



Clerkenwell

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55 Goswell Road

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EC1

# A space for creativity.

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The building, located on Goswell Road, comprises space ranging from 601 sq ft to 2,768 sq ft. The area is home to major companies from the design, fashion, technology and furniture showroom sectors.



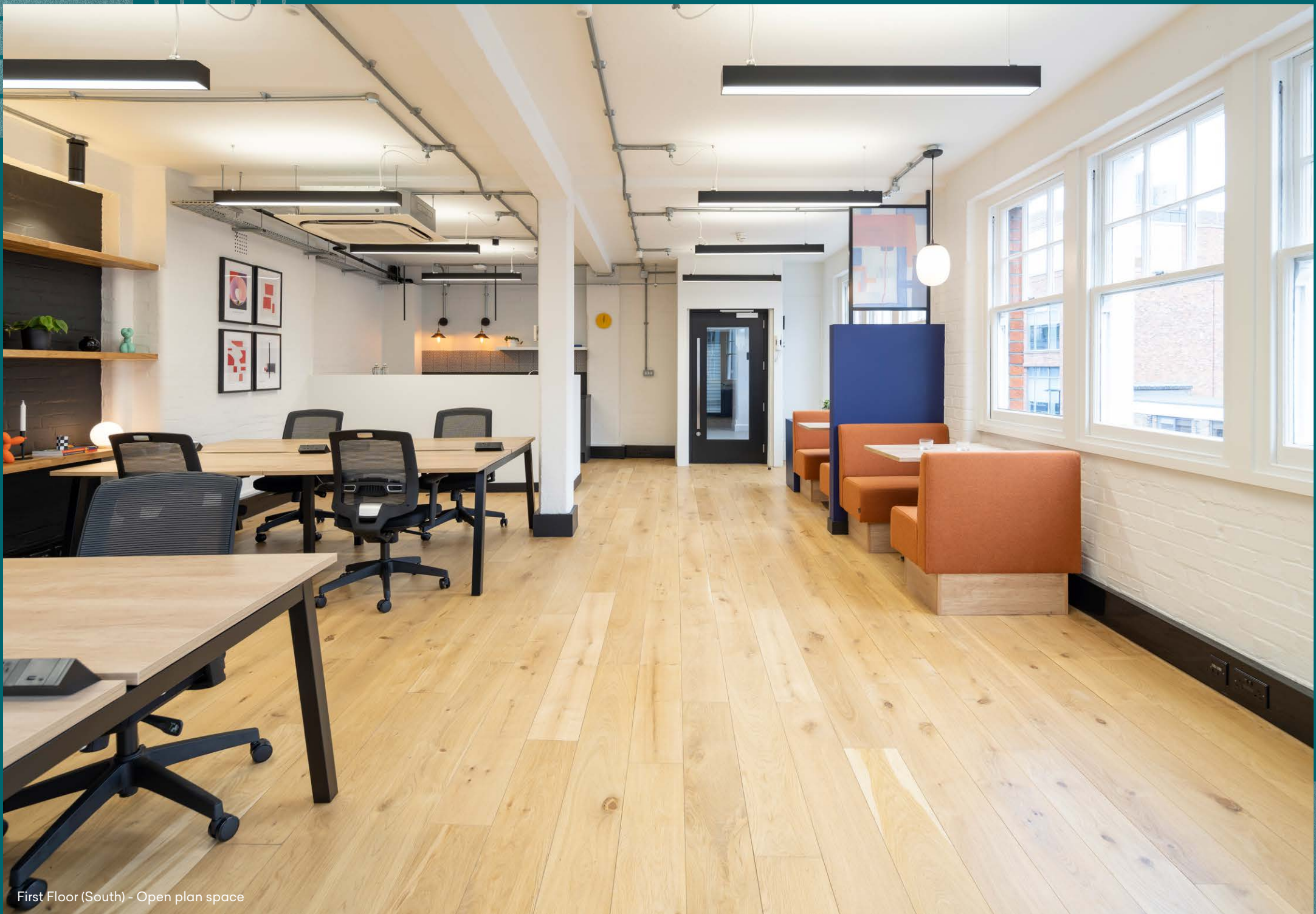
First Floor (South) - Agile working area



# A opportunity to make your mark.

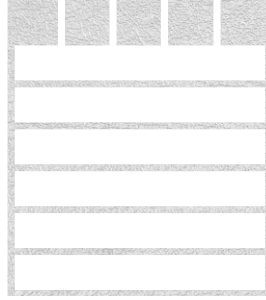
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Many studios have made their home here, as well as headline Clerkenwell Design Week events. In short, the locals appreciate the value of good design. The vibrant social scene, unique shops and charming character also make this one of London's most desirable places to drink and dine too.



