



**TO LET**

**122 Golden Lane,  
London, EC1Y 0TL**

**3,957 sq ft**

**Fantastic ground and  
lower ground floor  
showroom office**



**VIDEO TOUR**

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## Description

Stunning ground and lower ground floor showroom offices just off Old Street.

The unit has generous floor to ceiling height on both floors, large open plan floorplates finished to an excellent standard with solid oak flooring, exposed air ventilation system and an abundance of original features such as the original columns, exposed brickwork, fireplaces and large windows providing light to both floors and each floor benefitting from WC facilities.

The unit will be of interest to creative office occupiers and also showroom users who will benefit from the substantial frontage.

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## Location

With the premises being just a short walk from Barbican and Old Street Stations, transport links to the City and West End are excellent, occupiers will be spoilt for choice for amenities with the thriving street food market which is held weekdays on Whitecross Street being literally round the corner, Fortune Park providing some landscaped recreational space, and the arts and culture mecca of the Barbican centre all on your doorstep.

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## Key points

- Ground floor - 1,669 square feet
- Lower ground floor - 2,288 square feet
- Good floor to ceiling heights
- Solid oak flooring and exposed original features
- Shower
- Air ventilation system
- Alarm system
- Kitchen on each floor

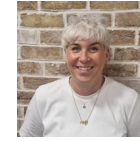




## Rents, Rates & Charges

Lease	New Lease
Rent	£130,000.00 per annum
Rates	£9.19 per sq ft
Service Charge	On application
VAT	To be confirmed
EPC	On application

## Viewing & Further Information



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