



**TO LET**

**89A Goswell Road,  
London, EC1V 7ES**

**747 sq ft**

**Self contained office  
Situated in Clerkenwell.**



**VIDEO TOUR**

**[stirlingackroyd.com](http://stirlingackroyd.com)**



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## Description

Arranged over Ground and Lower ground this self-contained office offers a perfect space for start-ups and creative industries. The unit has multiple rooms making it useful for studios, separate offices, or break-out spaces. The lower ground was formally used as a recording studio which still holds potential to be used for any similar use. The premises forms part of a converted Victorian House which holds a mix of commercial and residential properties.

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## Key points

- Fully Functioning Kitchen
- Multiple rooms
- Ground and Lower Ground
- self-contained
- Moments away from Farringdon Train station
- Wood Flooring



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## Location

Located conveniently near both Old street and Farringdon Stations benefiting anyone who may use the Elizabeth or Northern lines to commute into work. The area is well known for its restaurants and bars, Exmouth Market and Leather Lane host popular lunch time street food market stalls, and Old Street and Shoreditch are a short walk.

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## Transport Links



Barbican 0.3 Miles



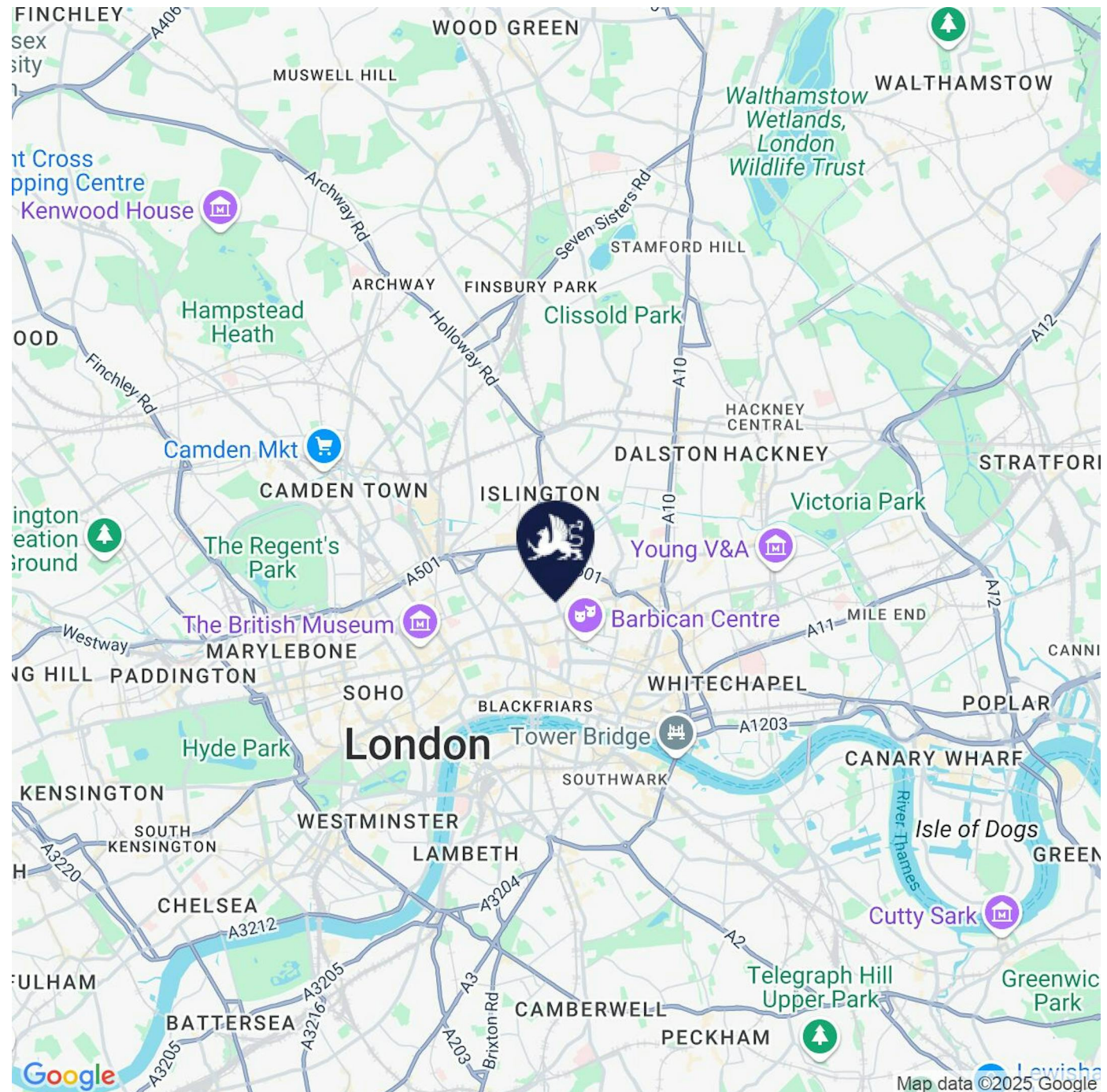
Farringdon 0.4 Miles



Old Street 0.5 Miles



Angel 0.6 Miles





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## Accommodation

Name	sq ft	sq m	Availability
Lower Ground	244	22.67	Available
1st	503	46.73	Available

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## Rents, Rates & Charges

Lease	
Rent	£30,000 per annum
Rates	£15.71 per sq ft
Service Charge	On application
VAT	On application
EPC	On application

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## Viewing & Further Information

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