

Compton

*For Rent and Sale*  
**93-99 Goswell Road  
Clerkenwell EC1**



# Rare Opportunity To Lease Or Purchase This Prime Clerkenwell Showroom Property

*For Rent and Sale*

**The Design Works**  
93-99 Goswell Road  
Clerkenwell EC1V

**Size**

1,988 Ft<sup>2</sup>

**Price**

£1,550,000 +VAT

**Rent**

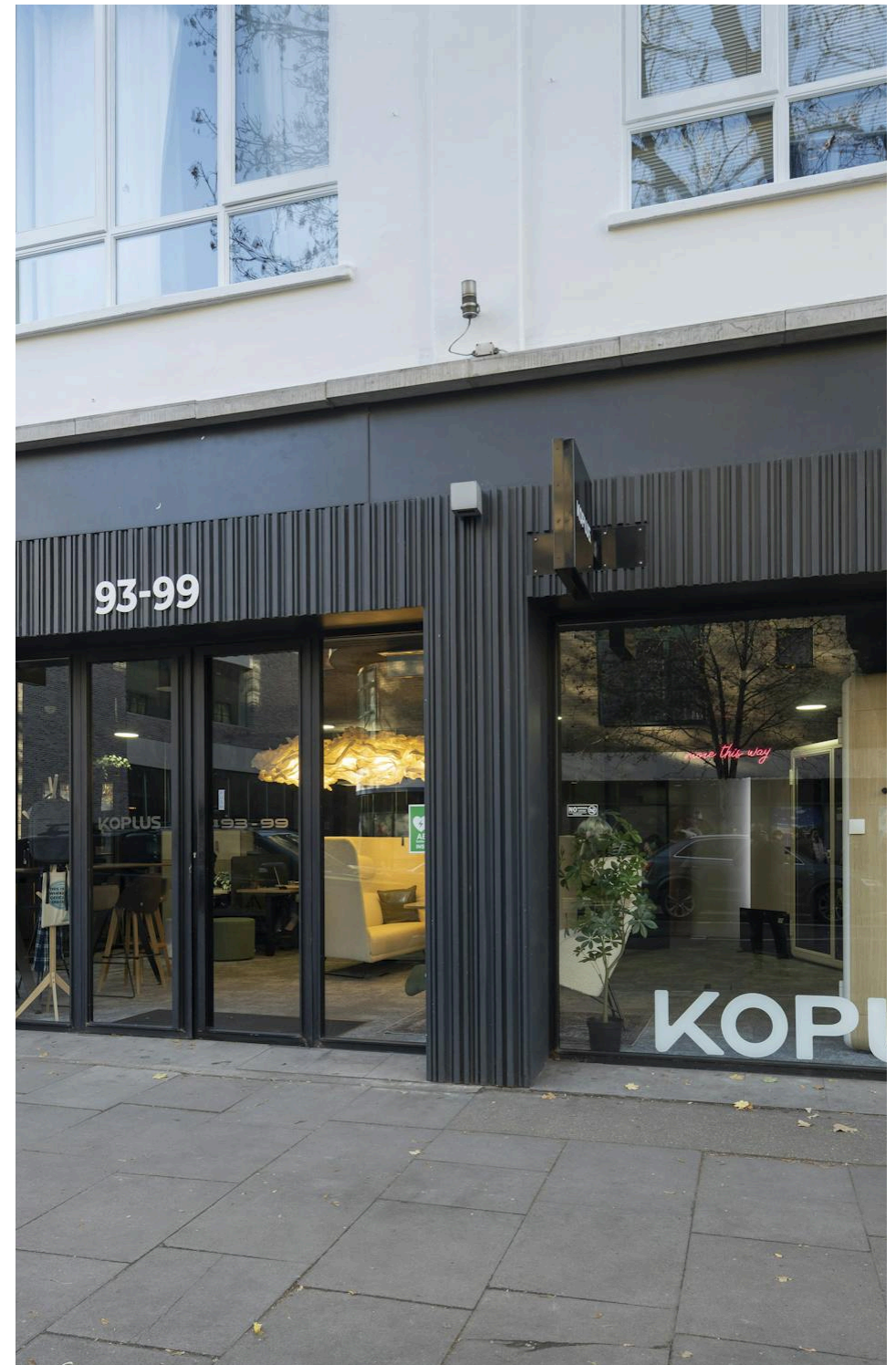
£125,000 per annum

**Fitout**

Fitted. Currently fitted out as a showroom

**Description**

Prominently positioned on Goswell Road, The Design Works at 93-99 Goswell Road, EC1 provides a rare opportunity to rent or purchase a prime, self-contained Clerkenwell showroom. Arranged