
88 Goswell Road

Clerkenwell, London EC1V 7DB

Vacant freehold office building for sale





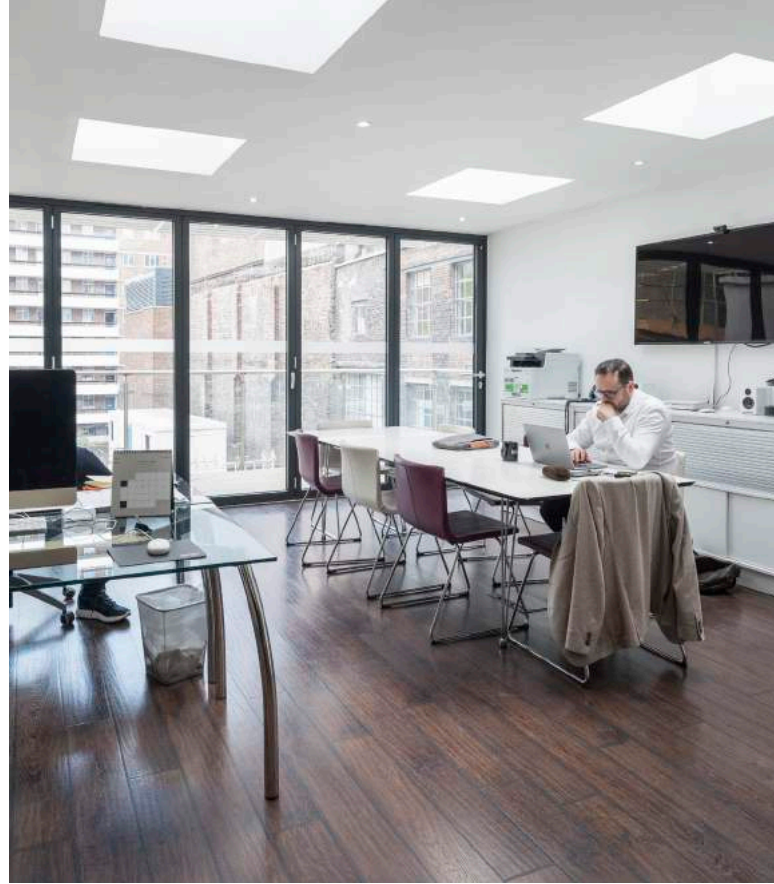
88 Goswell Road

Executive Summary

- Freehold
- Self-contained building
- Arranged over LG, Ground and 4 upper floors
- Building comprising of 6,259 sq ft
- Fantastic opportunity for owner occupiers, investors and developers
- Close to Barbican, Farringdon and Old Street Stations
- Quoting offers in excess of £4,950,000 equating to £790 per sq ft

Set in the heart of Clerkenwell, a stone's throw from some of the top hotels and restaurants the capital has to offer. The property is situated in a first class location, particularly favoured by those in the creative and tech sectors.

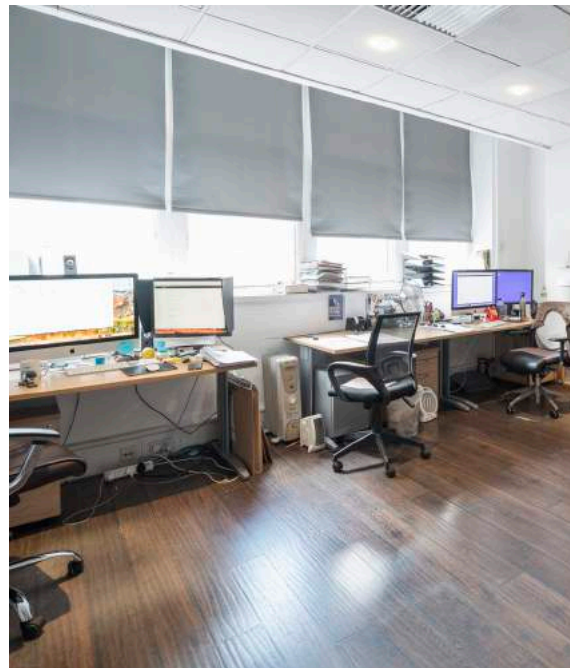




Amenities

The property presents a rare freehold opportunity, offering a former warehouse in an unbeatable Clerkenwell location.

