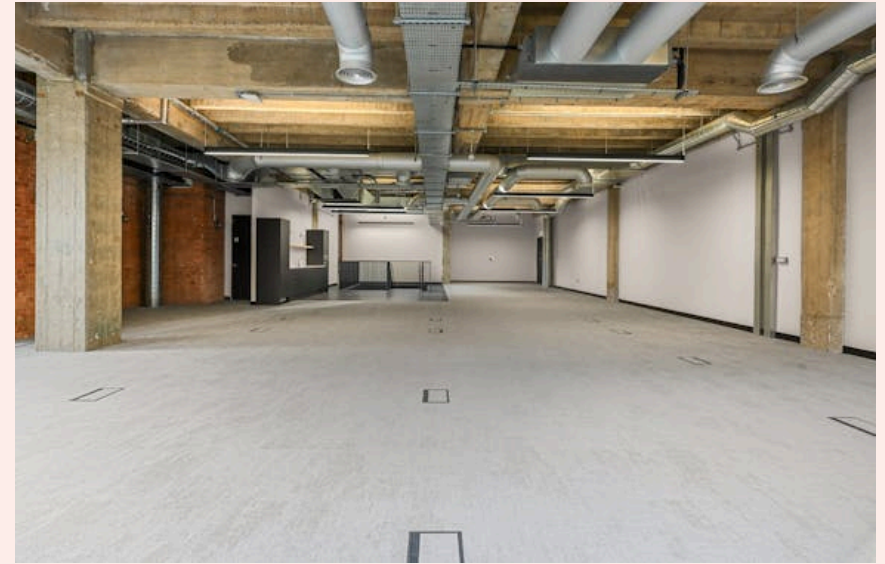
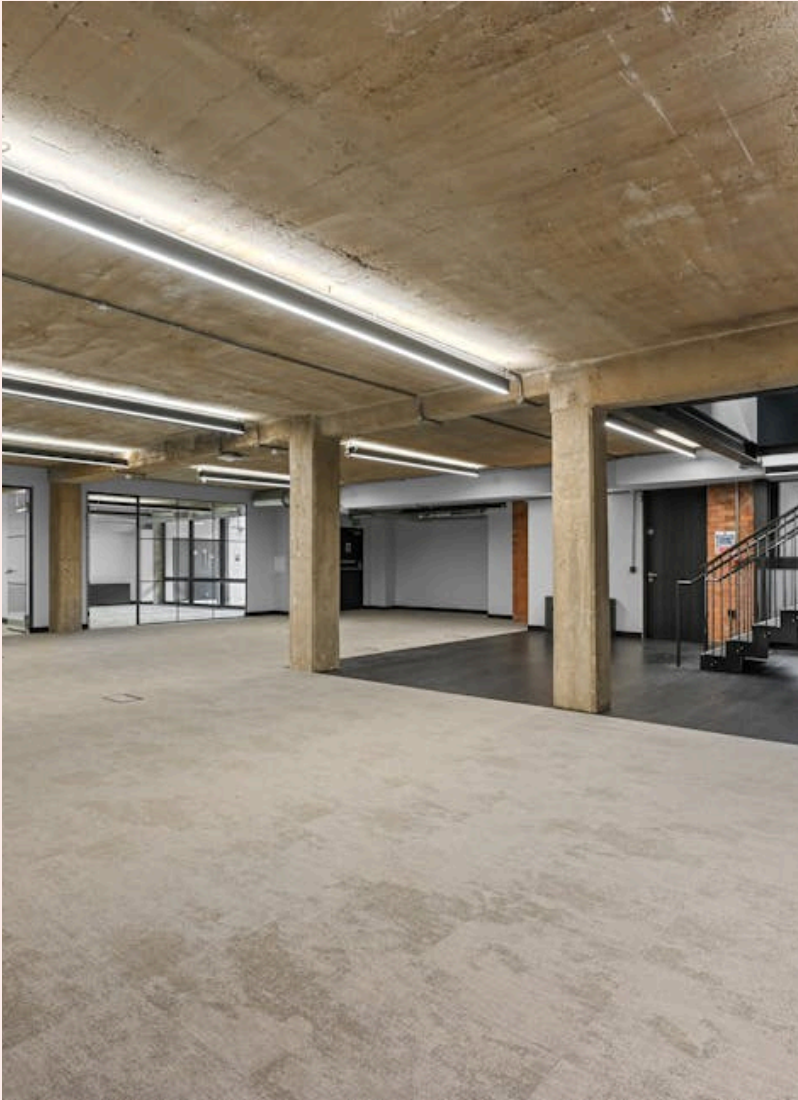


