



Your  
Golden  
Opportunity

1  
2  
3  
GOLDEN  
LANE  
CLERKENWELL

# Room To Glow

This isn't just central London workspace.  
This is a golden HQ opportunity.

Introducing 20,000 sq ft of premium office space spread over seven bright floors, right in the sweet spot between Old Street and Farringdon. A shining example of historic architecture, expertly reimagined for the future, this stylish Bywater design includes two all-new, seriously sustainable timber floors.

It's everything your business needs.  
As simple as 1-2-3.

THE  
BUILDING

THE  
AREA

CONNECTIONS

SUSTAINABILITY

BYWATER

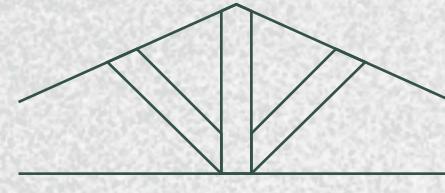
# Filled with character



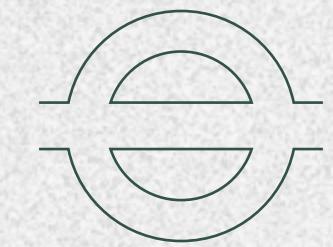
Prominent corner HQ building  
with circa 20,000 sq ft  
workspace available



7 floors of  
workspace from  
2,200 to 3,250 sq ft



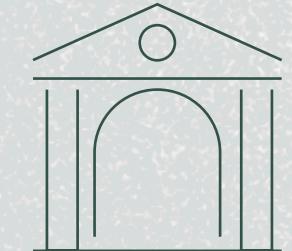
Low carbon timber  
extension with  
additional 2 floors



4 stations within  
a 10 minute walk



Premium end-of-trip  
facilities



Heritage  
Victorian features  
throughout



Best in class  
development

**BREEAM®**  
OUTSTANDING

Targeting BREEAM  
Outstanding



All electric  
building

# Area schedule



Floor	Workspace NIA	
Fifth	2,648 sq ft	246 sq m
Fourth	3,089 sq ft	287 sq m
Third	3,283 sq ft	305 sq m
Second	3,251 sq ft	302 sq m
First	3,208 sq ft	298 sq m
Ground	2,217 sq ft	206 sq m
Lower Ground	2,626 sq ft	244 sq m
<b>Total</b>	<b>20,322 sq ft</b>	<b>1,888 sq m</b>