First Floor (South) - Open plan space

A space  
ready to go.



First Floor (South) - Open Plan space



Second Floor (North) - Private meeting room



Second Floor (North) - Flexible working

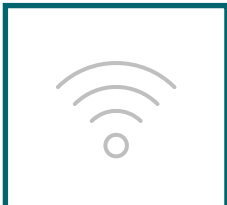


# A space fully specified.

The space has been complemented with an abundance of amenities expected by today's businesses.



Newly refurbished high-quality office suites



Fibre ready via Backbone Connect



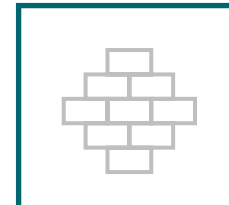
8 - 10 workstations per unit



Multiple breakout spaces



Air-conditioning



Exposed character throughout



Fully fitted and furnished designed by Peldon Rose



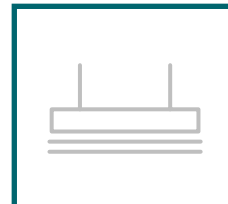
Contemporary finishes



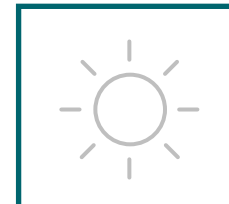
New kitchenettes throughout



1 x meeting room



LED strip lighting



Fantastic natural daylight

Second Floor (North) - Open plan space



# Something for everyone.

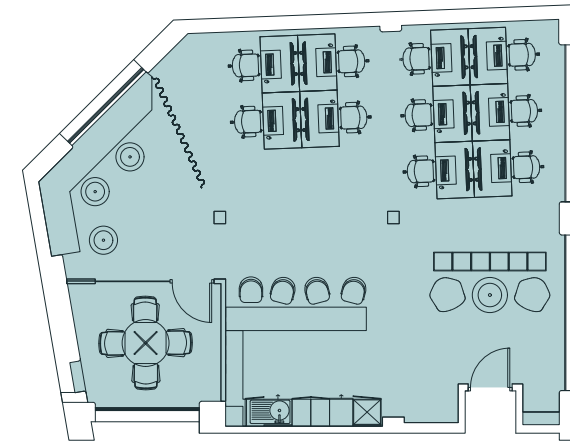


Floor	Fit Out	Sq Ft	Sq M
3rd (South)	Fully Fitted	624	57.9
2nd (North)	Fully Fitted	897	83.4
2nd (South)	Fully Fitted	646	60.0
1st (South)	Fully Fitted	601	55.8
<b>Total</b>		<b>2,768</b>	<b>257.1</b>



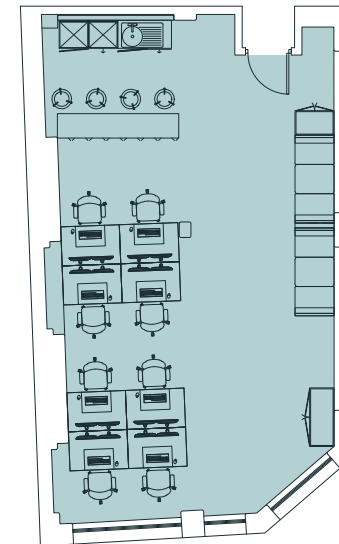
First Floor (South) – Agile working space

## North suites



GOSWELL ROAD

## South suites



GOSWELL ROAD

For indicative purposes only. Not to scale.



# A fully managed experience

55 Goswell Road can offer as a fully managed solution on flexible lease terms. For one simple monthly price, all units can be delivered with branding to reflect your business, along with comprehensive office services from wifi to cleaning to general maintenance.

