

First Floor Offices (B1) TO LET



332B Goswell Road, London, EC1V 7LQ

Newly Refurbished First Floor Offices (B1)

AREA: 1,500 sq.ft (139 sq.m) approx. | RENT: £30,000 PAX

LOCATION:

Goswell Road acts as an arterial route leading from Angel Islington into City in Central London. The property is located towards the northern end of Goswell Road. Transport links are good, being situated approximately 400m from Angel Underground Station (Northern Line) and is serviced by multiple bus routes. Local amenities are excellent with Upper Street and Sadler's Wells Theatre approx. 500m and 300m away, respectively.

DESCRIPTION:

The property comprises a First Floor Office (B1) use which have been newly refurbished throughout and providing a new A/C units, new lighting, male/ female toilets, and kitchenette facilities. There maybe a potential roof terrace directly to the rear of the property (to be confirmed).

Regulated by:



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USE CLASS: E - Commercial, Business and Service

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Floor Area	1,500	139
TOTAL	1,500 sq.ft	139 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Newly Refurbished Throughout
- Perimeter trunking
- New A/C (Not tested)
- Perimeter trunking
- Male and Female Toilets
- Kitchenette Facilities
- Potential Roof terrace (TBC)
- Close to Angel Underground

TERMS:

Available by way of new full repairing and Insuring lease for term to be agreed.

RENT: £30,000 PAX

RATES PAYABLE: Each party is advised to contact the relevant local council.

VAT: To be confirmed

SERVICE CHARGE: To be confirmed.

EPC: The property has been independently assessed and certified as falling within Band . A copy of the EPC is available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

CONTACT:



Paul Goodsir

0207 566 6455

paulgoodsir@goodsircommercial.co.uk



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9-10 Domingo Street, London, EC1Y 0TA Tel: 020 7566 6455
Email: info@goodsircommercial.co.uk Find us at www.goodsircommercial.co.uk

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