



Your Golden Opportunity

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2
3

GOLDEN LANE

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 reimaged 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.

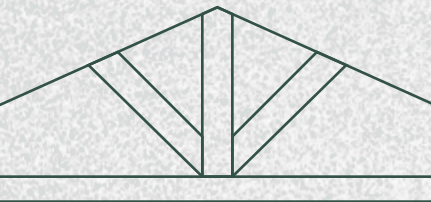
Filled with character



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



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



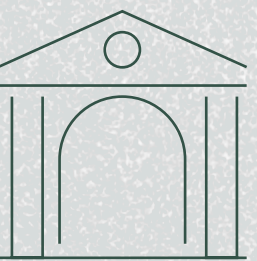
Low carbon timber extension with additional 2 floors



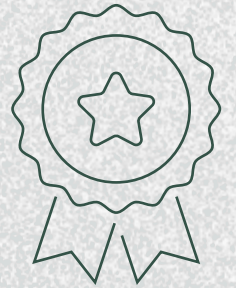
4 stations within a 10 minute walk



Premium end-of-trip facilities



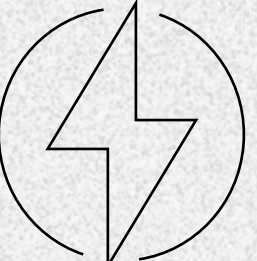
Heritage Victorian features throughout



Best in class development

BREEAM[®]
OUTSTANDING

Targeting BREEAM Outstanding



All electric building

Area schedule



Photograph documenting construction

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
Total	20,322 sq ft	1,888 sq m

