

AN EXCEPTIONAL MODERN
COMMERCIAL UNIT

FOR SALE



SOLANGE
URDANG
STUDIOS

259-263 GOSWELL ROAD
LONDON • EC1V 7AH

14,552 SQ FT ~ 1,352 SQ M



**PHOENIX
& PARTNERS**
CHARTERED SURVEYORS

PROPERTY DESCRIPTION

Phoenix & Partners are excited to present a unique opportunity to acquire a fully self-contained property located at 259 Goswell Road, in the vibrant Clerkenwell district of London.



This modern building features a stylish glass and concrete façade and offers versatile spaces suitable for a range of uses. The property is available For Sale, providing potential for a wide variety of commercial applications.

A UNIQUE
OPPORTUNITY

PROPERTY SPECIFICATION

TOTAL FLOOR AREA: 14,552 ft² / 1,352 m² Net Internal Area (NIA)
LOWER GROUND: 7,872 ft² / 731.4 m²
GROUND: 6,685 ft² / 621.1 m²

FEATURES

- | | |
|-----------------------|----------------------------|
| Commanding frontage | Flexible space |
| Modern stylish façade | Excellent natural lighting |
| Fully self-contained | Air-conditioning |
| Reception area | Versatile use potential |
| Central walkways | Security features |



LOWER GROUND FLOOR SPACE

The ground and basement levels offer a combined 14,552 ft² (1,352 m²) of space, including expertly designed areas for large studios, offices, and meeting rooms, all with high levels of natural light, air-conditioning, and security features. The landlord has invested in significant internal upgrades to create an adaptable fluid layout.