over the Ground and Lower Ground Floors, the duplex layout is connected by an interconnecting staircase, offering a seamless flow between both levels. The property benefits from direct street access, strong branding potential and a generous, highly visible shop frontage on this key Clerkenwell thoroughfare. Contemporary showroom accommodation is provided across both floors, with flexible display space at street level and complementary lower ground accommodation.



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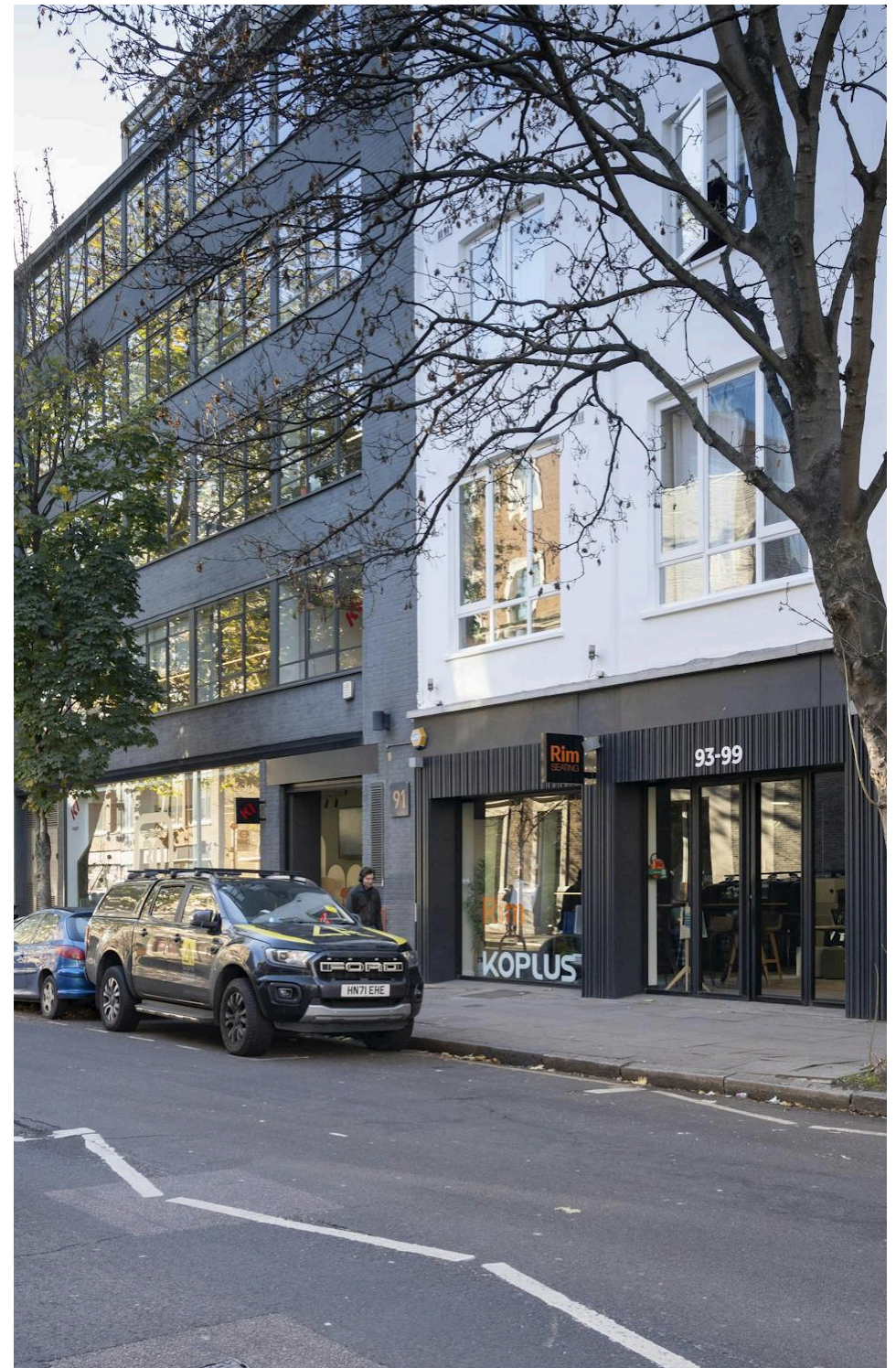
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**Fitout**

