

123 GOLDEN LANE

London EC1



Vacant Possession Freehold Sale

EXECUTIVE SUMMARY

- Freehold for sale with vacant possession in a sought-after location
- Situated on a prominent corner position within the Golden Lane Estate
- Impressive 19th-century building totalling 18,607 sq ft (1,728.6 sq m) NIA and 22,883 sq ft (2,125.9 sq m) GIA
- The property is not elected for VAT purposes
- Suitable for owner occupation, investment, or redevelopment purposes
- Offers are invited, on an unconditional basis, in excess of £8,500,000 (Eight Million Five Hundred Thousand Pounds). This represents a low capital value of £457 per sq ft.





OLD STREET

123
GOLDEN
LANE



LIVERPOOL
STREET



BARBICAN



FARRINGTON
EAST



FARRINGTON



SHOREDITCH

CLERKENWELL

FARRINGTON

HATTON
GARDEN

CITY OF
LONDON

City Cluster

Barbican
Centre

Charterhouse

Clerkenwell Green

Smithfield
Market

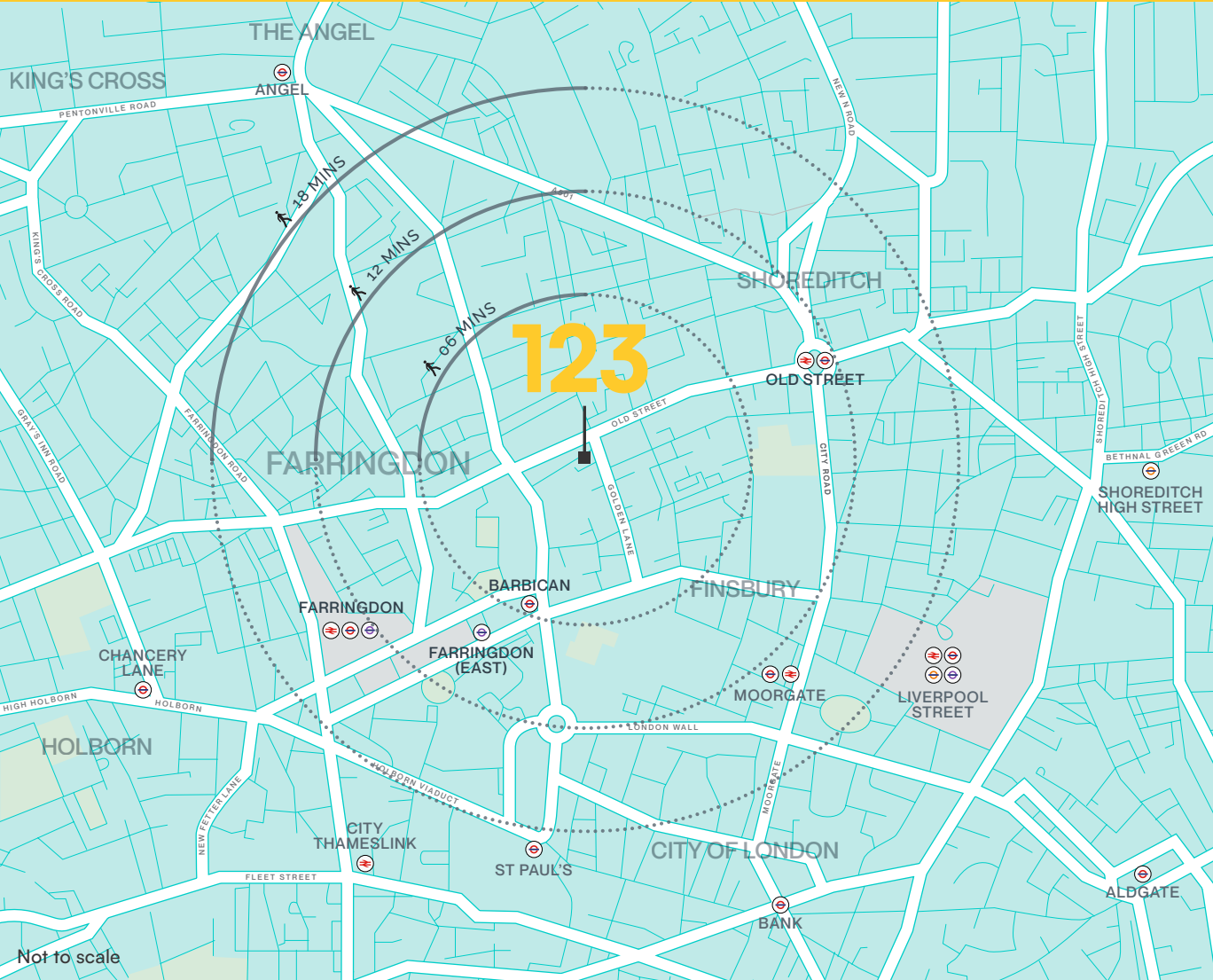
St Paul's

LOCATION

123 Golden Lane is located in the London Borough of Islington. The area is a mix of residential and commercial properties with easy access to nearby shops, restaurants and parks.

