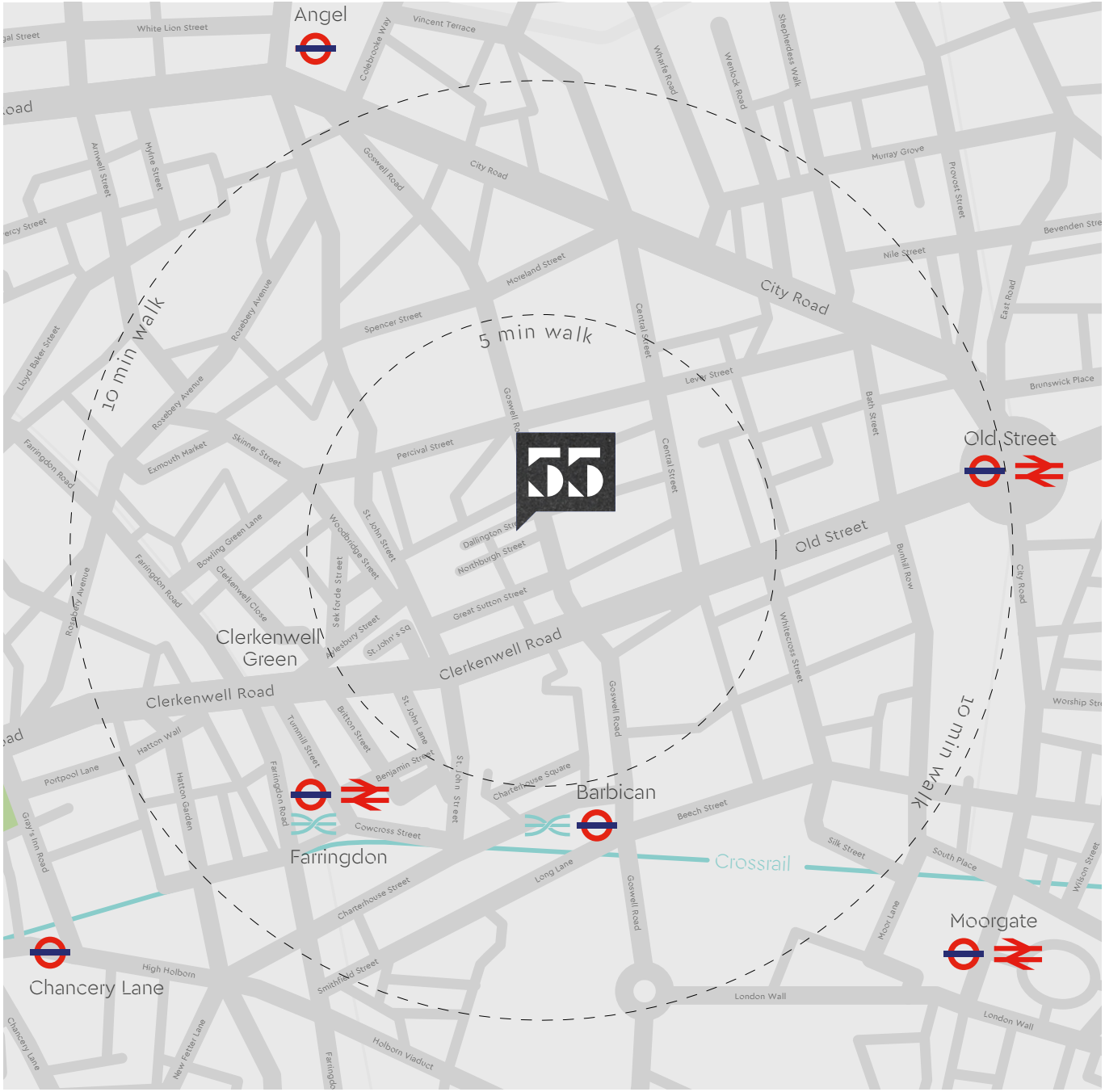
55 GOSWELL ROAD.
LONDON EC1V 0BB

NEWLY REFURBISHED
OFFICE STUDIO
900 SQ FT

GETTING AROUND

It's easy to see why global HQs, start-ups and creative studios alike choose Clerkenwell as their base. As well as being incredibly well-connected, there's plenty to inspire you beyond the office, from historic pubs and cool coffee shops to one-of-a-kind boutiques and renowned restaurants, not to mention tucked-away green spaces and historic London sights. Clerkenwell is where old meets new, commerciality meets creativity – and ambitious brands come to make their mark.