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**Description**

Located at the heart of Clerkenwell's established showroom district, the property sits among leading international design names. Immediate neighbours include Zaha Hadid Architects and KI Europe, while the wider EC1 cluster features Herman Miller, Knoll, Sedus, Interstuhl, Duravit, Ideal Standard, Solus, RAK Ceramics, Domus, Vitra, USM, Flokk, Andreu World, Bolon, Boss Design, Moroso and others. This concentration of high-profile brands underscores Clerkenwell's longstanding appeal to design companies seeking proximity to architects, specifiers and creative studios.



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*Click to Play*



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**The Design Works**  
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*Ground Floor*

**Size**

1,988 Ft<sup>2</sup>

**Price**

£1,550,000 + VAT

**Rent**

£125,000 per annum

**Fitout**

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showroom



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*Ground Floor*



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Ground Floor



Ground Floor

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Location

Clerkenwell Design Week, the UK's leading design festival, transforms the district into a major destination for exhibitions and showroom events, attracting tens of thousands of industry visitors each year. Brands value being part of this cluster, where visibility and engagement with key decision-makers are naturally enhanced.

The area also benefits from excellent transport links. Farringdon, Barbican and Old Street stations are all close by, with Farringdon providing direct Elizabeth Line access, offering fast east-west travel across London and direct links to Heathrow, with easy connections to London City, Gatwick and Stansted. This exceptional connectivity strengthens Clerkenwell's appeal to both occupiers and visitors.

