
TO LET

**1st Floor, 115 Golden Lane
London EC1Y 0TJ**

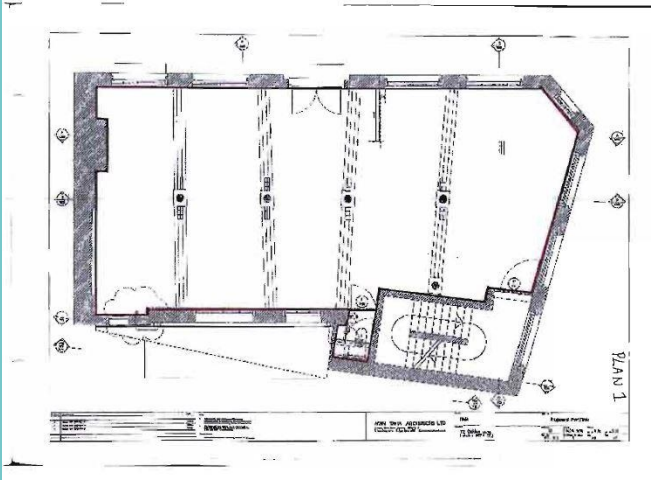
**1,350 Sq Ft
(125 Sq M)**

1st Floor, 115 Golden Lane, London EC1Y 0TJ

DESCRIPTION

The property comprises a semi-detached, corner plot building of traditional brick construction arranged over a lower ground, ground and three upper floors. The building provides office accommodation throughout.

The first floor office space is available by the way of sublease or assignment until May 2026 with tenant break options in May 2024 and May 2025. The first floor benefits from a contemporary warehouse feel with exposed brickwork and timber frames , lots of natural light and demised WC's.



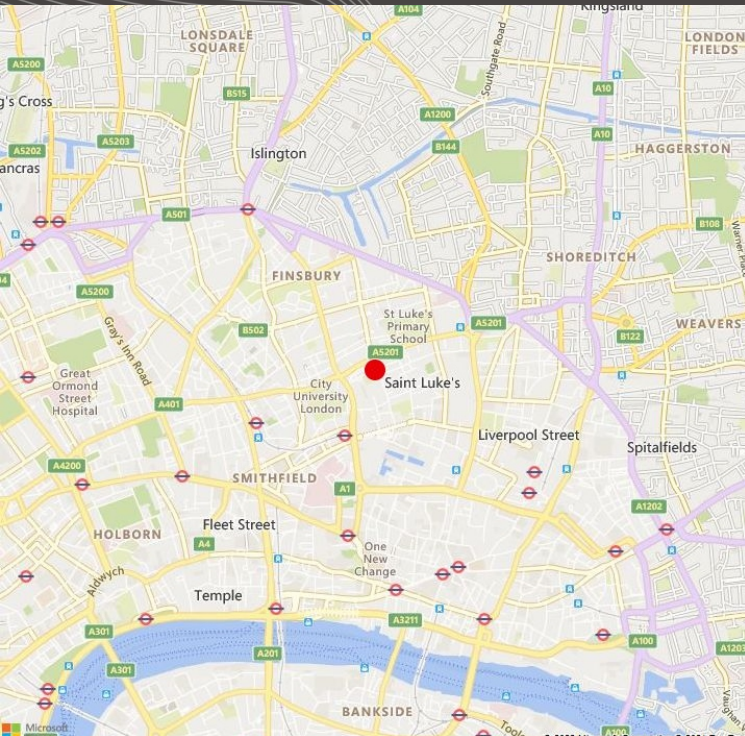
ACCOMMODATION

Net Internal Areas	sq ft	sq m
1st floor	1,350	125
Total	1,350	125

TERMS

Sublease until 13th May 2024. Assignment until 13th May 2026. Or longer by arrangement of a new Lease directly from the Landlord. The passing Rent is £58.50 per sq ft.





LOCATION

The building is situated on the corner of Golden Lane and Baltic Street in the heart of London's recognised 'Tech Belt'. The building is well connected being within a easy walking distance from both Old Street Station to the East and Barbican to the South.



VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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