Lower Ground & Ground

2,626 SQ FT
Lower
Ground



2,217 SQ FT
Ground Floor



Workspace

3,208 SQ FT
First
Floor



3,251 SQ FT
Second
Floor



Workspace

3,283 SQ FT
Third
Floor



3,089 SQ FT
Fourth
Floor



Workspace

THE BUILDING

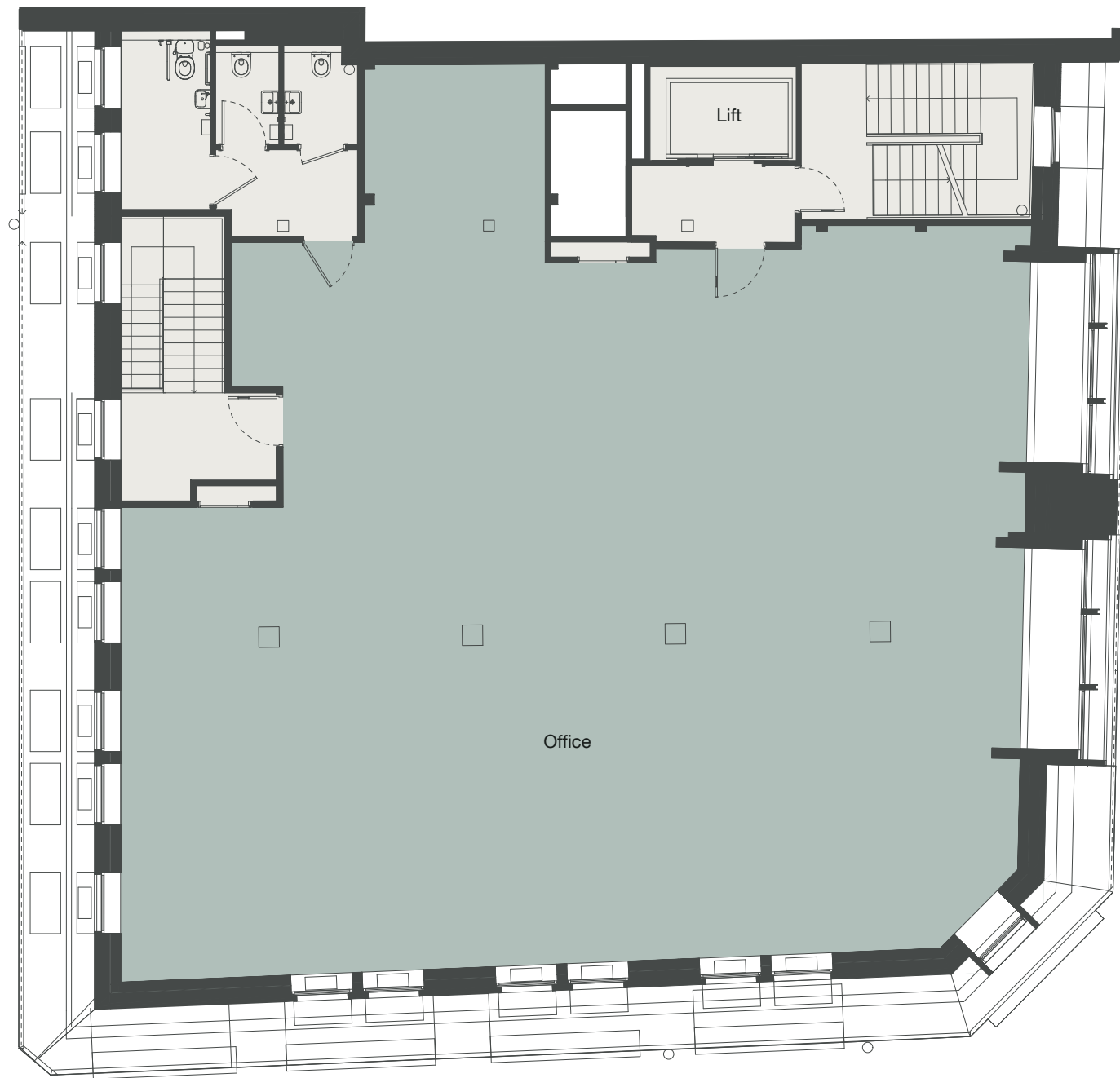
THE AREA

CONNECTIONS

SUSTAINABILITY

BYWATER

2,648 SQ FT
Fifth
Floor





Ground Floor



Basement





Level 3





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



Three of the best

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

The Sekforde

Chic, historic boozier 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

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

City Road Basin

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



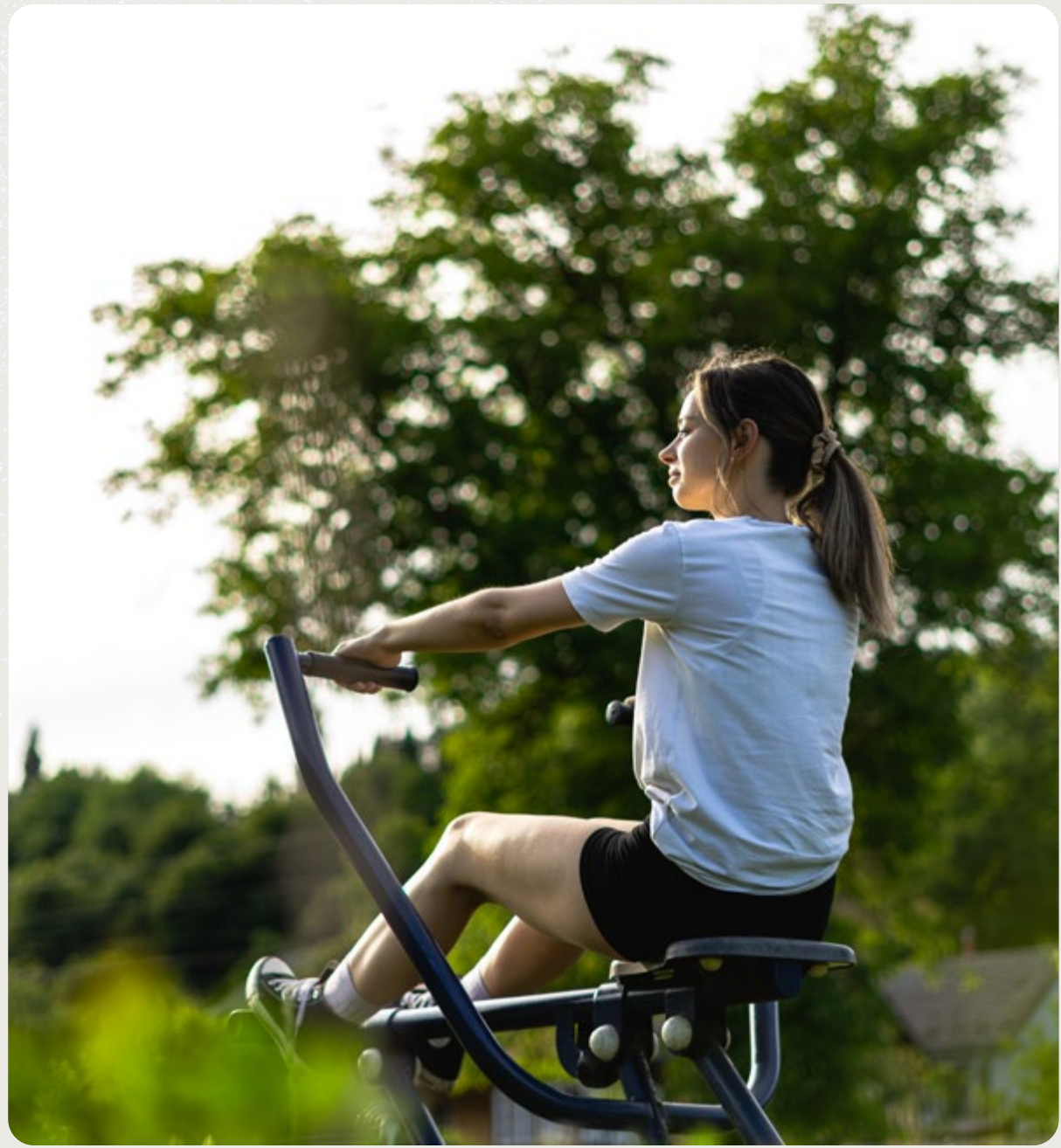
St Luke's Garden

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



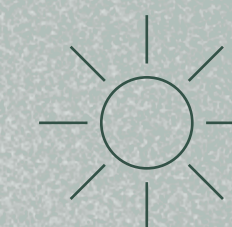
Boasting two new floors constructed from timber to reduce carbon, sustainability is woven into every design decision at 123 Golden Lane.