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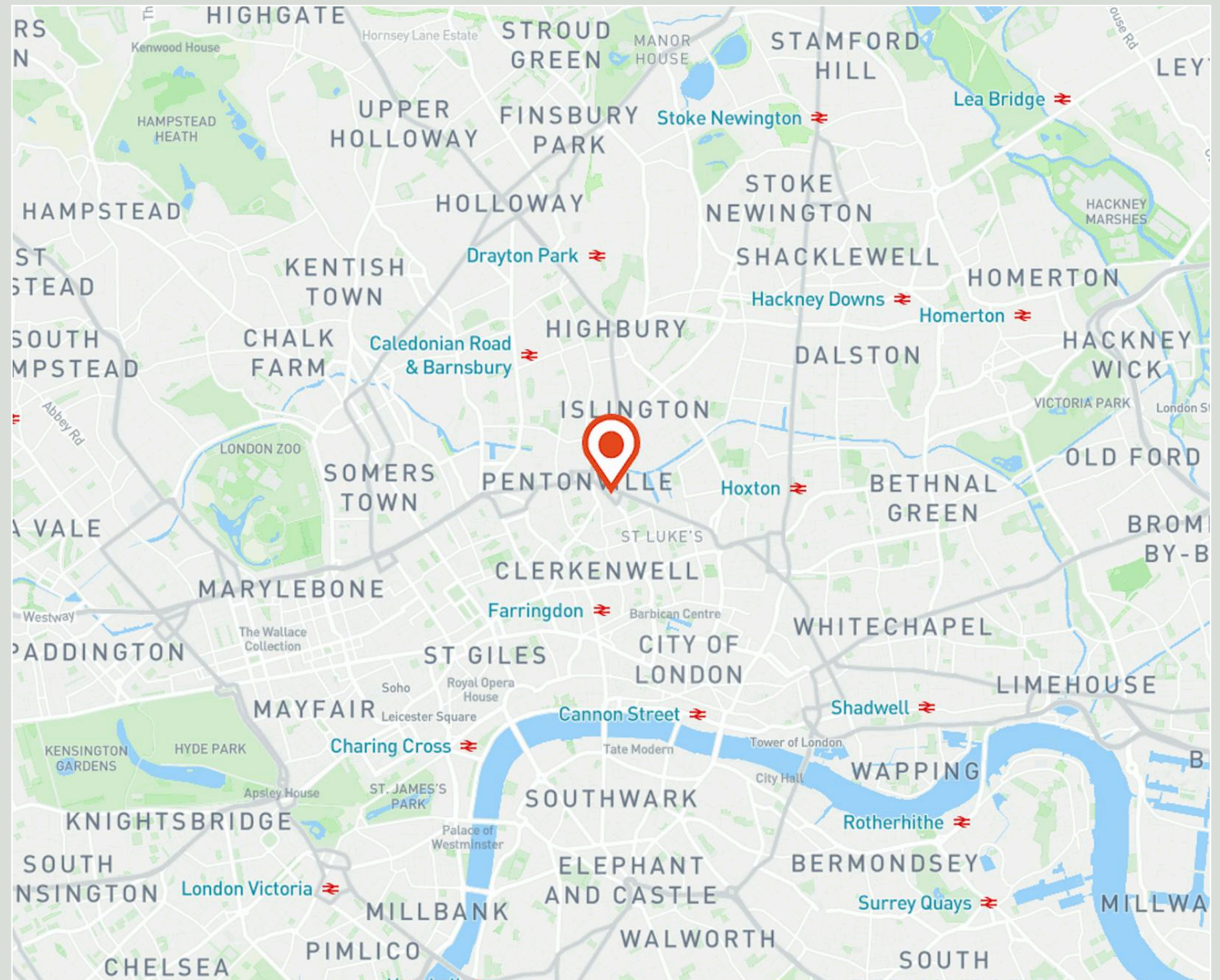
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Location

338 Goswell Road is a beautiful imposing art deco style building, less than a 3-minute walk from Angel Station, moments from Upper Street.