# Lower Ground & Ground

THE  
BUILDING

THE  
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BYWATER

2,626 SQ FT  
Lower  
Ground



2,217 SQ FT  
Ground Floor



# Workspace

THE  
BUILDING

THE  
AREA

CONNECTIONS

SUSTAINABILITY

BYWATER

3,208 SQ FT

First  
Floor



3,251 SQ FT

Second  
Floor



# Workspace

THE  
BUILDING

THE  
AREA

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SUSTAINABILITY

BYWATER

3,283 SQ FT  
Third  
Floor



3,089 SQ FT  
Fourth  
Floor



# Workspace

THE  
BUILDING

THE  
AREA

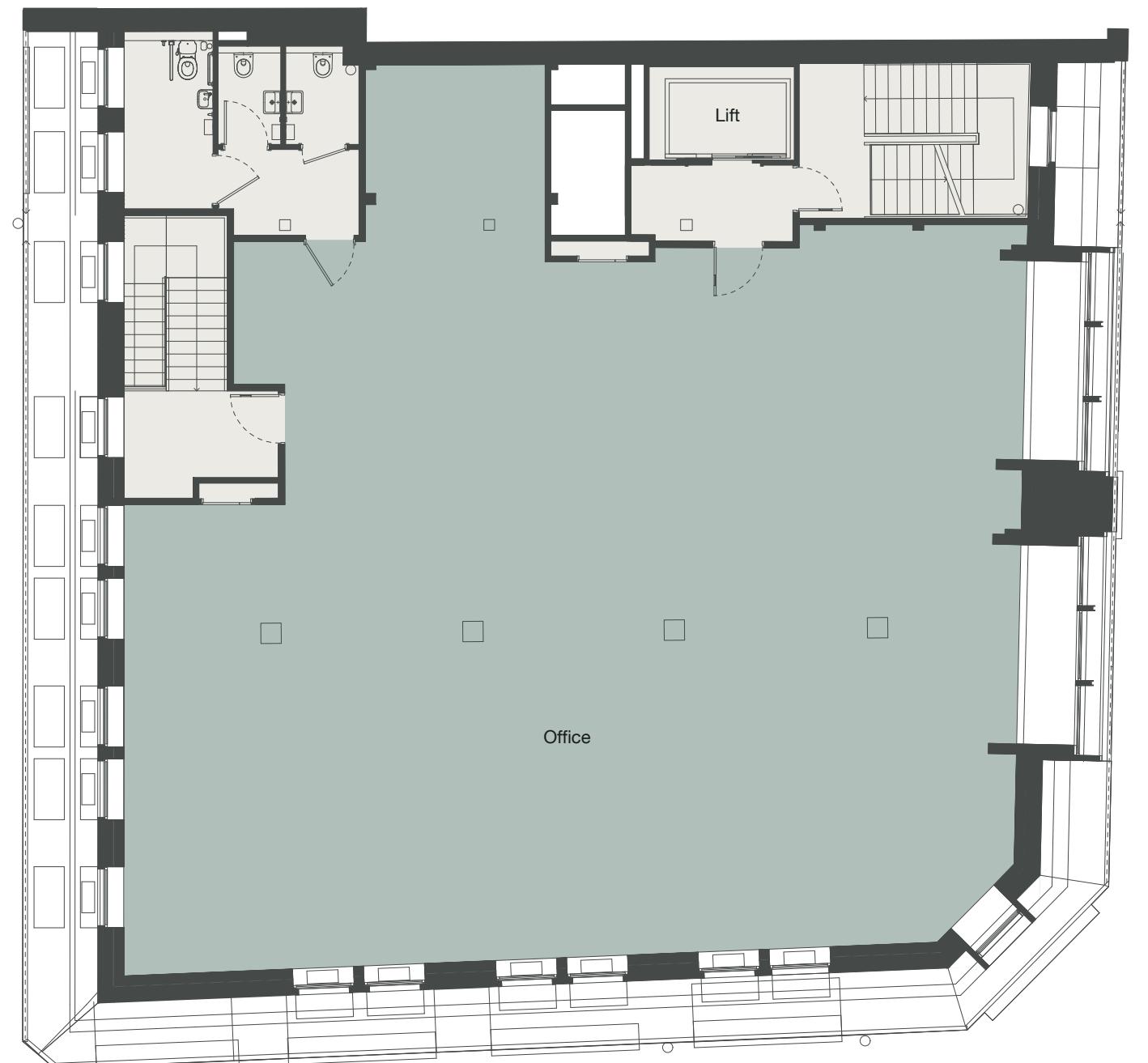
CONNECTIONS

SUSTAINABILITY

BYWATER

2,648 SQ FT

Fifth  
Floor





## Ground Floor

THE  
BUILDING

THE  
AREA

CONNECTIONS

SUSTAINABILITY

BYWATER



Basement



Level 2

THE  
BUILDING

THE  
AREA

CONNECTIONS

SUSTAINABILITY

BYWATER



Level 3

THE  
BUILDING

THE  
AREA

CONNECTIONS

SUSTAINABILITY

BYWATER



Level 4

THE  
BUILDING

THE  
AREA

CONNECTIONS

SUSTAINABILITY

BYWATER



Level 5

THE  
BUILDING

THE  
AREA

CONNECTIONS

SUSTAINABILITY

BYWATER

# Real Local Character

Slap, bang, central. Ideally situated in a **vibrant Clerkenwell** neighbourhood, here you're just a few minutes' stroll from the cafés, culture, and connections of **Farringdon** and **Old Street**. From historic street food markets to the latest high-end eateries, **Barbican** culture to **Shoreditch** character, there's always something new for your people to explore.

