

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: £52,500 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:



First Floor Offices (B1) TO LET



332B Goswell Road, London, EC1V 7LQ

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: £52,500 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.

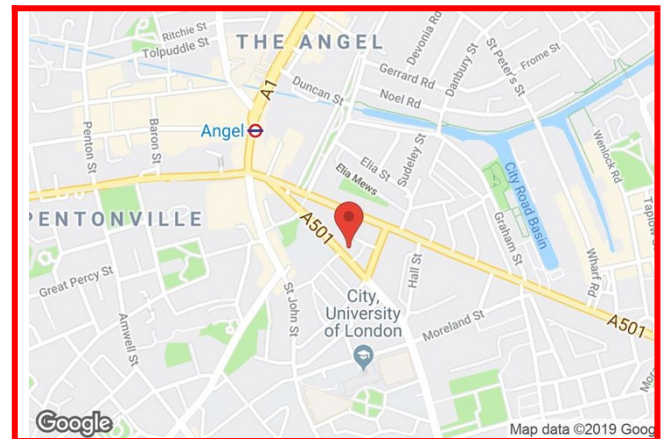
CONTACT:



Paul Goodsir

0207 566 6455

paulgoodsir@goodsircommercial.co.uk



Please note that as from 1st September 2020 the Use Classes Order has been re-defined and offices will be classified within use class E (commercial, business and services), which includes retail, restaurants, offices, light industrial, medical, indoor sport and nurseries/creches. None of the above uses would require planning permission for change of use. For other uses prospective tenants should make their own enquiries regarding specific occupational requirements or uses. Please note that the above planning changes have only recently been announced and our understanding is that these may be subject to change in due course.
August 2020



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

Goodsir Commercial Ltd. 9-10 Domingo Street, London EC1Y 0TA Registered in England: 4845267

Misrepresentation act: Goodsir Commercial Ltd. For themselves and the vendors or landlords/lessors of the property for whom they act, give notice that 1. Prospective purchasers or tenants are strongly advised to check these particulars, including any fixtures and fittings expressed to be included in the sale or lease by making inspection of the property. Also the should make all necessary enquiries with Goodsir commercial Ltd., the vendor or the landlord/lessor, the vendor's or the landlord/lessor's professional advisors and all other appropriate authorities and other relevant bodies. Prospective purchasers or tenants must satisfy themselves as to the correctness of these particulars. No Warranty or undertaking is given in respect of the accuracy of these particulars, dimensions, measurements or descriptions mentioned therein. 2. Prospective purchasers or tenants will be deemed to have made all necessary searches and enquiries. 3. Any plans shown in these particulars are able to enable prospective purchasers or tenants to locate the property. The plans are photographically reproduced and therefore are not to scale except where specifically stated. The plans are not intended to depict the interest to be disposed of. Any street plans are reproduced with the consent of Good Cartographers Limited. Location plans are based on ordnance survey maps with the sanction of the controller of H M Stationery Office. Crown Copyright Reserved. 4. The particulars are not intended to form any part of an offer for sale or lease or contract for sale or lease. The only representations warranties undertaking and contractual obligations to be given or undertaken by the vendor or landlord/lessor are those to be contained and expressly referred to in the written contract for sale or agreement for lease or lease between the vendor or landlords/lessor and a purchaser or tenant. 5. All terms quoted are exclusive of Value Added Tax unless otherwise stated. 6. The vendor/lessor does not make or give, and neither Goodsir Commercial Ltd., nor any person in the employ of Goodsir Commercial Ltd., has my authority to make or give any representation or warranty whatsoever in relation to this property. 7. Nothing in these particulars shall be deemed a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order.