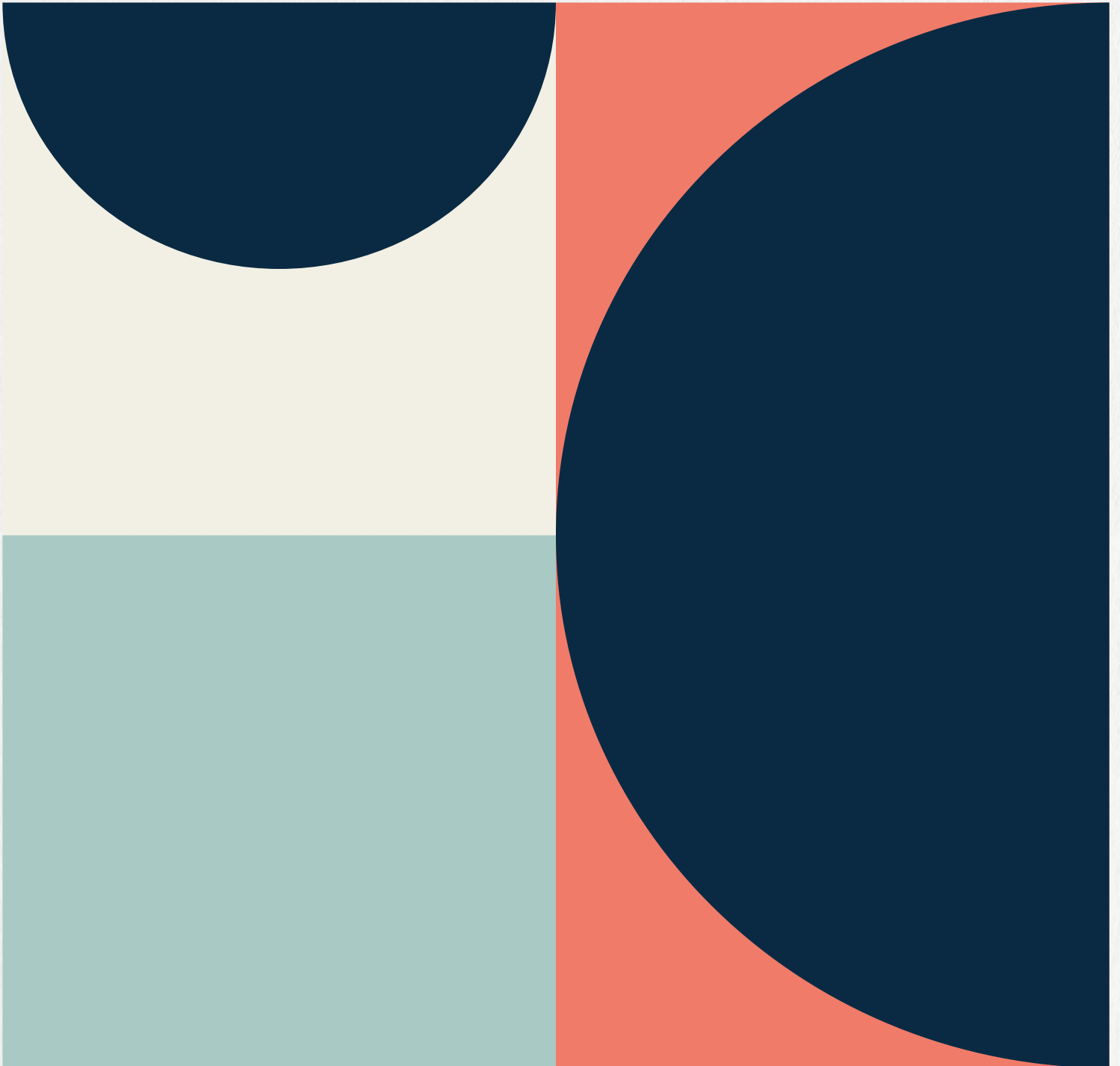


110 Golden Lane

London EC1

3,114 - 12,263 sq ft
refurbished office



BUILDING

Perfectly positioned

110 Golden Lane is located on the corner of Golden Lane and Banner Street.

The building has been refurbished to provide 12,263 sq ft of Cat A office space over three floors. The refurbishment includes the ground, first and second floors, as well as common areas, WCs and showers.

