

# Compton



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## Clerkenwell

London House  
115 Golden Lane  
EC1Y 0TJ

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Newly Refurbished Office Floor  
Rarely Available In This  
Architecturally Inspiring Victorian  
Warehouse Located In The Heart  
Of Clerkenwell

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**For Rent**  
1,295 ft<sup>2</sup>

020 7101 2020  
[compton.london](http://compton.london)



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## Location

Situated in a prominent position on the corner of Golden Lane and Baltic Street East, a short walk from Whitecross Street market and Old Street station. It benefits from the fantastic array of local amenities, including independent coffee shops, traditional British pubs and celebrated restaurants. The area is a popular choice for tech start-ups, HQ bases and creative companies and benefits from good local transport links with Barbican and Farringdon(5 mins walk) and Old Street (7 mins walk) in close proximity.

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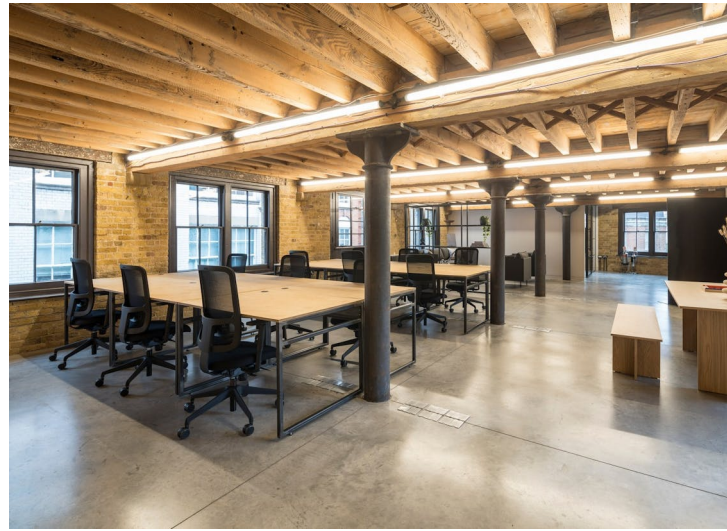
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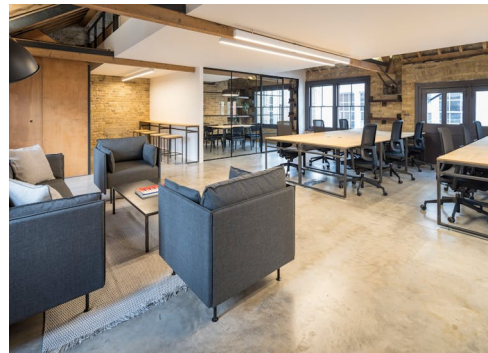
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## Amenities

- Amin Taha architectural redesign of this 19th Century Victorian Warehouse
- Newly Refurbished Internally and Externally
- 2nd Floor fitout includes: 12 desks, boardroom, 2 breakout zones & kitchenette
- Capacity to add more desks / meeting rooms
- Superb natural daylight
- Windows on multiple elevations
- Original London Stock brickwork
- Original cast iron columns
- Original revealed timber joists
- Polished concrete flooring
- Air-conditioning with natural ventilation from windows
- Demised WCs and Kitchenettes
- A short walk to Farringdon, Old Street and Barbican Stations

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## Description

115 Golden Lane is a stunning former 19th Century Warehouse Building arranged over lower ground, ground, three upper floors and mezzanine. We have one floor remaining which has been newly refurbished internally and externally with bespoke furniture and artistic elements throughout. The floor benefits from exposed original features and are fitted out to include a kitchenette, a demised WC and comms room.



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## Content

Watch the film



Watch the film



View on Website



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## Terms

New effective full repairing & insuring lease(s) available for a term by arrangement direct from the freeholder



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## Floor Areas & Outgoings

The accommodation comprises the following areas:

| Name                     | sq ft | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total /sq ft | Total month | Total year  | Availability |
|--------------------------|-------|--------------|-----------------------|------------------------|--------------|-------------|-------------|--------------|
| 3rd - Includes Mezzanine | 1,875 | £57.50       | £14.90                | £6.60                  | £79          | £12,343.75  | £148,125    | Let          |
| 2nd                      | 1,295 | £57.50       | £13.76                | £6.60                  | £77.86       | £8,402.39   | £100,828.70 | Available    |
| Total                    | 3,170 | £57.50       | £14.33                | £6.60                  | £78.43       | £20,746.14  | £248,953.70 |              |

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## Contact Us

All appointments to view must be arranged via sole agents, Compton, through —

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