- Arranged over LG, Ground and 4 upper floors
- Superb Floor to Ceiling Height
- Terrace on 2nd floor
- Excellent natural daylight
- Wood flooring in part

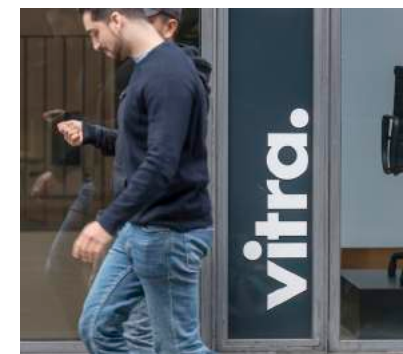




The Location

With its vast concentration of architects and creative tenants, Clerkenwell is known as the capital's design district and a vibrant, thriving area in Central London. Clerkenwell Design Week attracts thousands of visitors each year making the area renowned across the globe.

Boasting a varied demographic of young entrepreneurs and creatives; the converted warehouse buildings create a unique neighbourhood like no other. Old industrial spaces teem with new life, bringing a buzz and affluence to this village. Drawing in the foodie crowd with Exmouth Market and Whitecross Street, as well as culture buffs to the Barbican Centre, and historic Sadler's Wells theatre, Clerkenwell is one of the most sought after locations to live and work in London.



Local Occupiers

EATERIES

- 01 St John
- 02 Polpo Smithfield
- 03 Granger & Co
- 04 The Modern Pantry
- 05 Bleeding Heart
- 06 Clerkenwell Grind
- 07 Breddos Tacos
- 08 The Peasant
- 09 Bourne & Hollingsworth
- 10 The Eagle
- 11 Smith's of Smithfield
- 12 Kennedy's of Goswell Road
- 13 Vivat Bacchus
- 14 The Jugged Hare
- 15 Pham Sushi
- 16 Flamboree
- 17 Palantino
- 18 Bird of Smithfield
- 19 Coin Laundry
- 20 Fare Bar & Canteen
- 21 Bone Daddies
- 22 Passo
- 23 Cevice
- 24 Luca
- 25 Foxlow
- 26 Whitecross Street Market
- 27 Thai City