At the end of this year, Farringdon Station's Crossrail link is set to provide even better access to local, national and Underground train services, with journey times of only 4 minutes to Bond Street, 8 minutes to Canary Wharf and 32 minutes to Heathrow. One of the entrances to the platforms will be on Long Lane, just over 5 minutes walk from the property.



LOCAL AMENITIES

01 Whitecross Street
Food Market

02 Granger&Co,
Clerkenwell Green

03 J+A Café
Sutton Lane

03 The Slaughtered Lamb
Great Sutton Street

05 St. John
St. John Street

06 Hix
Cowcross Street

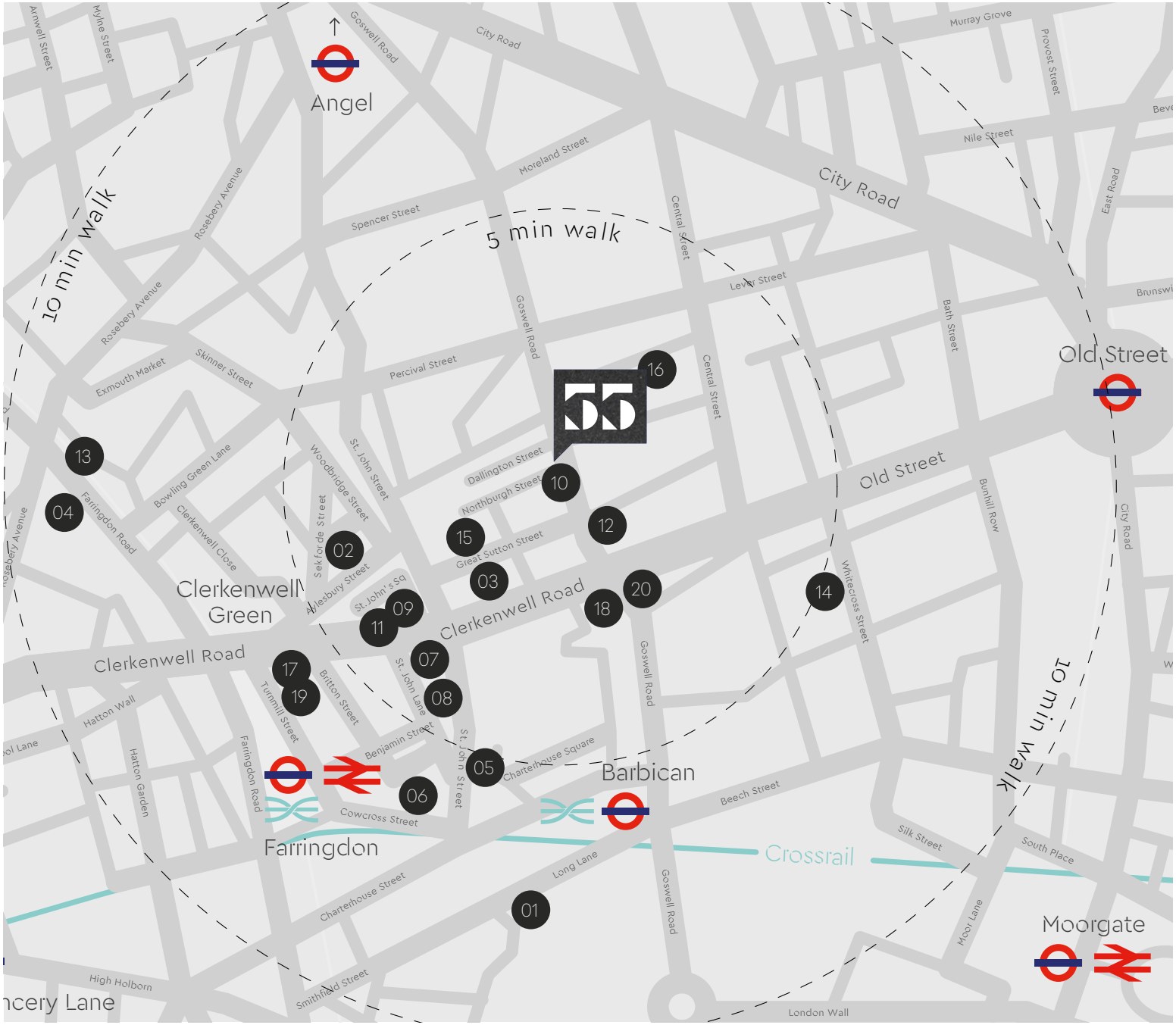
07 Luca
St.John Street

08 Foxlow
St. John Street

09 The Modern Pantry
St. John's Square

LOCAL AMENITIES

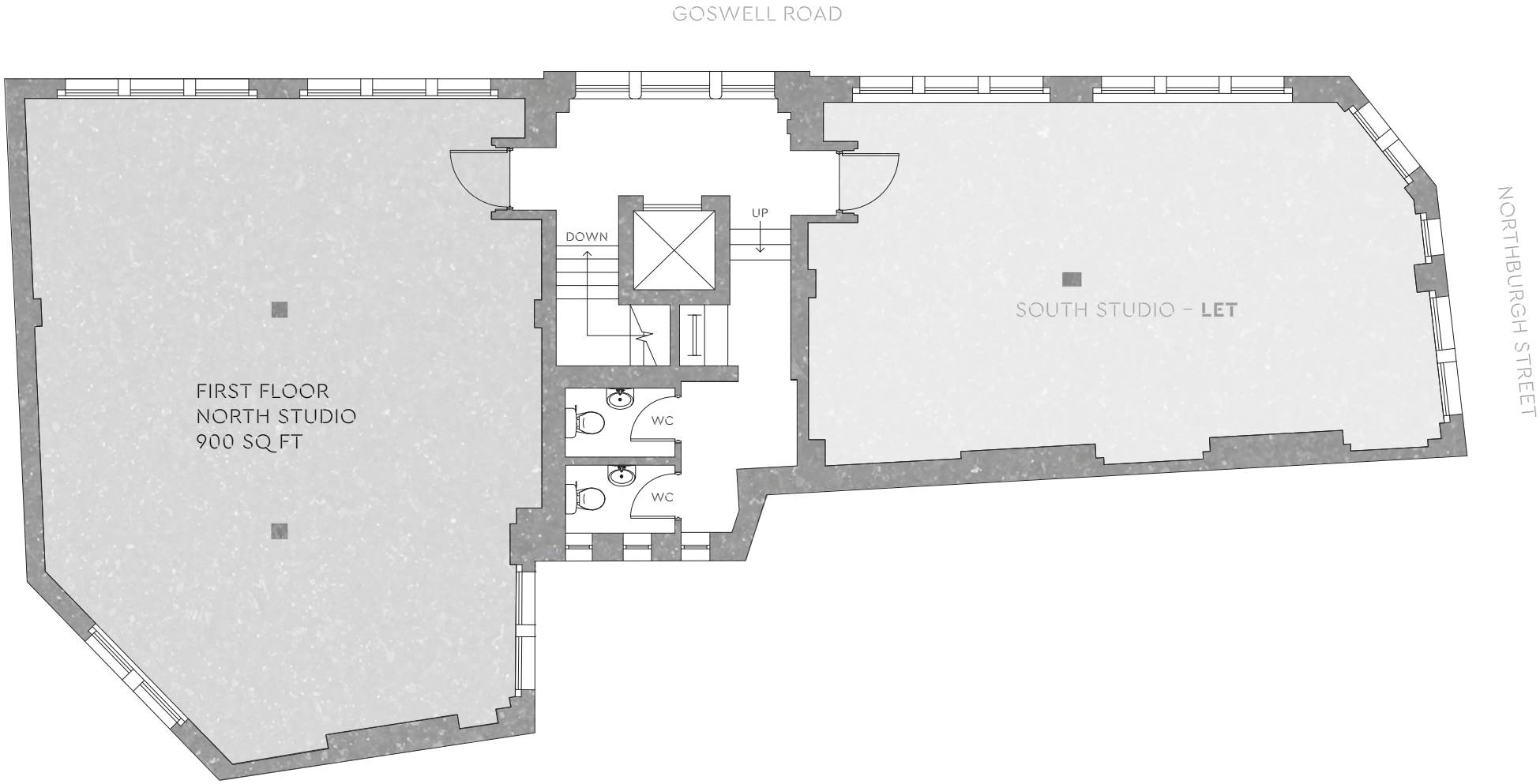
№ 1	Bird Of Smithfield
№ 2	Granger&Co
№ 3	J+A Cafe
№ 4	The Eagle Pub
№ 5	St. John
№ 6	Hix
№ 7	Workshop Coffee
№ 8	Foxlow
№ 9	The Modern Pantry
№ 10	Counter Kitchen
№ 11	Zetter Hotel
№ 12	Breddos Tacos
№ 13	Caravan
№ 14	Whitecross Street Market
№ 15	The Slaughtered Lamb
№ 16	Palatino
№ 17	Albion
№ 18	Pizza Express
№ 19	Sosharu
№ 20	Clerkenwell Grind