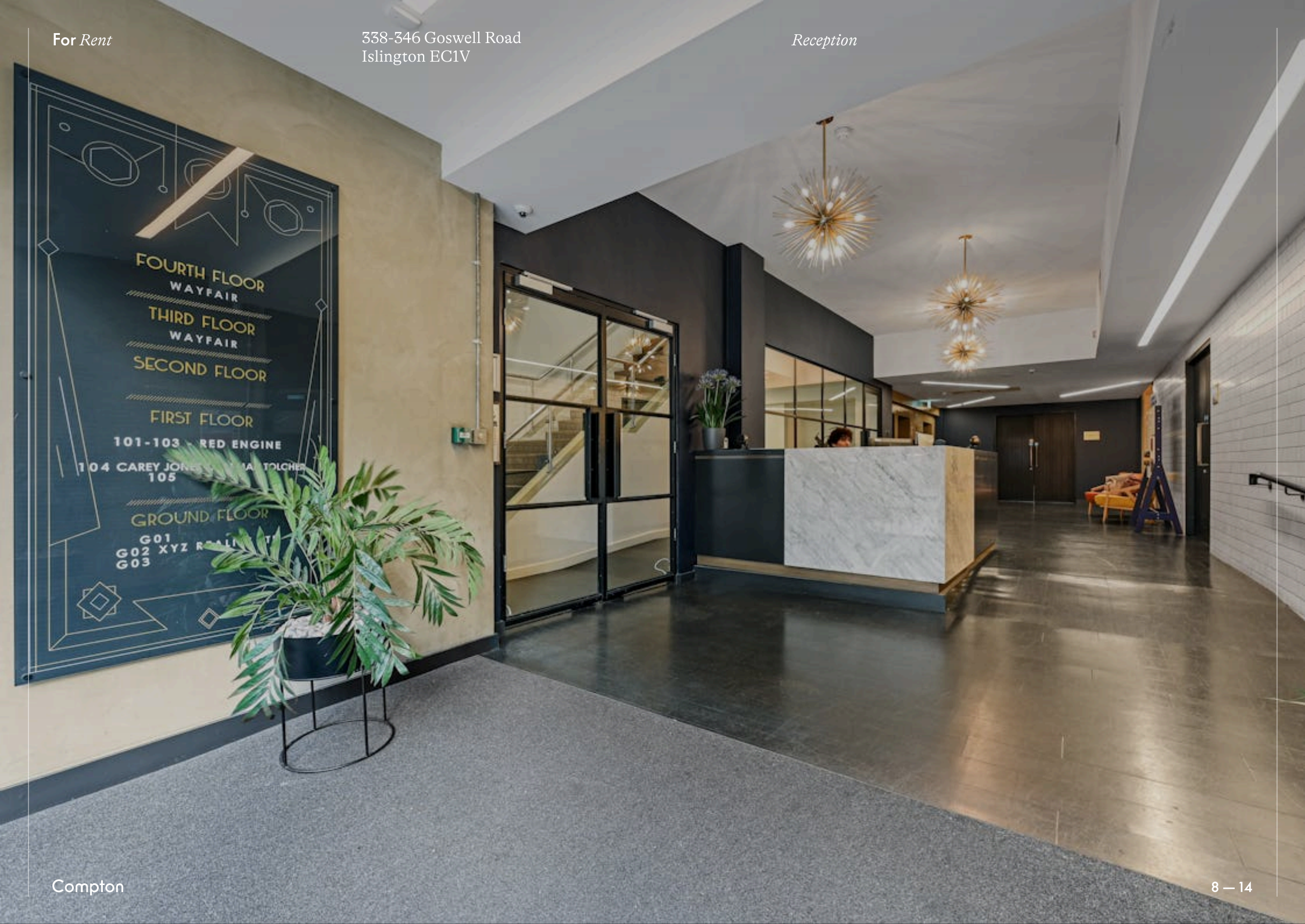
Angel has a plethora of amenities in the immediate area, Angel Square providing an excellent retail offering while there are numerous restaurants, bars and leisure facilities close to the building.



