

359 Goswell Road, Angel, London, EC1V 7JL



TO LET

Office

3,378 sq ft / 313.8 sq m

£35 per sq ft

Self-contained character building to let in the heart of Islington



- Fantastic natural light
- Completely refurbished character space
- Cat5 cabling
- Air-conditioning
- Underfloor trunking
- Camera entry phone system
- Kitchen and WC on each floor
- Self-contained

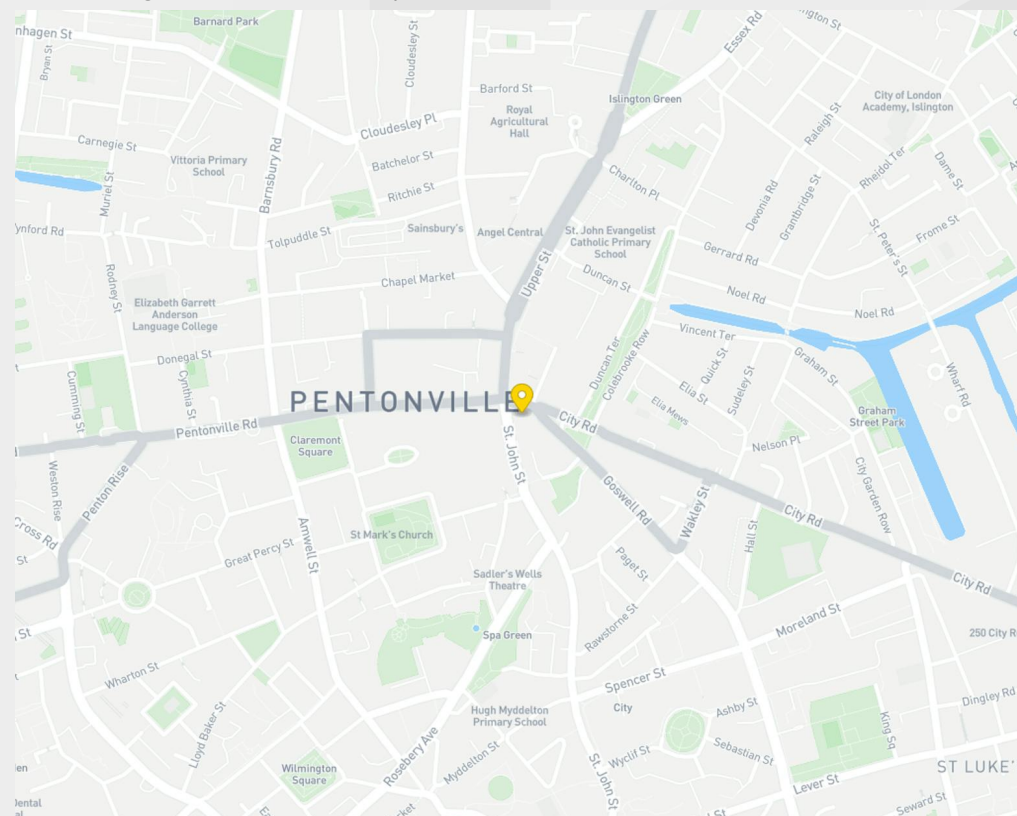


Description

A character building that has been refurbished to a high standard, yet retaining the character features, offering bright airy spaces and fantastic natural light. The property has a fully fitted kitchenette, WC facilities, Cat5 Cabling and air conditioning. The offices are set over 1st, 2nd and 3rd floors approached via stairs.

Location

The unit is located on 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 and there is a good mix of offices, retail, restaurants and bars in the immediate vicinity. Local occupiers include Jamie's Italian, The Co-operative Bank, Boots, Sainsbury's, Marks & Spencer, Pret A Manger and many other household-named retailers, banks and restaurants. Angel Underground Station (Northern Line) is within 100 yards, as well as Kings Cross Station and Old Street Station being a 20 minute walk away. Numerous bus routes also service the local area.



Accommodation / Availability

Unit	Sq ft	Sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
1st	1,146	106.47	-	n/a	n/a	Available
2nd	1,130	104.98	-	n/a	n/a	Available
3rd	1,102	102.38	-	n/a	n/a	Available
Unit - Total	3,378	313.83	£35	£9.21	On Application	Available

Tenure

New Lease

EPC

D

VAT

Applicable

Configuration

Not Fitted

Contacts

Jon Morell
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Further Information

[View on Website](#)

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