BARS/CLUBS/CAFÉS

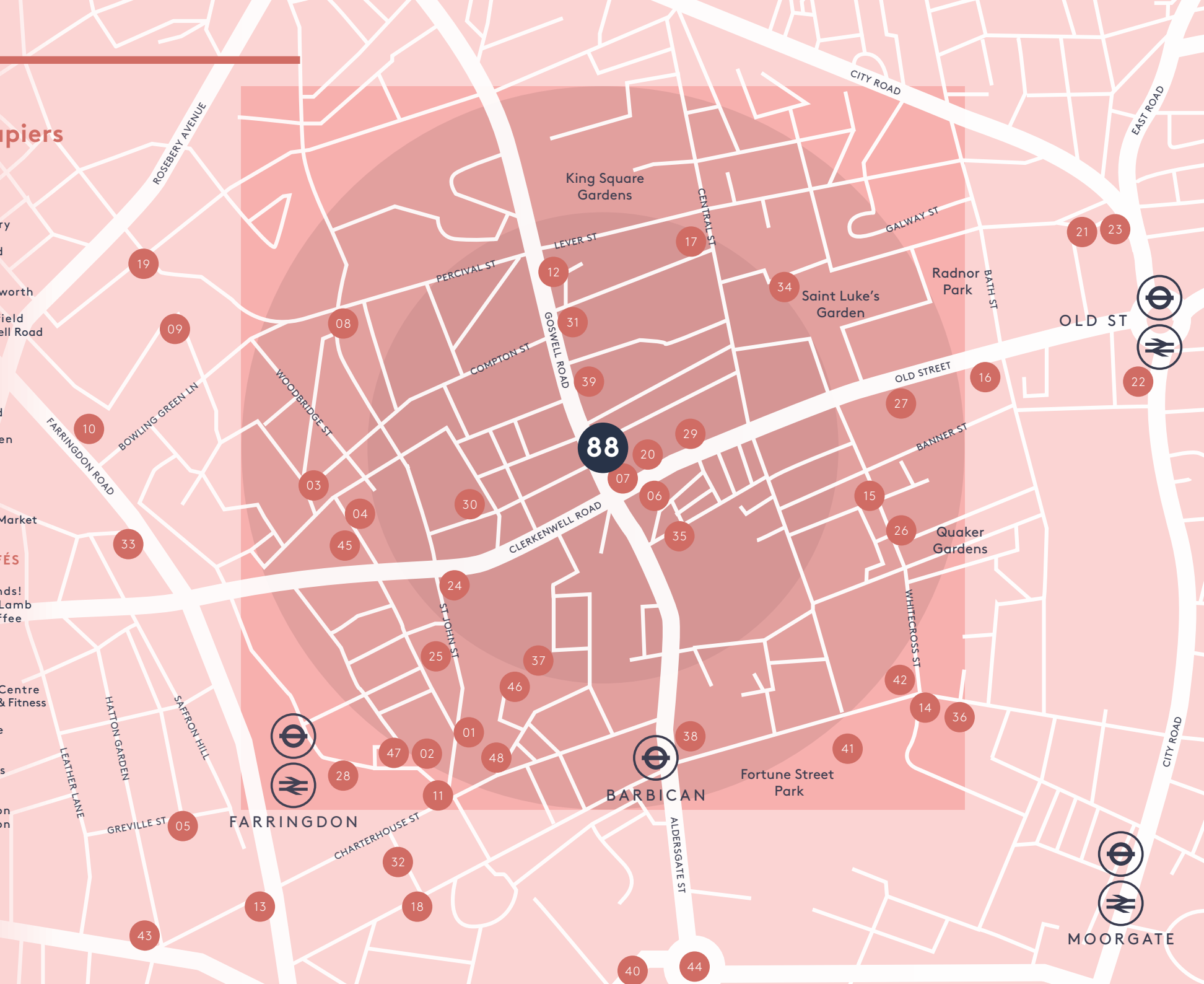
- 28 The Fence
- 29 Look Mum no hands!
- 30 The Slaughtered Lamb
- 31 Goswell Road Coffee
- 32 Oriole Bar
- 33 The Pianoworks

LIFESTYLE

- 34 Finsbury Leisure Centre
- 35 Golden Lane Sport & Fitness
- 36 The Brewery
- 37 The Charterhouse
- 38 Virgin Active
- 39 City Sport
- 40 Pure Gym St Pauls
- 41 Barbican Centre
- 42 Barbican Cinema
- 43 Bounce Farringdon
- 44 Museum of London

