

# Angel

359 Goswell Road, London, EC1V 7JL



## TO LET

**1,102 TO 3,378 SQ FT**  
(102.38 TO 313.83 SQ M)

**£39.50 PER SQ FT**

Self-contained character building to let in the heart of Angel, Islington - can be let as a whole or on a floor-by-floor basis

- Fantastic natural light
- Completely refurbished character space
- Cat5 cabling
- Air-conditioning
- Underfloor trunking
- Camera entry phone system
- Kitchen and WC on each floor
- Self-contained

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## Description

A character building that has been refurbished to a high standard, yet retaining the character features, offering bright airy spaces and fantastic natural light. The property has a fully fitted kitchenette, WC facilities, Cat5 Cabling and air conditioning. The offices are set over 1st, 2nd and 3rd floors approached via stairs.

Can be let as a whole or on a floor-by-floor basis.

## Location

The unit is located on the corner of Goswell Road and St John Street on the busy junction with Islington High Street, City Road and Pentonville Road in the heart of the Angel, Islington. The N1 shopping centre and Upper Street are minutes away and there is a good mix of offices, retail, restaurants and bars in the immediate vicinity. Local occupiers include Jamie's Italian, The Co-operative Bank, Boots, Sainsbury's, Marks & Spencer, Pret A Manger and many other household-named retailers, banks and restaurants.

Angel Underground Station (Northern Line) is within 100 yards, as well as Kings Cross Station and Old Street Station being a 20 minute walk away. Numerous bus routes also service the local area as well as the City and West End.

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## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Availability
1st	1,146	106.47	£39.50	£9.40	On application	Available
2nd	1,130	104.98	£39.50	£9.40	On application	Available
3rd	1,102	102.38	£39.50	£9.40	On application	Available
Unit - Total	3,378	313.83	£39.50	£9.40	On application	Available

## Configuration

Not Fitted

## Tenure

New Lease

## EPC

D

## VAT

Applicable

## Contacts

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## Further Information

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