“I've been here since the 90s. The place has changed but the spirit is the same”

BEN, MARKET TRADER

THE  
BUILDING

THE  
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SUSTAINABILITY

BYWATER



# Three of the best

Food stops

Watering holes

Culture hotspots

Pocket parks

## The Markets

Choose between Whitecross Street, Exmouth and Leather Lane food markets for lunches from around the world.



## Smiths of Smithfield

Next Level British dining in the areas most iconic restaurant with great views of St Paul's Cathedral.



## Sessions Arts Club

Stripped back yet decadent eatery offering hearty dishes in a former courthouse.



# Three of the best

Food stops

Watering holes

Culture hotspots

Pocket parks

## The Sekforde

Chic, historic boozer with a wide range of ales, high-end pub food and wine from St John's restaurant.



## Zetter Townhouse

Enjoy travel inspired cocktails and live music at this boutique Georgian townhouse.



## The Slaughtered Lamb

Enjoy regular live music and comedy in this local spot, with great food and craft beers.



# Three of the best

Food stops

Watering holes

Culture hotspots

Pocket parks

## The Barbican

An iconic performing arts hub with an endless choice of music, theatre, screenings and art.



## Sadler's Wells

Historic theatre staging world-class dance from classic ballets to contemporary performances.



## Clerkenwell Design Week

Save the date for this annual celebration of the area's diverse and rich creative talent.



# Three of the best

Food stops

Watering holes

Culture hotspots

Pocket parks

## City Road Basin

An expansive waterside spot on Regent's Canal, perfect for lunchtime lounging in the summer.



## St Luke's Garden

A peaceful leafy space nestled in the grounds of an 18th Century church.



## Spa Fields

A buzzing local park with tennis courts, an outdoor gym and lavender garden.



# Minutes from **Everywhere**

- 2 MINS FROM FARRINGDON  
**King's Cross**
- 7 MINS FROM OLD STREET  
**Euston**
- 8 MINS FROM FARRINGDON  
**Paddington**
- 35 MINS FROM FARRINGDON  
**Heathrow  
Airport**



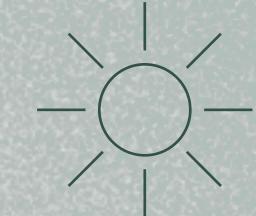
Boasting two new floors constructed from timber to reduce carbon, sustainability is woven into every design decision at 123 Golden Lane.

39% less  
carbon

OVER THE  
BUILDING  
REGULATIONS  
BASELINE

BREEAM®  
EXCELLENT

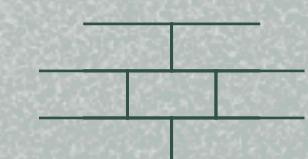
Optimised solar gain through façade design



Responsibly sourced materials including new timber floors



90% of construction waste and 95% of demolition waste diverted from landfill



High thermal performance fabric



All electric building



Energy efficient LED lights with optimised 'Day Light Harvesting'



# Resolute Relentless Partners

Every Bywater development is designed to make a lasting, positive impact on the world around it.

Championing smart design and pioneering innovation, we refurbish and reuse whenever and wherever we can.

123 Golden Lane is no exception.

Fully committed to taking responsibility and leading our industry, we invest our time, energy, and own money into delivering exceptional urban projects in the cities where we believe we can make the biggest positive impact.

PARTNERSHIP

Bywater Properties is a pioneering developer focused on driving the adoption of low carbon development and refurbishment across the UK. Founded in London in 2006, we address the climate emergency with urgency and intensity; investing in innovation and design to deliver exceptional living and workspace buildings with lasting industry-wide impact.

As one of the first Certified B-Corporations in our sector, we put timber at the heart of everything we do. We stand out as a formidable real estate development partner: fast-growing, entrepreneurial, young, diverse and led by an experienced and dynamic executive team. Shaped by our four key drivers – Prosperity, Place, People and Planet – we are recognised for our purpose-led projects and our commitment to a more sustainable lived environment.