RECEPTION AREA

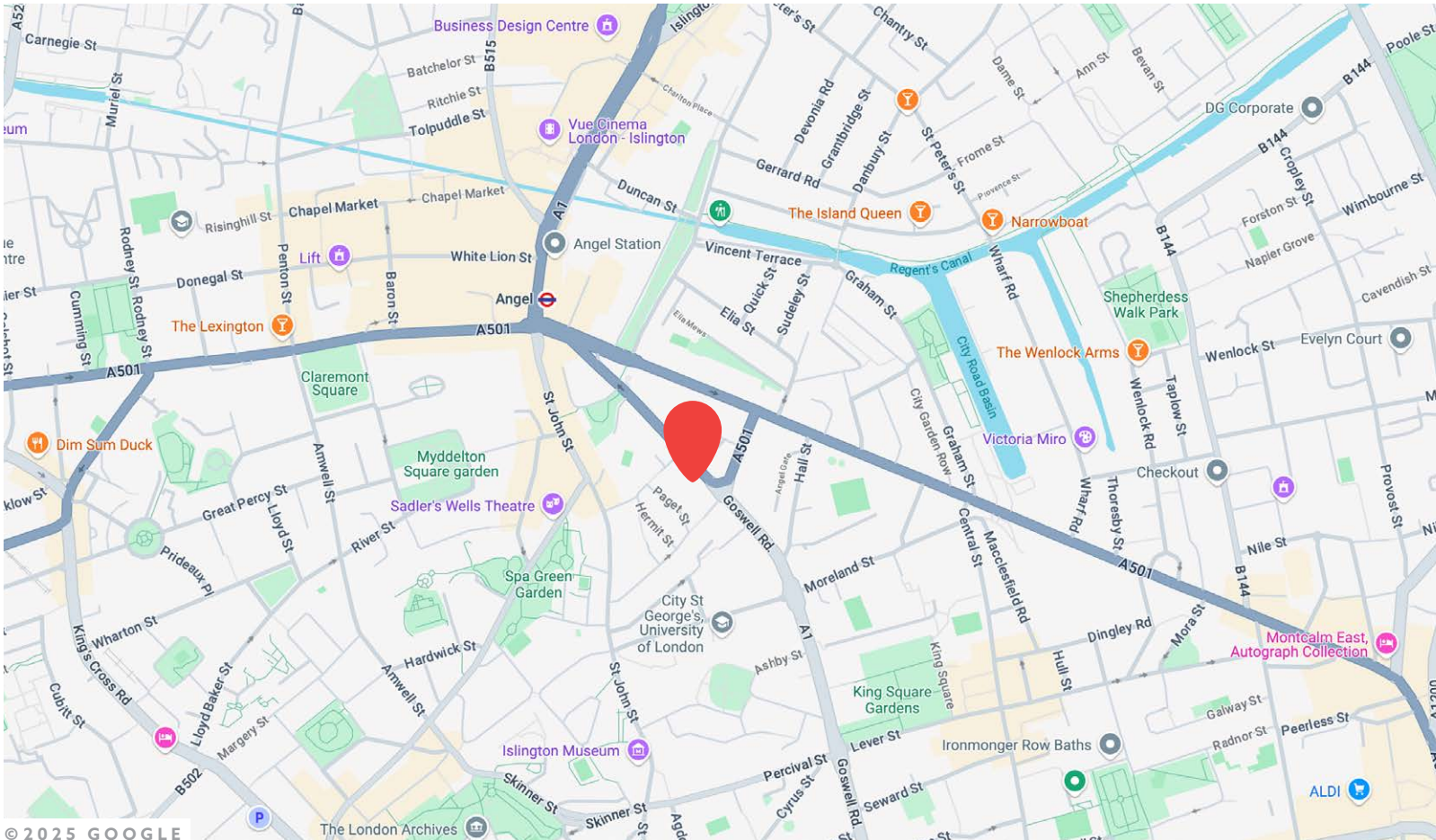


GROUND FLOOR SPACE



GOSWELL ROAD, EC1V 7AH LOCATION

CENTRAL CONNECTED VISIBLE



Goswell Road is located in Central London, to the East of Kings Cross railway line and minutes walk from Sadler's Well Theatre.

The Property is to be found in a prominent visible location on Goswell Road, a busy thoroughfare located within the London Borough of Islington. The ever-changing nature of the EC1 area includes a number of large developments of note in the vicinity.

The appeal of the area is also highlighted by renowned educational providers including the University of London and the Sir John Cass School, both nearby.

The location of the property is excellent in terms of connections to the London Underground Network and good bus routes servicing the area.



By Bus:
The nearest bus stop is Goswell Road/Hall Street (Stop UM). It is located 25m away, approx 1 min walking time.



By Tube:
The nearest tube station is Angel. It is located 200m away, approx 4 mins walking time.



By Train:
The nearest station is Kings Cross. It is located 0.35km away / approximately 15 mins walking time.

