



**Description**

Located at the corner of Goswell Road and close to Islington High Street and Angel Station.

[Google Street View](#)

The property is arranged over ground and basement floors.

We understand the gross approximate areas to be as follows:

Ground Floor	1,296 sq ft
Basement	1,281 sq ft
Total	2,577 sq ft

**Lease**

A new FRI lease will be available on terms to be agreed with a rental of £140,000 pa.

**Further Information**

An EPC has been commissioned and can be made available on request.

Unless otherwise stated, each party is to bear its own legal costs, VAT may be applicable and possession will be available upon completion of legal formalities.

Viewing is strictly by prior appointment with sole agent, Genius1Group:

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