In the past two years alone, we have completed four low carbon office refurbishments – in Manchester, London, Glasgow and Belfast – and are currently on site at Paradise in Lambeth, which is the UK's

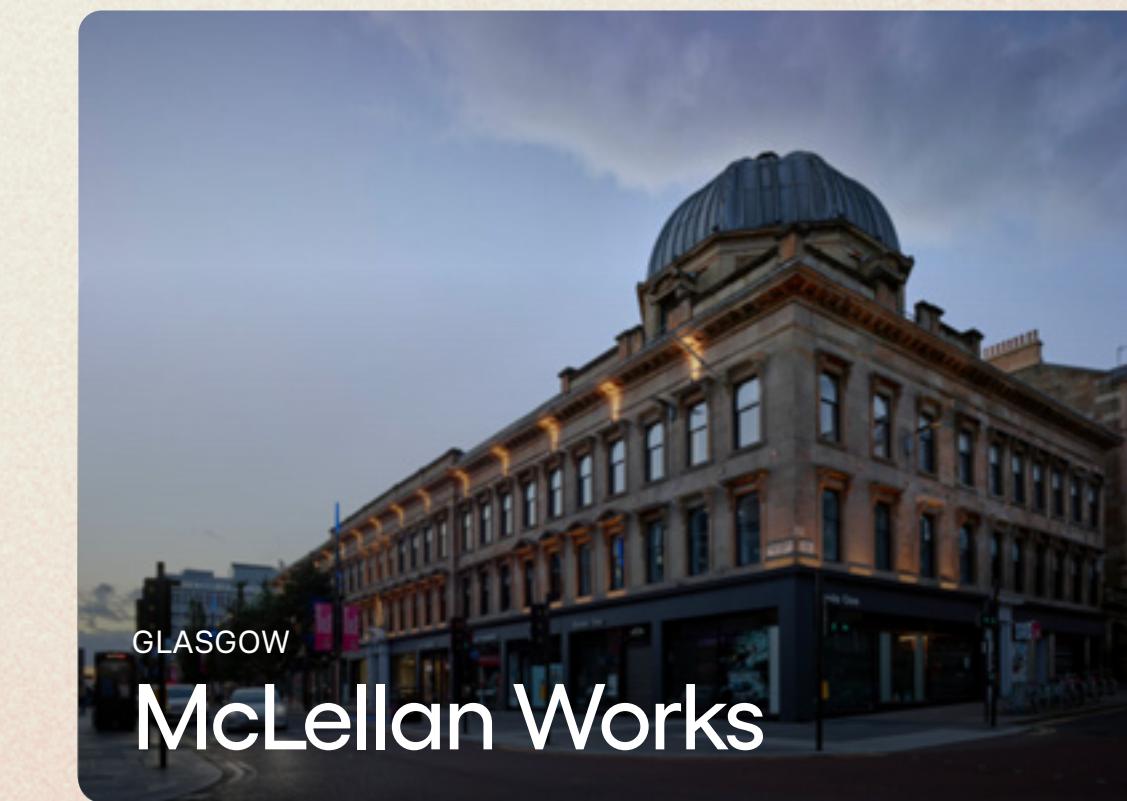
lowest embodied carbon mass timber office development. For future development, we have acquired three prominent buildings for timber-led re-use in Clerkenwell, Soho and Manchester's CBD.

To complement our commercial investment activity, we have also launched a Living Strategy to drive the acquisition and development of low carbon student accommodation, build to rent and co-living assets.

We are experienced investors, acting for a range of partners in addition to operating our own managed investment vehicles. To date, our management team has personally transacted over £10 billion of investments across Europe.

Playing a leadership role in our sector as part of the global Sumitomo Forestry Company, our business takes a holistic, long-term view of creating social and environmental as well as financial value. Seeking to drive wider social prosperity – not just returns and profit – we aim to make a positive difference to our planet by acting as a catalyst for industry-wide action that helps transform real estate investment into the valued places of the future.

**Bywater Properties. Putting the future in place.**



For more information please  
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A development by:

**BY  
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**1  
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GOLDEN  
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