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Ground Floor

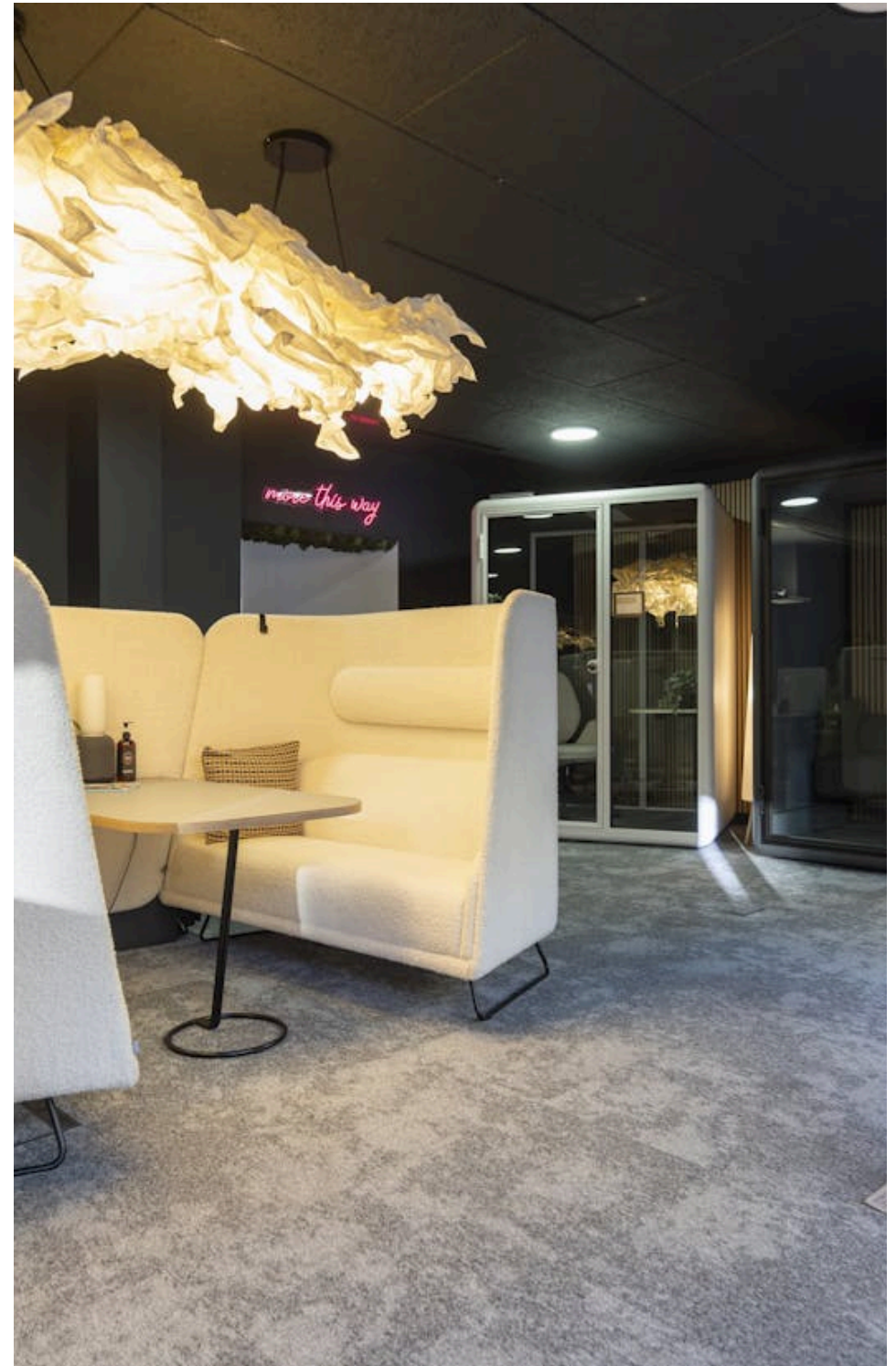


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## Amenities

- Prime Clerkenwell showroom
- Located in the heart of Clerkenwell's established design district
- Generous shop frontage
- Prominent branding and signage opportunity
- Direct street access from Goswell Road
- Self-contained G & LG duplex
- Flexible layout suitable for showroom, studio or creative workspace
- Good natural light at ground level
- Raised flooring
- Well-presented lower ground level linked via internal staircase
- WCs
- Kitchen
- Short walk to Farringdon, Barbican and Old Street stations

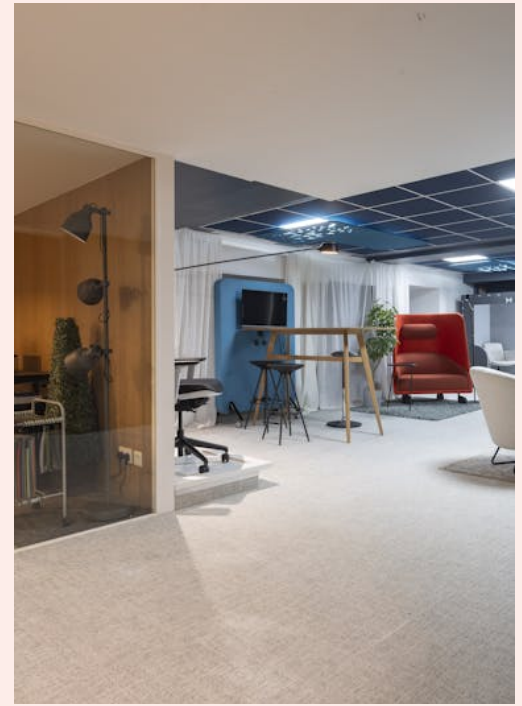


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LG Floor



LG Floor

<b>Name</b>	<b>Sq Ft</b>	<b>Rent (Sq Ft)</b>	<b>Price</b>	<b>Rates Payable (Sq Ft)</b>	<b>Service Charge (Sq Ft)</b>	<b>Total /Sq Ft</b>	<b>Total Month</b>	<b>Total Year</b>	<b>Availability</b>
Unit - G & LG Duplex	1,988	£62.88	£1,550,000	£10.35	£0.86	£74.09	£12,273.75	£147,284.96	Under Offer

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### **Terms**

A new effective full repairing & insuring lease for a term by arrangement

### **Headline Rent**

£125,000 /A exclusive of all other outgoings

### **Sale Price**

£1,550,000 exclusive of all other outgoings for our client's long-leasehold interest for a term to expire on 29/01/3014

