

PILCHER ● LONDON

bespoke commercial property consultants

**london house**  
**115 golden lane**  
**london, ec1y**

for rent / lease

1,295 sq ft

rare opportunity, fully fitted cat a  
+ office floors available in this  
inspiring 19th century warehouse,  
redesigned by architect amin  
taha.



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## about

rare opportunity to secure fully fitted cat a+ office space within an inspiring 19th-century warehouse, thoughtfully redesigned by architect amin taha in the heart of clerkenwell. recently completed, each self-contained floor has been finished to a high standard, combining contemporary design with the building's original character. the accommodation benefits from excellent natural light, air conditioning, polished concrete floors, original cast iron columns and a dedicated kitchen on every floor, creating an exceptional workspace ready for immediate occupation.

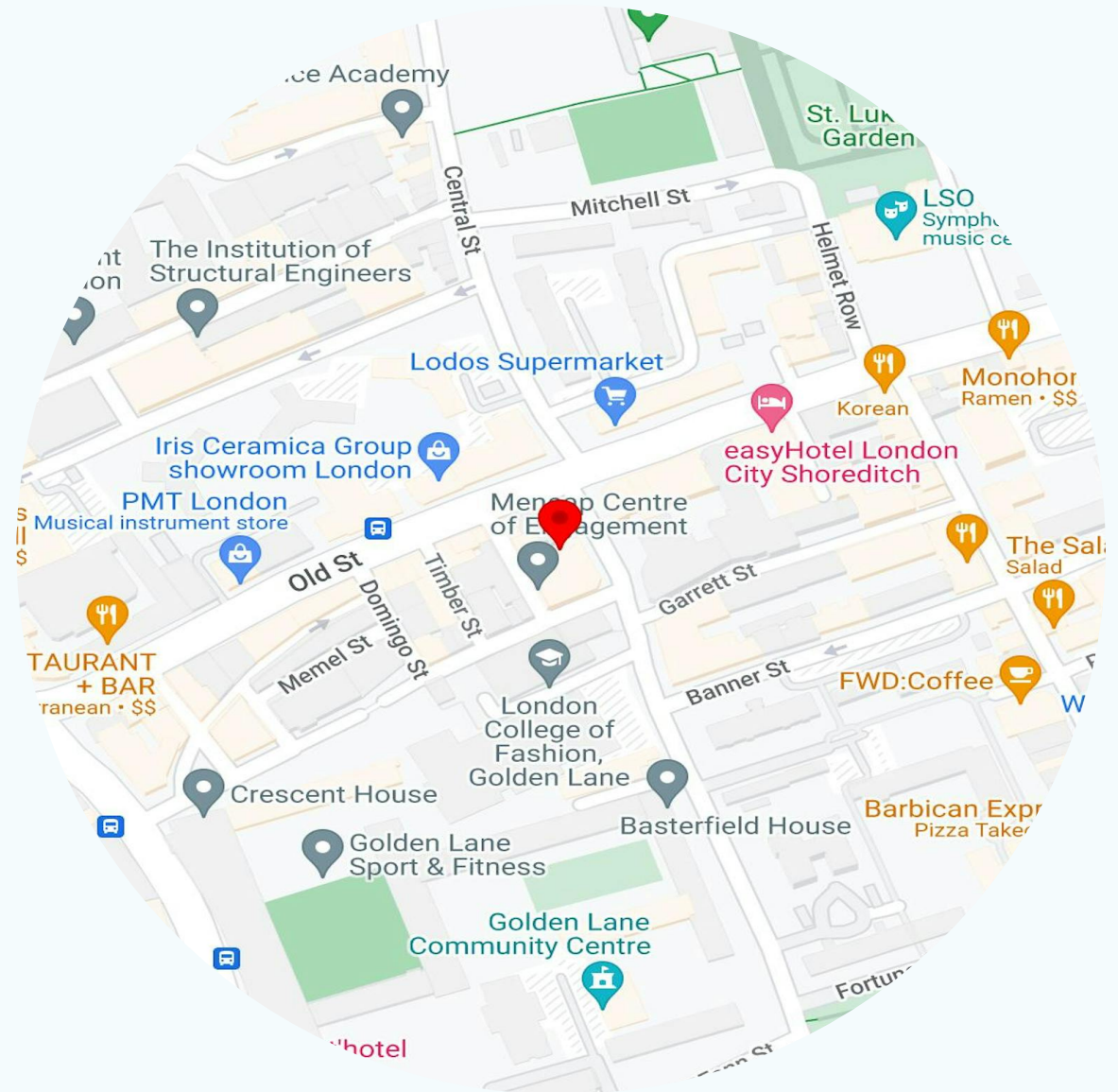
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## location

prominently located on the corner of golden lane and baltic street east, the building is a short walk from whitecross street market and old street roundabout. the area benefits from an vast array of local amenities such as coffee shops, traditional pubs and restaurants. the area is a popular choice for creative companies with great local links benefitting from transport links from farringdon, barbarian and old street.



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## accommodation

the accommodation comprises the following areas:

name	sq ft	sq m	availability
2nd	1,295	120.31	available
total	1,295	120.31	

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### amenities

- stylishly fully fitted to include furniture, meeting rooms, break out spaces, kitchens and storage
- · natural daylight throughout
- · amin taha architectural redesign of this 19th century victorian warehouse
- · revealed timber joists
- · windows on multiple elevations with natural ventilation
- · original london stock brickwork
- · original cast iron columns
- · polished concrete flooring
- · air conditioning
- · mezzanine duplex included on the 3rd floor
- · kitchenettes
- · wc facilities

### financials

rent	£62.50 per sq ft fully fitted, cat a+.
rates payable	£20.38 per sq ft
service charge	£10.03 per sq ft

### legal fees

each party to bear their own costs

### epc

b

### vat

applicable

### lease

new lease

### possession

available immediately

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viewings & more information

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