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Reception

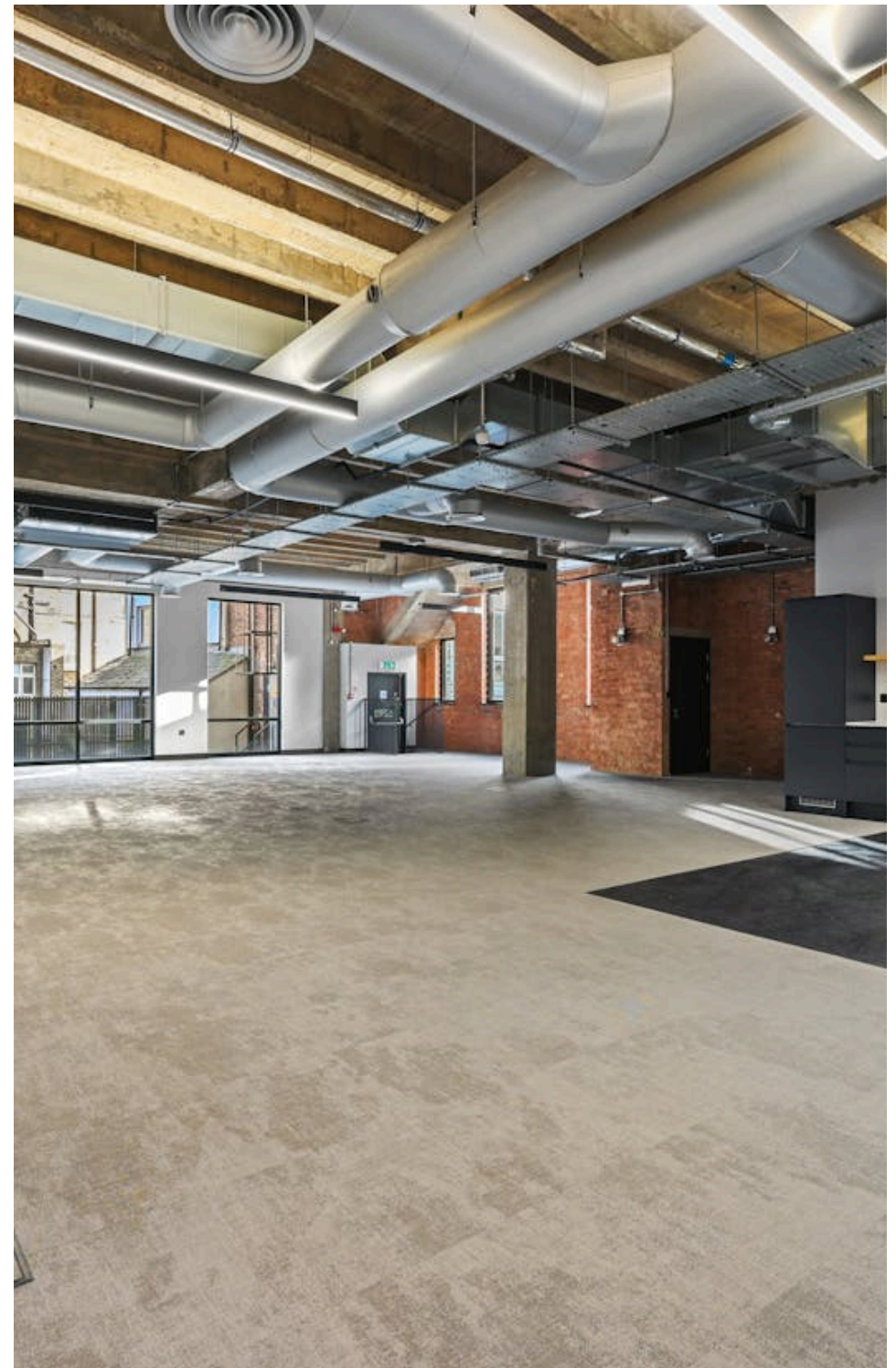


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Amenities

- Concierge
- Great ceiling heights
- Exposed brickwork
- Duplex units
- Lift access
- Air conditioning
- Showers and bike storage

