

RUBIX

370 GOSWELL  
ROAD EC1

# A blank canvas ready for repositioning, minutes from Angel high street.

310 Goswell Road is now available to let, offering ground, basement and three upper floors. The building features a large, welcoming reception, with bathrooms on every floor and generous floor to ceiling height. Positioned just a three-minute walk from Angel Station, it sits within one of Islington's most sought-after spots.



## AMENITIES



ABUNDANT NATURAL LIGHT



LARGE DEMISED COURTYARD



RECEPTION AREA



TOILETS ON ALL FLOORS



LOADING BAY



OPPORTUNITY FOR PREMIUM END-OF-TRIP FACILITIES



RAISED FLOORING



2 LIFTS



POTENTIAL FOR PARKING

# ANGEL



# AVAILABILITY

FLOOR	SQ M	SQ FT	RENT/PSF	EST S.C/PSF	EST RATES/PSF	TOTAL/MONTH
3rd	404.13	4,350	£37.00	TBC	£18.00	£19,937.00
2nd	404.13	4,350	£32.50	TBC	£18.00	£18,306.00
1st	367.90	4,365	£30.00	TBC	£18.00	£17,460.00
G	353.03	3,800	£25.00	TBC	£15.00	£12,166.00
B	11.89	128	£5.00	TBC	£10.00	£1,920.00
<b>TOTAL</b>	<b>1578.70</b>	<b>16,993</b>				

TERMS: A NEW LEASE DIRECT FROM THE LANDLORD

# LOCATION



# TALK TO US

Viewing is strictly by prior appointment with Rubix.

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