The surrounding area is primarily made up of low-rise apartment buildings and townhouses. The architecture of the buildings is typically Victorian and Edwardian, with a few modern buildings scattered throughout.

Golden Lane is known for its proximity to the Barbican Centre, a world-renowned performing arts centre that features theatre, music and dance performances.



COMMUNICATIONS

Golden Lane is extremely well connected due to its proximity to Farringdon, the City Fringe and the City Core, with numerous mainline railway, Underground, Overground and bus links nearby. This connectivity recently benefitted with the opening of the Elizabeth Line in May 2022, further linking the property with large parts of central and suburban London.



Barbican

6 mins

Old Street

6 mins

Farringdon East

8 mins

Farringdon

12 mins



DESCRIPTION

123 Golden Lane is an impressive 19th-century building located in the heart of London. With rich history and elegant architectural features, this building has been converted into modern commercial offices, making it the perfect location for businesses looking for a unique and prestigious address.

Spanning across lower ground, ground, and four upper floors, this spacious building offers a total of 18,607 sq ft of floor space. Each floor is well-proportioned and benefits from large windows, providing plenty of natural light and creating a bright and welcoming atmosphere.

Access to the building is via the ground floor reception, which is located directly on Golden Lane, providing a convenient and easily accessible entrance for staff and visitors alike. The reception area is bright and modern, and features a welcoming reception desk and comfortable seating areas.

Internally, the building has been finished to a high standard, with typical early 2000s fittings and fixtures throughout. The layout is flexible, allowing businesses to tailor the space to their specific needs and requirements, whether that be open-plan offices, private meeting rooms or a combination of both.



ACCOMMODATION

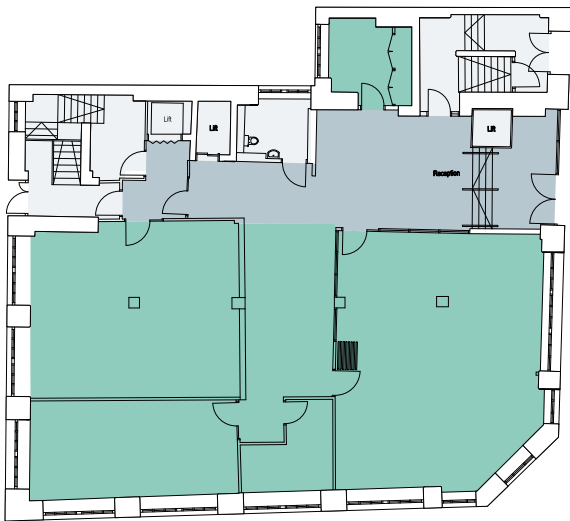
123 Golden Lane has been independently measured by Sterling Temple within the RICS code of Measuring Practice (6th Edition incorporating IPMS) and comprises the following net and gross internal floor areas.

Net Internal Area	sq m	sq ft
Fourth Floor	253.3	2,727
Third Floor	298.1	3,209
Second Floor	292.5	3,148
First Floor	289.1	3,112
Ground Floor	199.2	2,144
Ground Entrance Reception	55.3	595
Lower Ground Floor	341.1	3,672
Total NIA	1,728.6	18,607

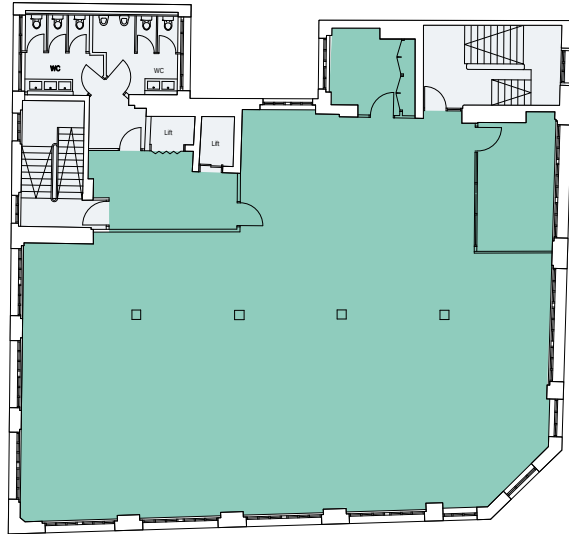
Gross Internal Area	SQ M	SQ FT
Fourth Floor	305.4	3,287
Third Floor	363.5	3,913
Second Floor	358.8	3,862
First Floor	355.7	3,829
Ground Floor	325.7	3,506
Lower Ground Floor	416.8	4,486
Total GIA	2,125.9	22,883