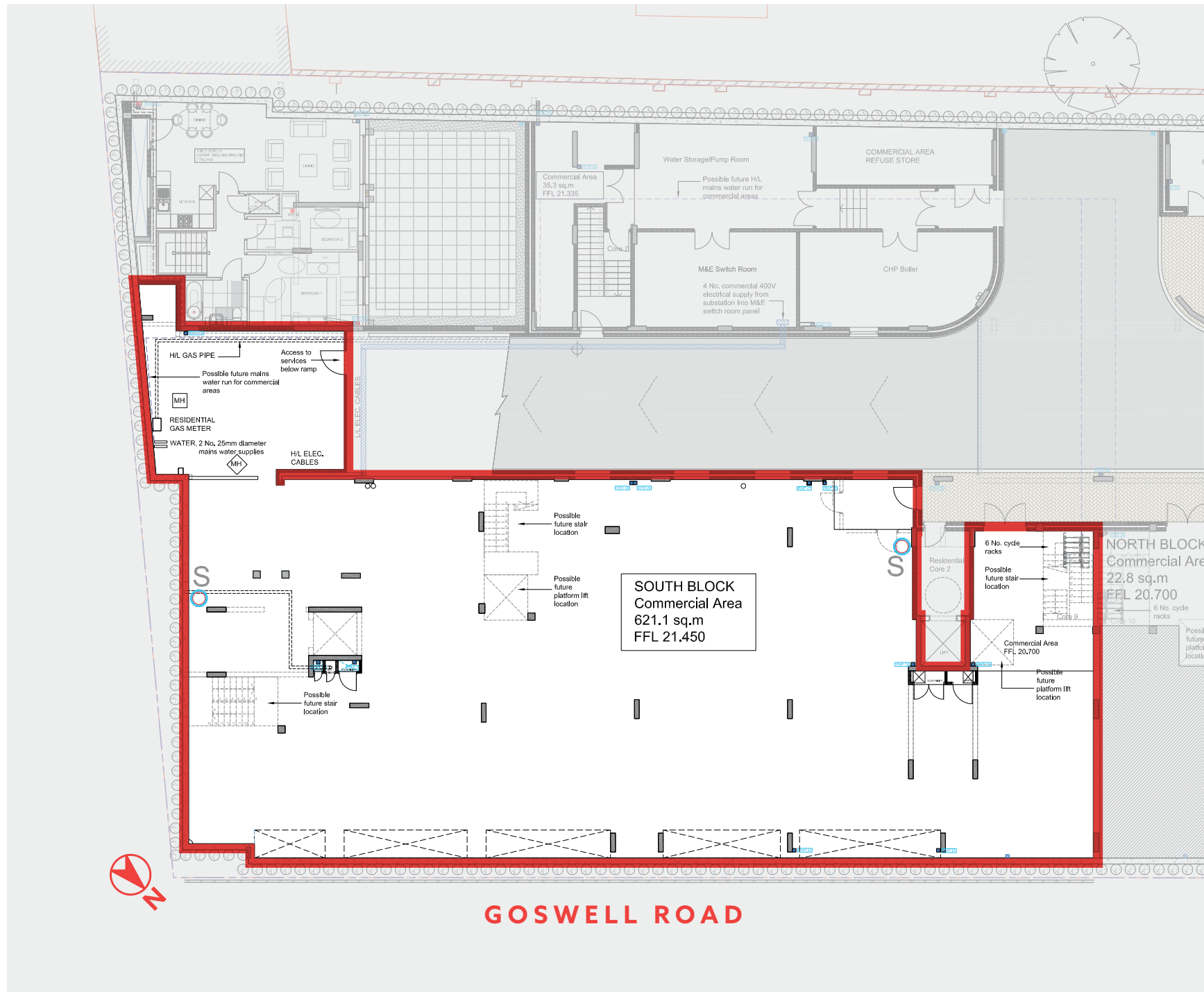


By Air:
Heathrow Airport is 25km away / approximately 1 hour by car, or 45 mins via public transport.



LOWER GROUND FLOOR PLAN

LOWER GROUND
FLOOR AREA:
7,872 ft²
731.4 m²



PROPERTY OVERVIEW

This property has a modern façade in a visible position on Goswell Road, and benefits from a ground floor reception area and large walkways that lead to the various spaces and rooms of differing sizes, which were arranged as dance studios for the former occupier. The ground floor also has various offices and meeting room facilities.

At the time the previous occupier moved into this property, it had been updated and upgraded internally to suit that occupier, and it is now available For Sale for a variety of uses. The Landlords created free-flowing spaces with high levels of natural light in some areas, along with air conditioning and security features.



FLOOR AREAS:

14,552 ft² / 1,352 m²

NET INTERNAL AREA (NIA)

LOWER GROUND: 7,872 ft² / 731.4 m²

GROUND: 6,685 ft² / 621.1 m²

GROUND FLOOR SPACE



LOWER GROUND FLOOR SPACE



OFFICE SPACE

TENURE Title No. AGL297446
Long Leasehold with 112 years remaining to March 2137

FREEHOLDER

The Master and Keepers or Wardens and Commonalty of the Mystery or Art of Brewers of the City of London

RATES Rateable Value from April 2023 - £181,000

EPC "B" rating (expires Nov 2033)

PRICE POA

ANNUAL GROUND RENT £6,000

SERVICE CHARGE £4,832.69 per quarter / £19,330.76 per annum

VAT TBC

VIEWINGS

The property can be viewed externally from Goswell Road. For all internal viewings, these are by strict appointment via sole agents Phoenix & Partners.

PERMITTED USE

Currently, the property holds permission for F1 use. As the property is now vacant, the building has reverted to E Class Use as per The Town & Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Messrs Phoenix and Partners for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of an offer or contract. (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item. (iii) No person in the employ of Messrs Phoenix and Partners has any authority to make or give any representation or warranty whatever in relation to this property.



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