

## NEWLY DECORATED OFFICE SPACE WITH FANTASTIC NATURAL DAYLIGHT CLOSE TO ANGEL STATION



**359 GOSWELL ROAD, LONDON, EC1**

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## PROPERTY

Nearest Tube Stations: Angel

- Large windows with fantastic natural light
- Cat5 cabling
- Air-conditioning
- Underfloor trunking
- Camera entry phone system
- Fully fitted kitchenette
- WC facilities
- Timber flooring
- Self-contained
- Good ceiling height

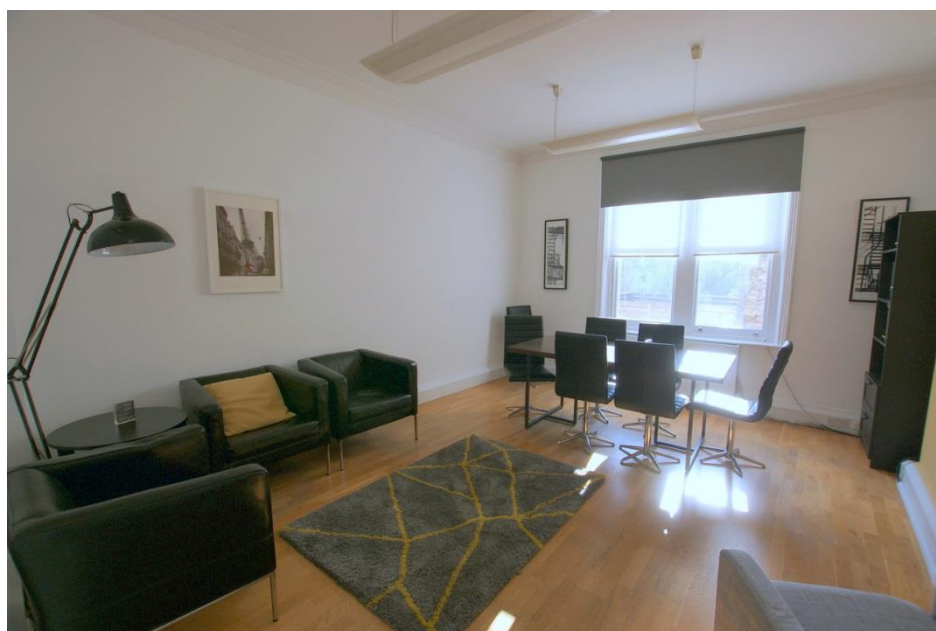
FLOOR	SQ. FT APPROX	RENT PER ANNUM	SERVICE CHARGE PER ANNUM	RATES PER ANNUM
3 <sup>rd</sup>	1,102	£118,230	TBC	£30,576
2 <sup>nd</sup>	1,130			
1 <sup>st</sup>	1,146			
<b>TOTAL</b>	<b>3,378</b>	<b>£118,230</b>	<b>TBC</b>	<b>£30,576</b>

## LEASE

A new FRI Lease to be contracted outside of the security and provisions of the Landlord & Tenant Act 1954.

## EPC

An EPC has been commissioned and will be available on request.



For further information and  
inspections please contact  
joint agents:

**RICHARD SUSSKIND**  
020 7831 8311

**TARN & TARN**  
020 7377 8989

Colonial Buildings, 59-61 Hatton Garden, London, EC1N 8LS

These particulars do not form part of any offer of contract. They are issued as a general guide, but do not constitute representation of fact. Parties should satisfy themselves to their accuracy. Unless otherwise stated, all prices/rents are quoted exclusive of VAT.