Ground Floor



Typical Upper Floor



Not to scale

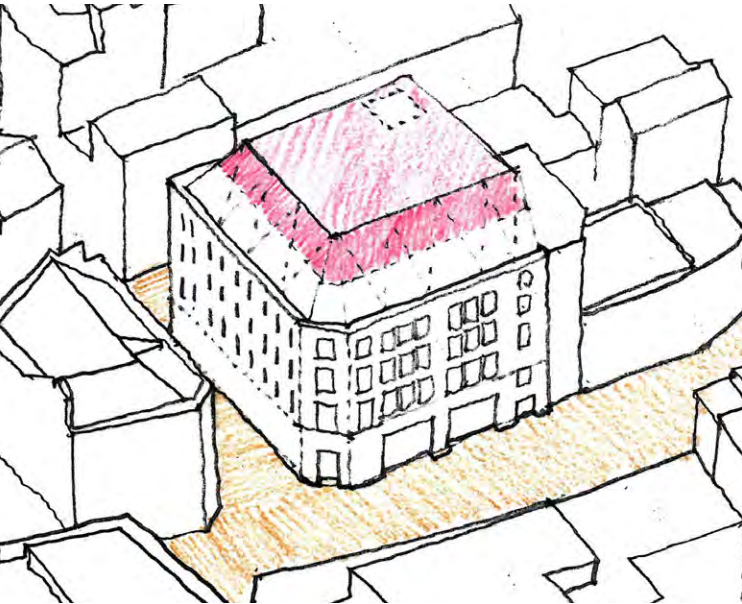
DEVELOPMENT & REPOSITIONING OPPORTUNITY

123 Golden Lane offers businesses the opportunity to redevelop, reposition, or refurbish the property in one of London’s most sought-after locations. With excellent transport links and a wide range of local amenities, this building is the perfect choice for businesses looking to make an impression.

Tim Burgess, TODD Architects

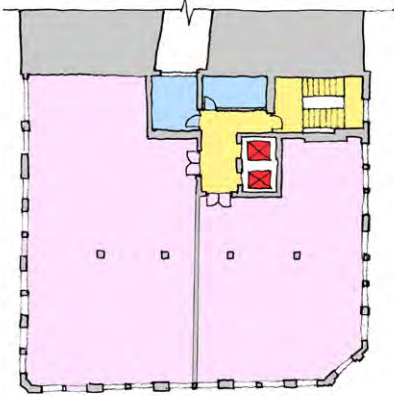
‘This is one of those rare opportunities in Old Street of a hidden gem that’s slipped through the net. A classic warehouse type building from the late 19th century, with whopping floor to ceiling heights. As a corner site, you have two primary elevations with and tall, handsomely proportioned windows, so you get plenty of natural light deep into the plan. There is also full basement that is woefully underused, and the potential to ‘complete the building’ with an additional floor in well-considered mansard roof.’

The building could also lend itself to alternative uses subject to planning which could include educational, medical, residential and boutique hotel. Purchasers are advised to make their own enquiries with Islington local authority.

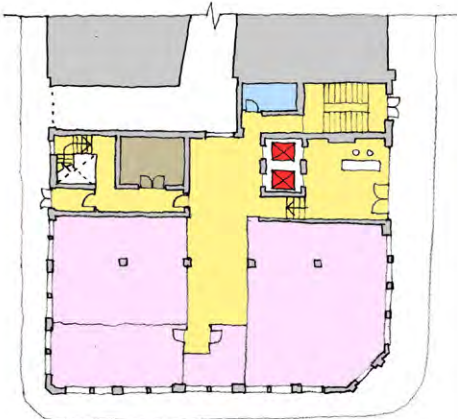


Sketch showing additional floor in new mansard roof

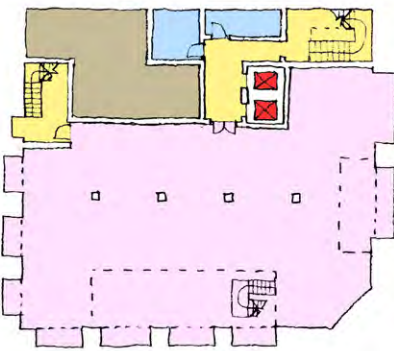
Proposed Typical Upper Floor



Proposed Ground Floor



Proposed Basement Floor



TENURE

The property is held Freehold under title number 149808.



Not to scale

FURTHER INFORMATION

EPC

The property has an EPC rating of E102.

VAT

The property is not elected for VAT purposes.

Data Room

Access to an online data room is available on request.

Proposal

Freehold for sale with vacant possession.

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Contact

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