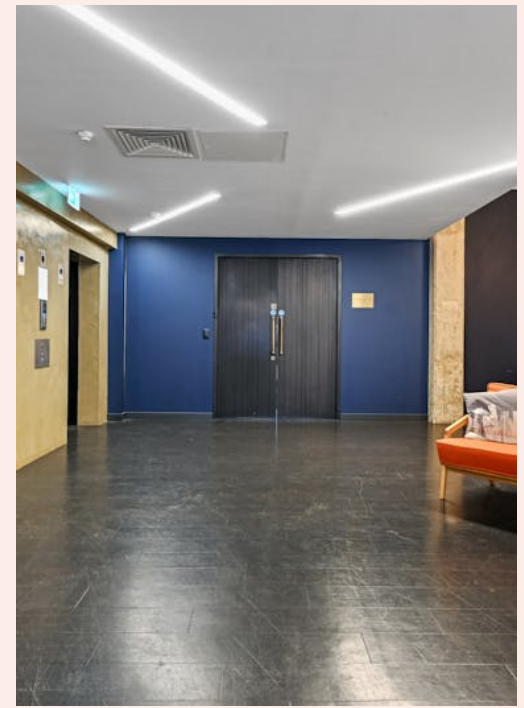
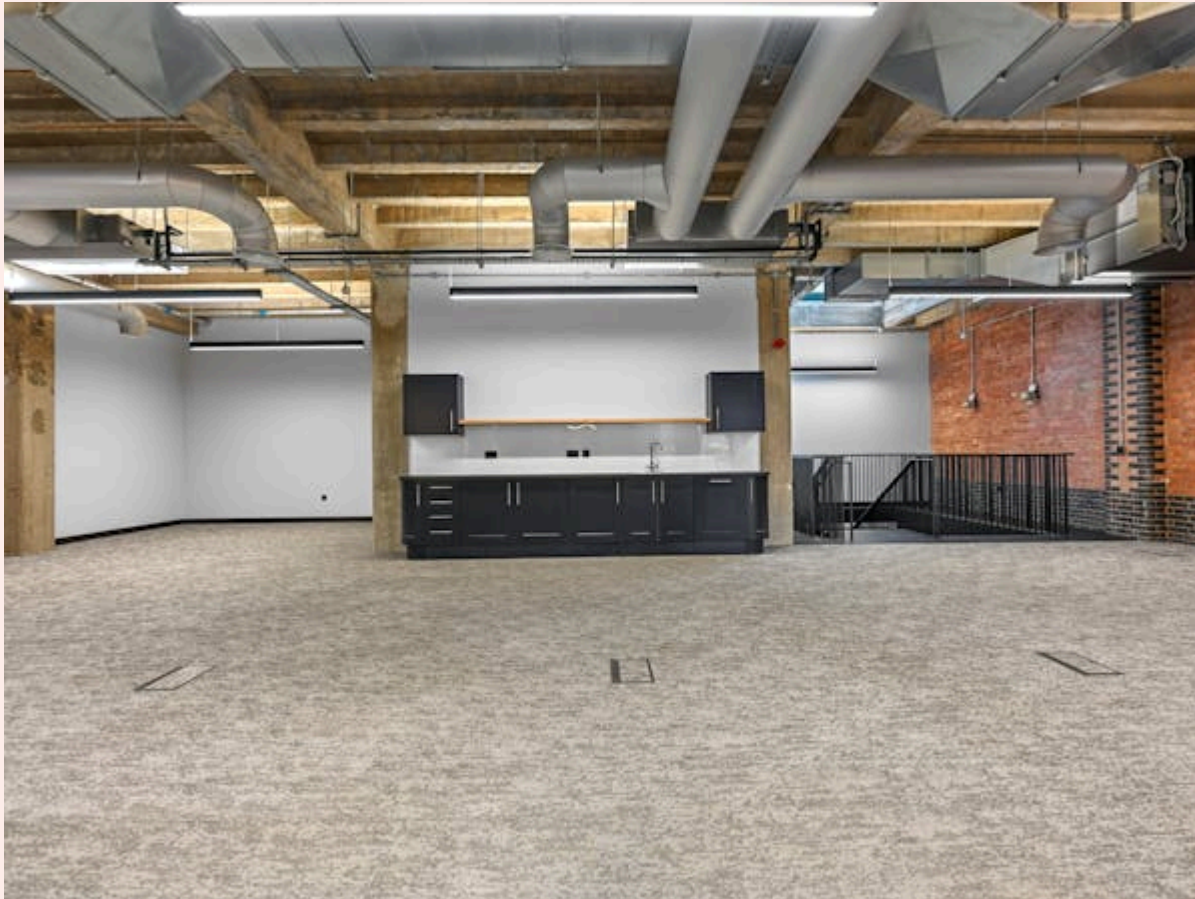


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Reception



Office

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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
Unit - 1 - G&LG	4,098	£45	£17.36	£10	£72.36	£24,710.94	£296,531.28	Available
Unit - 3 - G&LG	4,506	£45	£17.36	£10	£72.36	£27,171.18	£326,054.16	Available
Total	8,604	£45	£17.36	£10	£72.36	£51,882.12	£622,585.44	

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Terms

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

VAT

The property is elected for VAT.

