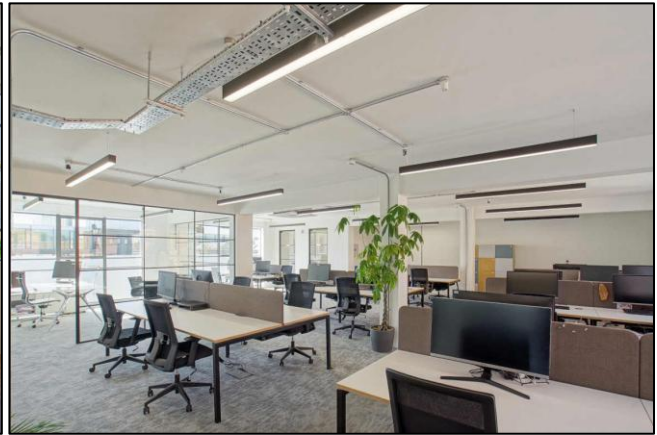


Commercial Office Space
2,704 sq. ft. / 251.21 sq. m.

Flexible Fitted & Furnished office floor available for assignment in Clerkenwell

TO LET

91 Goswell Road, Clerkenwell, London EC1V 7ER



LOCATION

91 Goswell Road is located in the heart of Clerkenwell, close to Clerkenwell Road and Great Sutton Street.

Clerkenwell is home to an array of creative office occupiers. When it comes to bars, restaurants and coffee shops you are spoilt for choice, a few examples in the immediate vicinity include; The Sutton Arms, The Slaughtered Lamb, Breddos Tacos, Luca, St John, Brutto, Sessions Arts Club and Clerkenwell & Social.

TRANSPORT

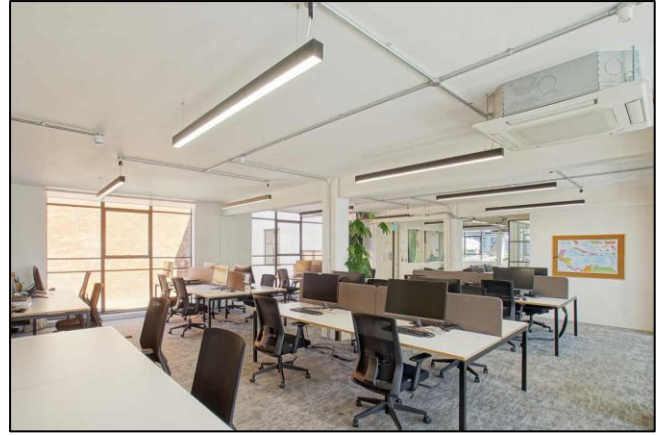
Farringdon station (Circle, Elizabeth, Hammersmith & City and Metropolitan lines and National Rail)

Barbican station (Circle, Hammersmith & City and Metropolitan lines)

Old Street (Northern and National Rail)

Angel (Northern line)

Various bus routes



DESCRIPTION

91 Goswell Road is a contemporary post-war building retaining excellent natural light from three elevations.

The fourth floor has been refurbished to provide stylish, loft style office accommodation with +28 workstations, 3 meeting rooms, 2 VC rooms, air conditioning, kitchenette.

The office is available for immediate occupation.

AMENITIES

- +28 Desks
- Air conditioning
- 3 meeting rooms
- 2 VC rooms
- Excellent natural light
- LED light fittings
- Generous kitchenette / breakout areas
- Showers
- Passenger lift
- Entry phone system

APPROXIMATE FLOOR AREAS

Floor	Sq. Ft.	Sq. M.
Fourth	2,704	251.21

LEASE

Assignment of lease until 28/05/2029.

Benefitting from the tenant only option to break at 28/05/2027.

RENT

Per Sq. ft.	Per Annum
£56.50	£152,776

SERVICE CHARGE

Per Sq. ft.	Per Annum
£6.13	£16,575.52

Service charge cap of £10.00 per sq. ft, subject to annual rises in line with RPI.

BUSINESS RATES

The estimated rates payable for 2026/27 are as follows:

Per Sq. ft.	Per Annum
£18.64	£50,400

Interested parties must verify these figures from the London Borough of Islington.

TOTAL OCCUPATIONAL COSTS

Per Annum	Per Calendar Month
£219,754.08	£18,312.84

PLEASE CONTACT

ANTON PAGE 020 7336 1313

Harrison Turner
hturner@antonpage.com

Finn Ledwidge
fledwidge@antonpage.com