

WAREHOUSE STYLE OFFICES TO LET | 332 – 14,078 sq ft



## Location

This exceptional former Victorian warehouse building is situated in the City Fringe, within close proximity to both Midtown and the City Core.

The building is located only a short walk from Old Street Underground (Northern line), Barbican Underground (Circle, Hammersmith & City and Metropolitan lines) and Farringdon Over / Underground (Circle, Hammersmith & City, Metropolitan line and Thameslink) stations.

## Description

The building has undergone an extensive refurbishment to provide a new contemporary reception, new VRF air-conditioning, galvanised perimeter trunking, modern LED strip lighting and an abundance of natural light – all complimenting the original warehouse features.


The 1<sup>st</sup> Floor is to be fitted to Grade A+ by 14<sup>th</sup> September 2021. All remaining floors can be provided fully fitted at a premium rent of £10 psf, subject to deal terms.

## Floor Areas


Floor	sq ft	sq m	
5 <sup>th</sup> Floor	1,633	152	£72.50 psf
4 <sup>th</sup> Floor	2,503	233	£67.50 psf
3 <sup>rd</sup> Floor	2,499	232	£67.50 psf
2 <sup>nd</sup> Floor	2,507	233	£67.50 psf
1 <sup>st</sup> Floor	2,499	232	£69.50 psf
Ground Floor	867	81	£50.00 psf
Lower Ground	1,238	115	£25.00 psf
Vaults	332	31	£10.00 psf
<b>TOTAL (approx.)</b>	<b>14,078</b>	<b>1,309</b>	

\*Measurement in terms of NIA

Jason Hanley, Partner

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Olivia Stapleton, Agency Surveyor

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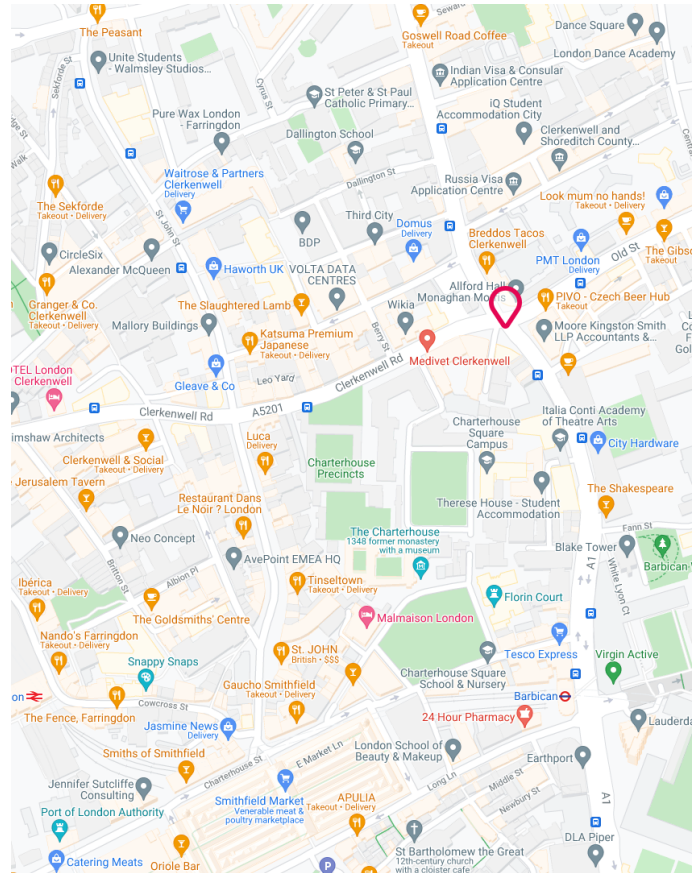
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Subject to Contract August 2021

# Charterhouse Buildings, 8-10 Goswell Road London, EC1M 7AN



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## Terms

Tenure:	Leasehold
Lease:	New FRI lease available direct from the Landlord
Rent:	£67.50 - £72.50 psf
Rates:	Estimated at £20.00 psf (2021/22)
Service Charge:	Approximately £7.50 psf

## Amenities

- Comprehensively refurbished
- New contemporary reception
- Original warehouse features
- Excellent natural light
- VRF air-conditioning
- Perimeter trunking
- Modern LED lighting
- Showers / bike storage
- Passenger lift
- Fully fitted option available

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