Local Authority

The London Borough of Islington.

Tenure

New Lease

Availability

Available Immediately

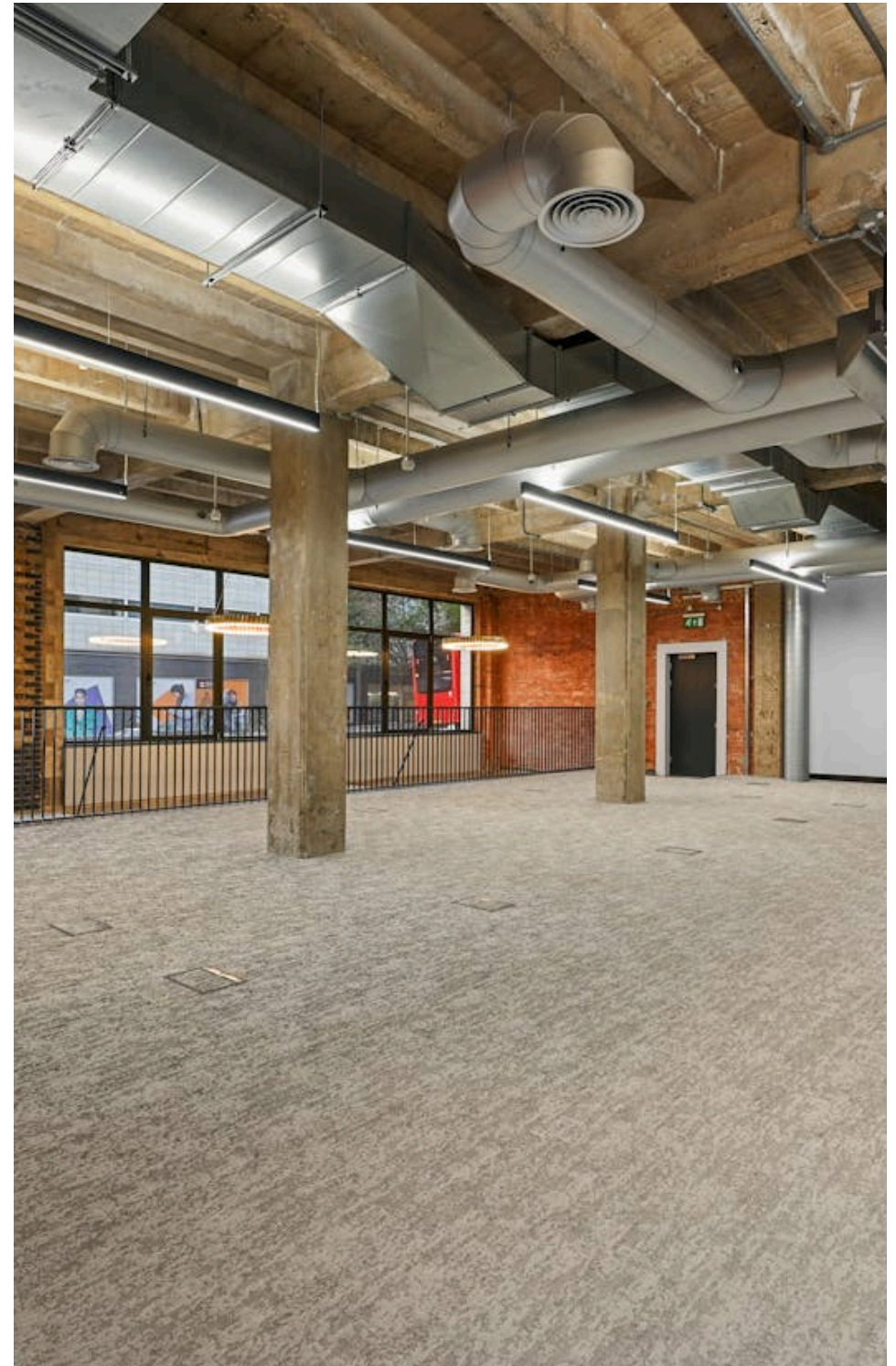
Compton Concierge

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Find out more

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Contact Us

compton.london

020 7101 2020

enquiries@compton.london

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



Andy Gilbert

ag@compton.london

020 7101 2020 | 07833 993 714



Josh Perlmutter

jp@compton.london

0207 101 2020 | 07814 699 096