Pricing available on request.



Utilities



General Maintenance



Health & Safety



Tea & Coffee Milk Supplies




Cleaning & Waste Management



IT & Connectivity



Mobile Access Control



App Client Support



# A bespoke service







# The creative buzz of Clerkenwell.

Step out of the building into a vibrant social scene, with a celebrated mix of bars, restaurants, unique shops and quiet green spaces, perfect for whatever your mood.

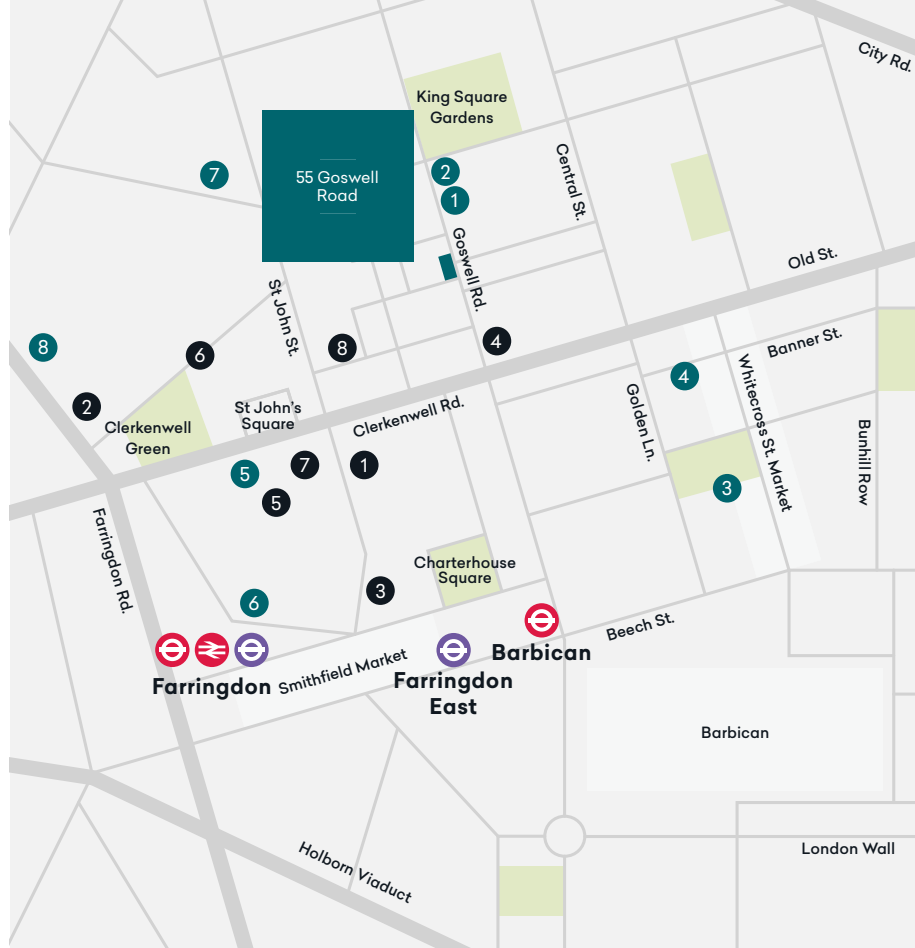
Transport is well covered. Farringdon is on the Circle, District and Hammersmith & City Lines, and also serves mainline trains and the new Elizabeth Line. The Cycle Superhighway is also just around the corner as well as Barbican and Old Street Tube Station.

## Bars & Restaurants

1. Luca
2. The Green
3. St John
4. Breddos Tacos
5. Clerkenwell & Social
6. Grainger & Co
7. BrewDog
8. The Slaughtered Lamb

## Cafés

1. Goswell Road Coffee
2. Jimmy and the Bee
3. Giddy Up Coffee
4. Fix Coffee
5. EC1 Coffee House
6. Black Sheep Coffee
7. Pret A Manger
8. Powerhouse Coffee



## Walking times.

6 mins	 Barbican
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9 mins	 Farringdon
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10 mins	 Old Street
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Walk times from the building. Source: TfL

# Come and join the Clerkenwell community.

For further information, please contact the joint sole letting agents.



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