### **Tenure**

New Lease

### **Availability**

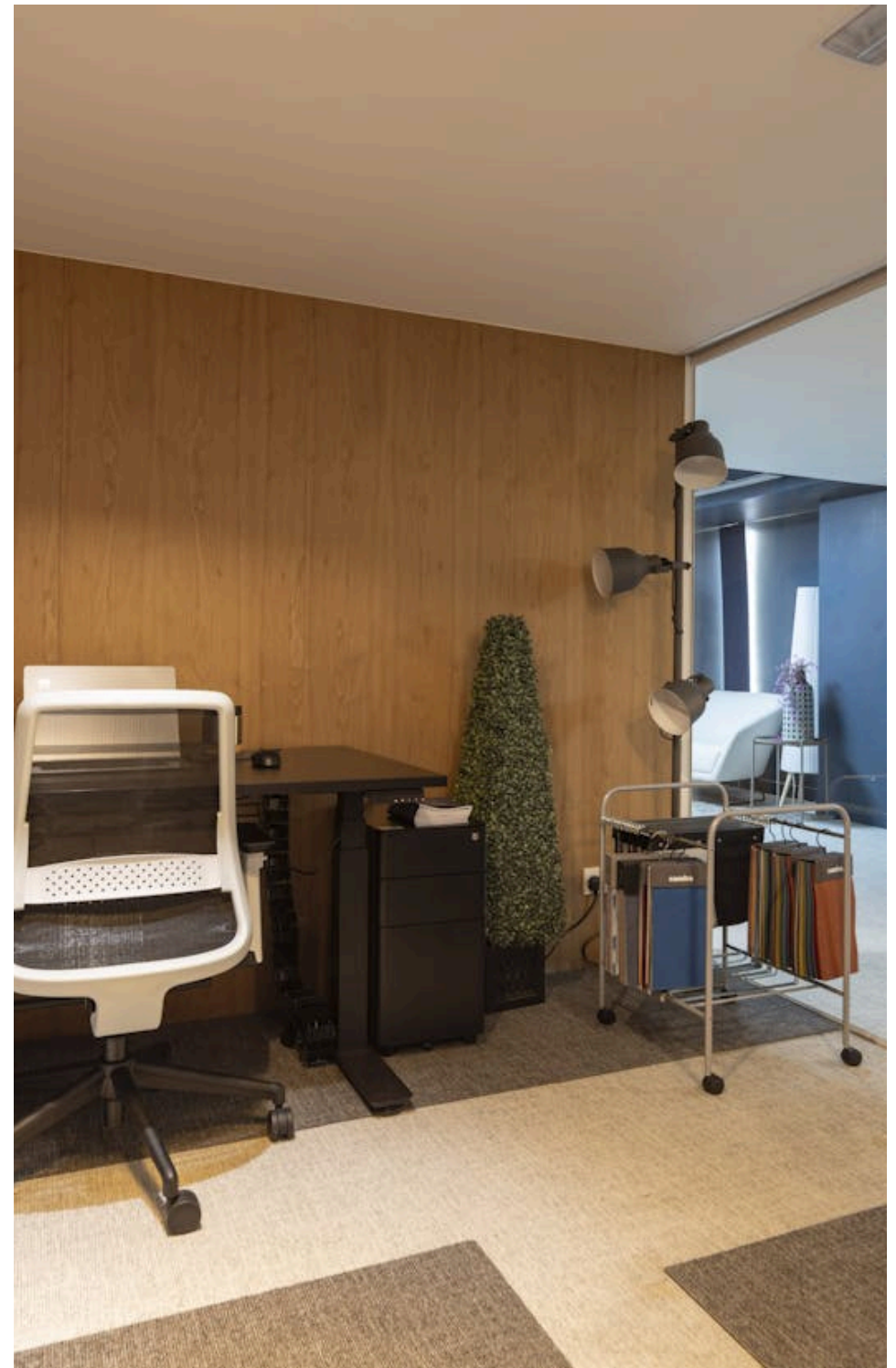
Available July 2026. Possession potentially could be made available earlier by arrangement

### **Legal Costs**

Each party to bear their own costs

### **Content**

Watch the Film  
(click button)



Contact Us

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