39% less carbon

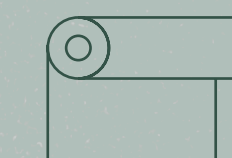
OVER THE BUILDING REGULATIONS BASELINE

BREEAM[®] EXCELLENT

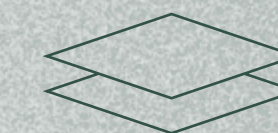
Optimised solar gain through façade design



High thermal performance fabric



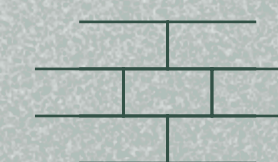
Responsibly sourced materials including new timber floors



All electric building



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



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.



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

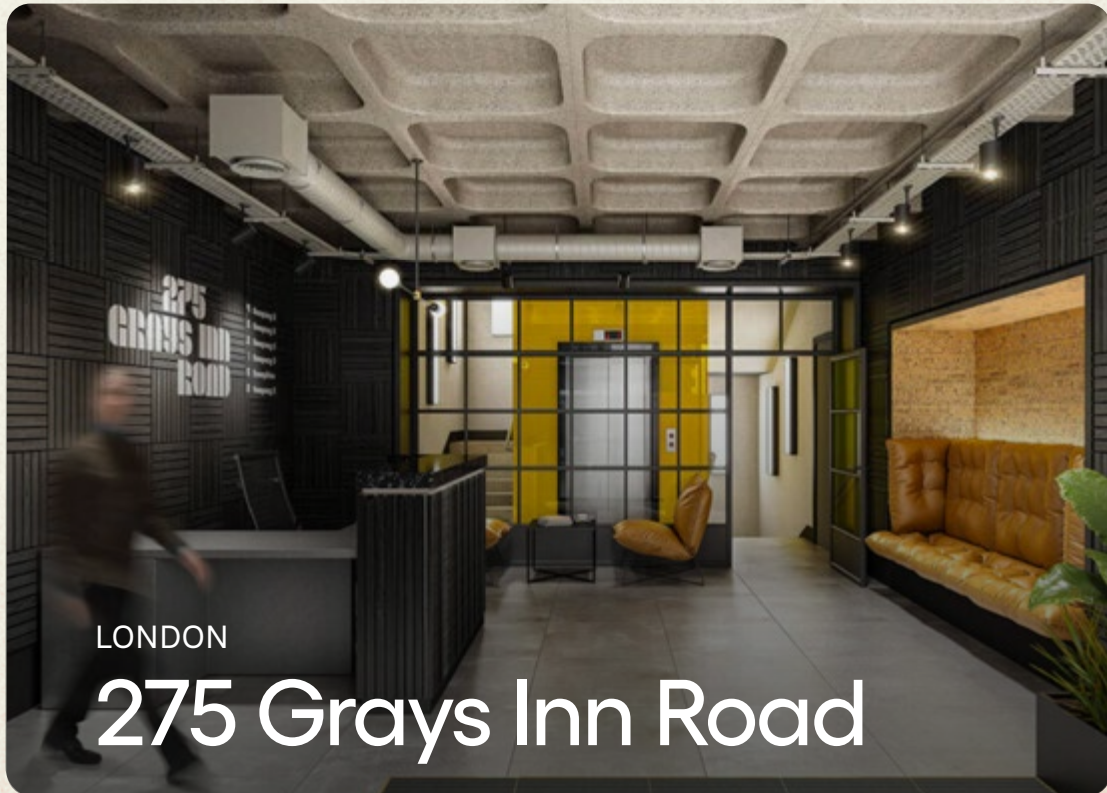
lowest embodied carbon mass timber office development. For future development, we have acquired three prominent buildings for timber-led re-use in Clerkenwell, Soho and Manchester’s CBD.

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.



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A development by:

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**GOLDEN
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