KEY FEATURES

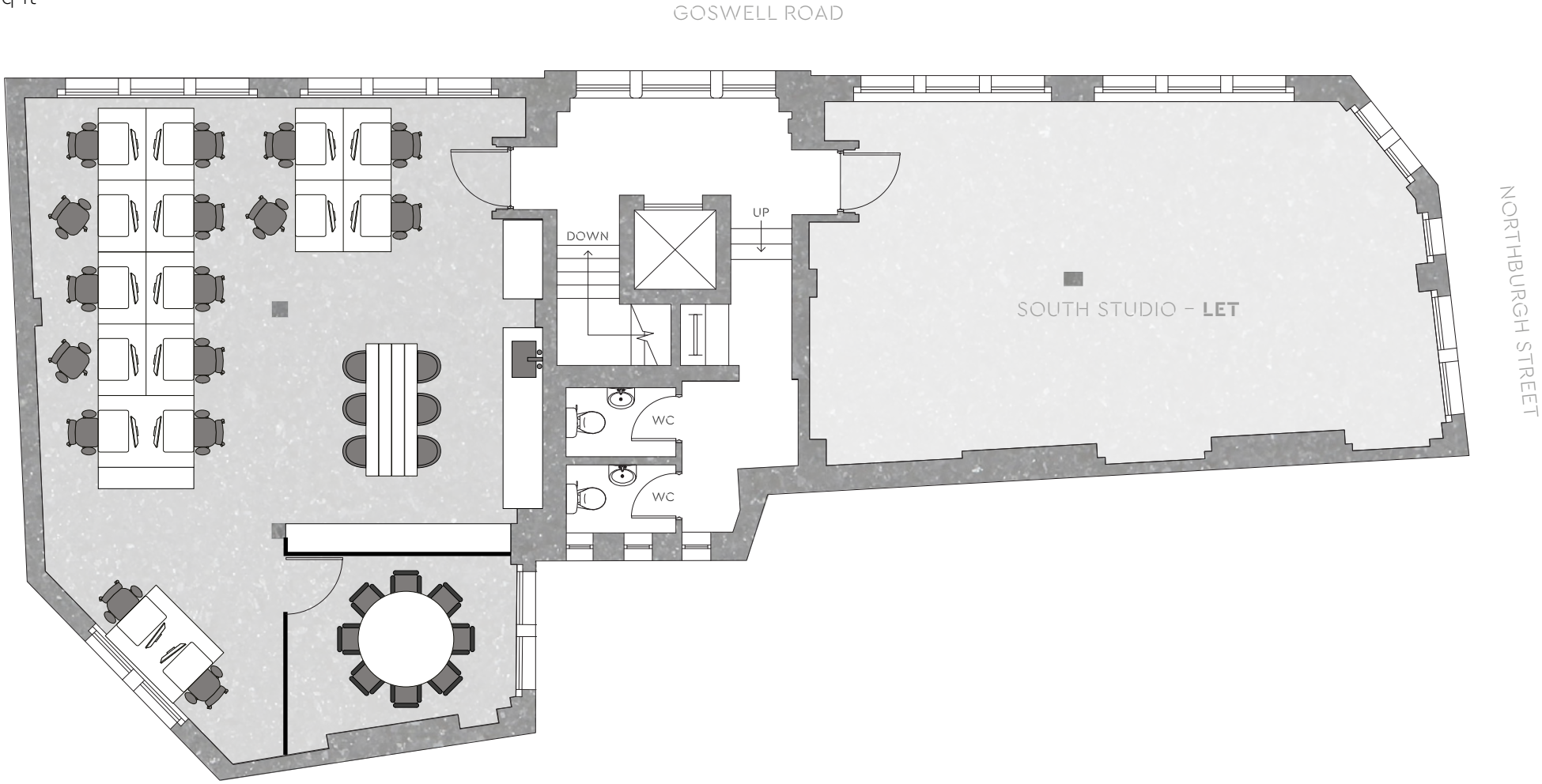
- ▷ Newly refurbished throughout
- ▷ Excellent natural light
- ▷ New comfort cooling/heating
- ▷ Suspended direct/indirect lighting
- ▷ Wooden flooring
- ▷ Perimeter trunking
- ▷ Fibre connectivity
- ▷ New 5 person lift
- ▷ New toilets
- ▷ Access control
- ▷ Concealed security

