

TO LET

122 Golden Lane, London, EC1Y OTL

3,957 sq ft

Fantastic ground and lower ground floor showroom office





VIDEO TOUR

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.

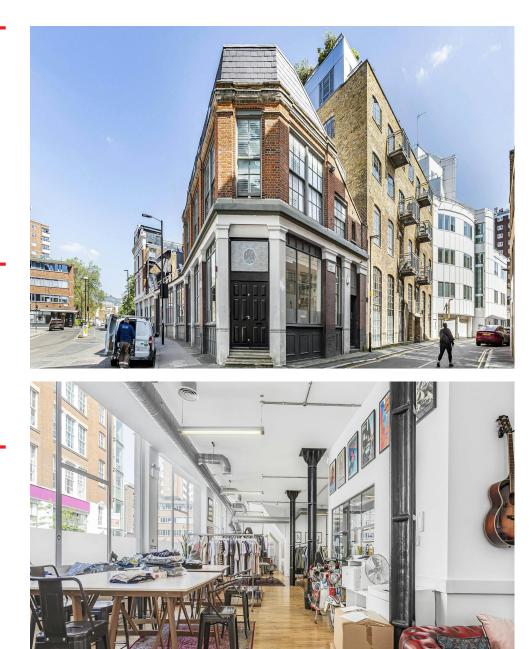
The unit will be of interest to creative office occupiers and also showroom users who will benefit from the substantial frontage.

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.

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



122 Golden Lane, London, EC1Y OTL

stirlingackroyd.com









Rents, Rates & Charges

| Lease | New Lease |
|----------------|--------------------|
| Rent | £130,000 per annum |
| Rates | £9.19 per sq ft |
| Service Charge | On application |
| VAT | To be confirmed |
| EPC | On application |

Viewing & Further Information



Joe Harris 020 3967 0103 07809091305 jharris@stirlingackroyd.com



Lucy Stephens 020 3967 0103 lucys@stirlingackroyd.com



Harry Mann 020 3967 0103 07947728313 hmann@stirlingackroyd.com

Rachel Kiddie (Deleted) 020 3967 7628 rkiddie@stirlingackroyd.com

Important Notice: Stirling Ackroyd (and their Joint Agents where applicable) for themselves and for the vendors or lessors of this property for whom they may or may not act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of any offer or contract; (ii) Stirling Ackroyd cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Stirling Ackroyd (and their Joint Agency where applicable) has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents, prices and premiums quoted in these particulars may be subject to VAT in addition: and (v) Stirling Ackroyd will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Generated on 19/01/2024

122 Golden Lane, London, EC1Y OTL

stirlingackroyd.com