HOTELS

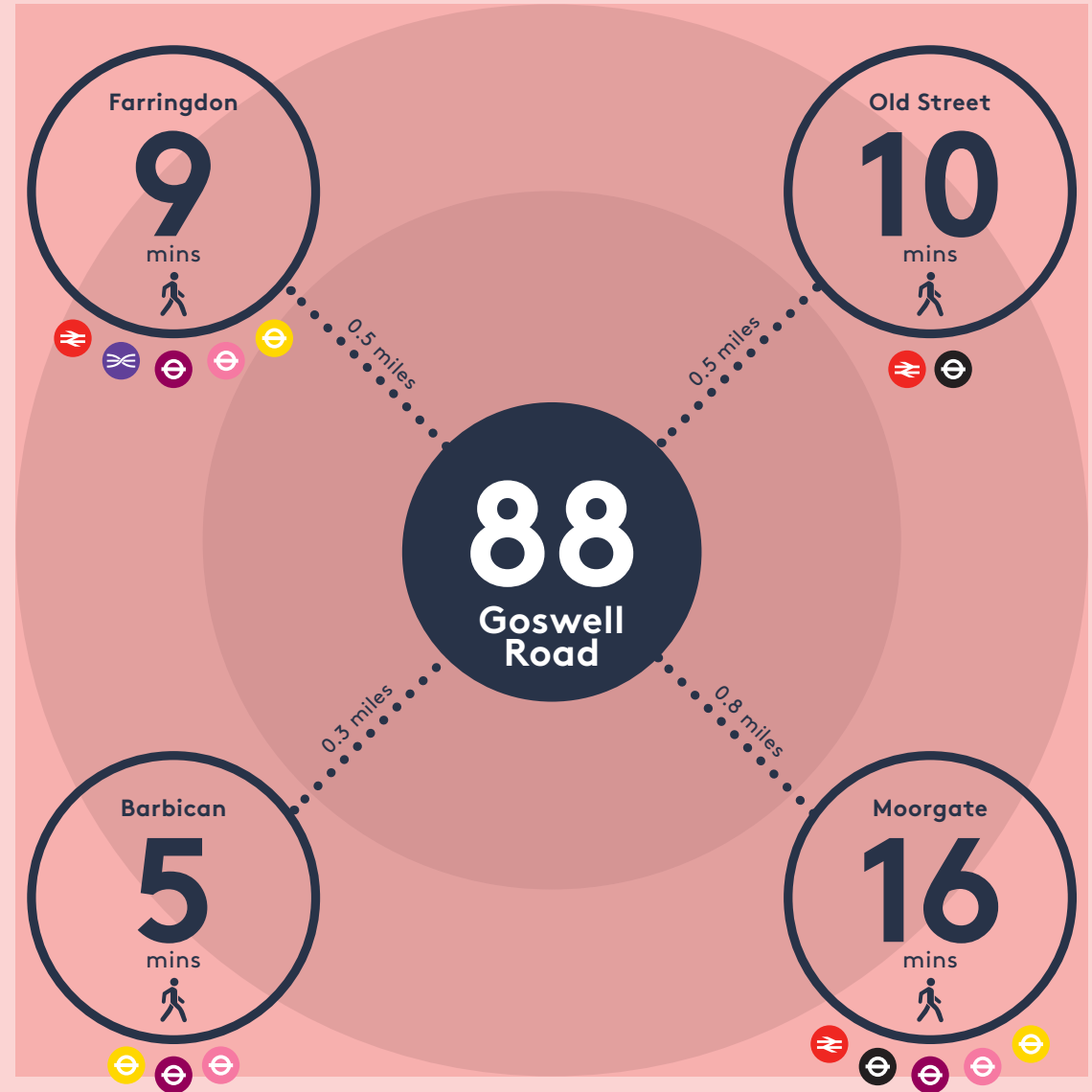
- 45 The Zetter Hotel
- 46 Malmaison Hotel
- 47 The Rookery
- 48 The Fox & Anchor



Connectivity

There are a number of both National Rail and Underground stations within a short walking distance, particularly Barbican, Farringdon and Old Street stations. The building couldn't be better connected.

As well as excellent local bus routes, the area is soon to benefit from the introduction of Crossrail's new Elizabeth Line at Farringdon Station. Scheduled to complete in 2021, it will cut through central London from East to West. Stopping at 41 accessible stations, it is expected to serve around 200 million people a year.