FLOOR PLAN


GOSWELL ROAD
NORTHBURGH STREET
FIRST FLOOR
NORTH STUDIO
900 SQ FT
SOUTH STUDIO – LET
DOWN
UP
WC
WC
NORTH

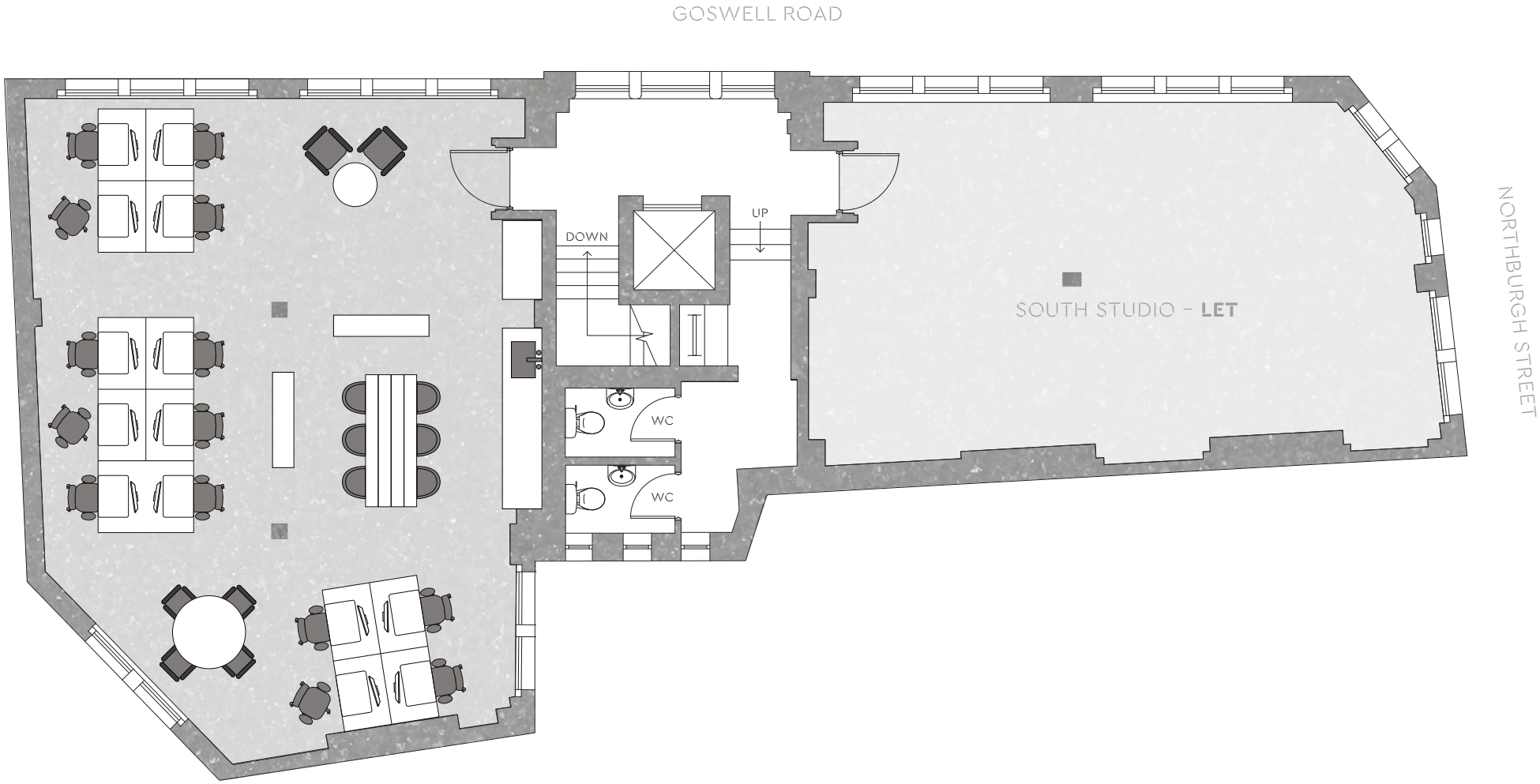
INDICATIVE SPACE PLAN — HIGH DENSITY

16 Desks open plan
Teapoint / Breakout
Meeting room
900 sq ft



INDICATIVE SPACE PLAN — LOW DENSITY

14 Desks open plan
Teapoint / Breakout
900 sq ft



AVAILABILITY

The first floor (North Studio) is available and provides a net internal floor area of approx 900 sq ft (83.6 Sq m).

RENT	£56,000 per annum
BUSINESS RATES	£13,500 per annum (approx for 2018/19)
SERVICE CHARGE	£4,050 per annum (approx for 2018)

Lease terms available from three to six years.

Please contact:

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0207 831 8311

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