



TO LET

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

3,957 sq ft

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



VIDEO TOUR

stirlingackroyd.com



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





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