Local Comparables

Sales Comparables

19-21 Garden Walk EC2

Q2 2019
Sold with VP
£6m (£966 psf)
6,210 Sq Ft



48 Hoxton Square N1

Q1 2019
Sold with VP
£7.8m (£945 psf)
8,253 Sq Ft



41 Pitfield Street N1

Q1 2019
Sold with VP
£6.5m (£1,248 psf)
5,207 Sq Ft



16 Chart Street N1

Q1 2019
Sold with VP
£9.25m (£810 psf)
11,410 Sq Ft



Lease Comparables

44-46 Sekforde St EC1

Q4 2018
2nd Floor
5 years, 3 year break
£62.50 psf
1,512 Sq Ft



Churchill House EC1

Q3 2018
5th Floor
5 years, 3 year break
£64.50 psf
3,632 Sq Ft



Compton Courtyard EC1

Q1 2018
3rd Floor
3 year lease
£63.00 psf
6,007 Sq Ft



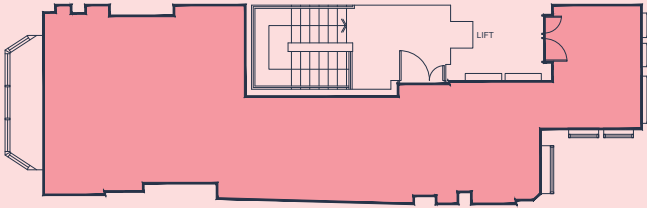
150 Goswell Road EC1

Q3 2018
Ground Floor
10 years, 5 year break
£68.50 psf
1,282 Sq Ft

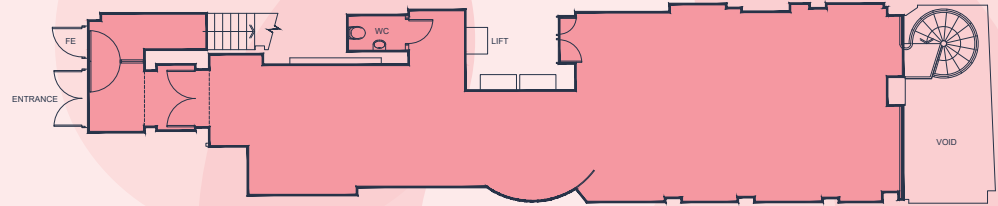


Floor Plans

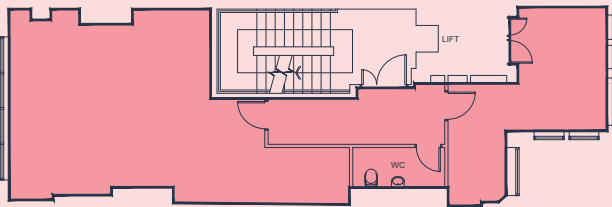
Fourth 776sq ft



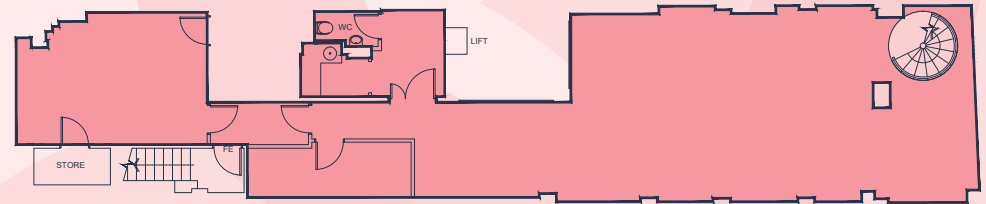
Ground 1,229sq ft



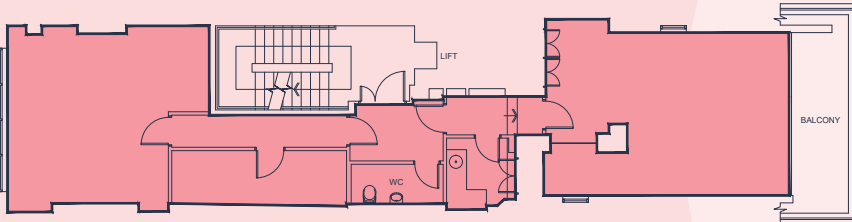
Third 725sq ft



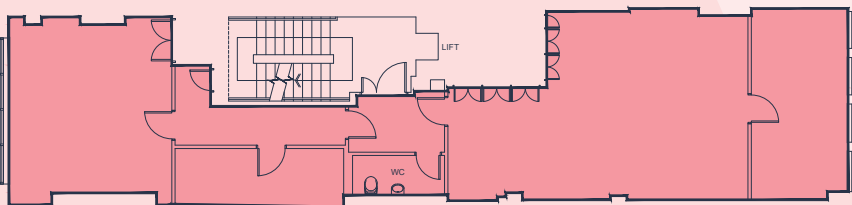
Lower Ground 1,299sq ft



Second 1,023sq ft



First 1,207sq ft



Accommodation

The property provides the following approximate Net Internal Areas:

Floor	SQ ft	M ²
4th	776	72.1
3rd	725	67.4
2nd	1,023	95.0
1st	1,207	112.1
Ground	1,229	114.2
Lower Ground	1,299	120.7
Total	6,259	581.5

Tenure

Freehold.

Vacant possession

August 2019.

EPC

Available on request.

Proposal

Offers in excess of £4,950,000 which equates to a low capital value of £790 per Sq Ft.

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Ricky Blair

Ricky.Blair@colliers.com

020 7101 2020

079 6110 4125

Elliott Stern

Elliott.Stern@colliers.com

020 7101 2020

078 3491 8700

Emma Higgins

Emma.Higgins@colliers.com

020 7101 2020

077 6960 5295