SPECIFICATION



2X ACCESSIBLE PASSENGER LIFTS



SHOWER & SECURE BICYCLE FACILITIES



RAISED FLOORS



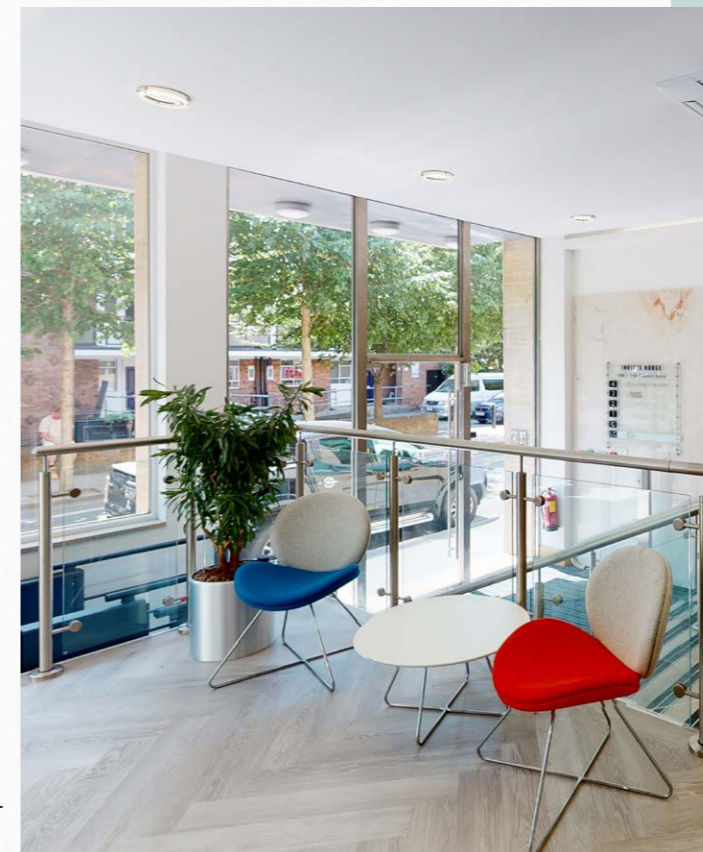
AIR CONDITION SYSTEM



EXCELLENT NATURAL LIGHT ON 3 FLOORS



Ground floor



Reception

Occupy your bespoke space at 110 Golden Lane.

With optimised floor plates, personal design assistance, streamlined paperwork and a swift fitting out process, you'll be enjoying your new office in no time.



Entire process managed by a dedicated design consultant



Your space visualised with specially prepared CGIs



A range of specifications available to choose from



Implementation of your branding requirements

SPACE

Spacious light-filled office floors

Three continuous floors available to lease together or separately.

Floor	Sq Ft	Sq M
Second	4,587	426.2
First	4,562	423.8
Ground	3,114	289.3
Total	12,263	1,139.3

Each floor of 110 Golden Lane provides a bright and spacious environment to promote and inspire productivity.

The CAT A fitout allows potential occupiers the opportunity to create their own unique space.

SECOND FLOOR 4,587 SQ FT (426.2 SQ M)



Open plan fixed desks	30
Open plan agile desks	16
Reception	1
Client waiting area	1
10 person meeting room	1
6 person meeting room	1
Quiet room	1
Tea point	1
Total occupancy	46
Occupancy ratio	1:9.2 Sq M

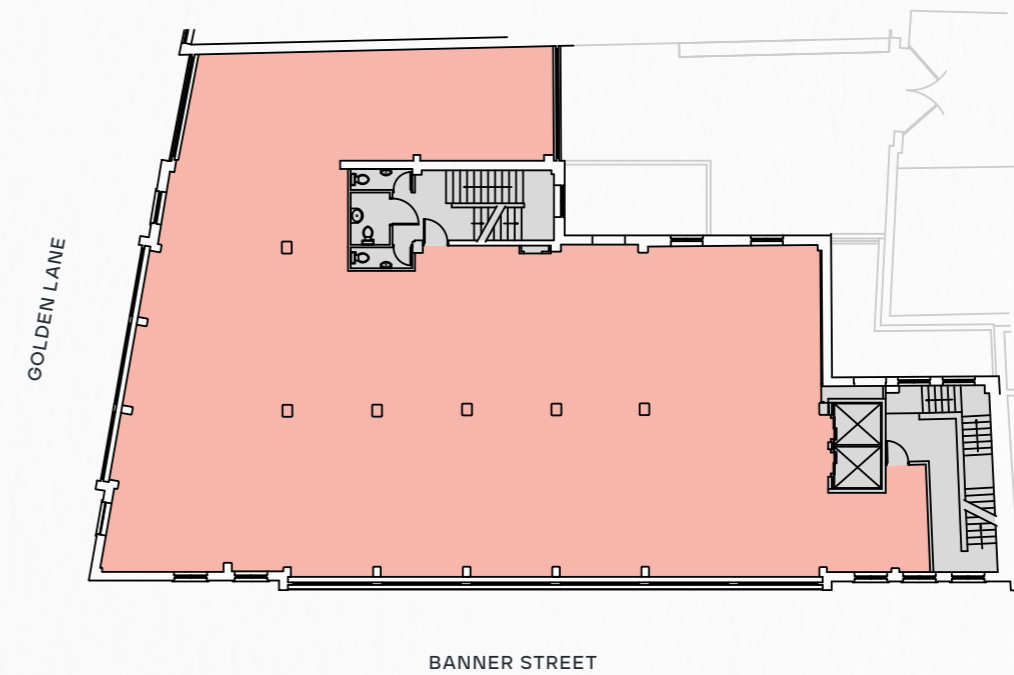


FITOUT IS AVAILABLE UPON REQUEST



First floor

FIRST FLOOR 4,562 SQ FT (423.8 SQ M)



For indicative purposes only. Not to scale.

LOCATION

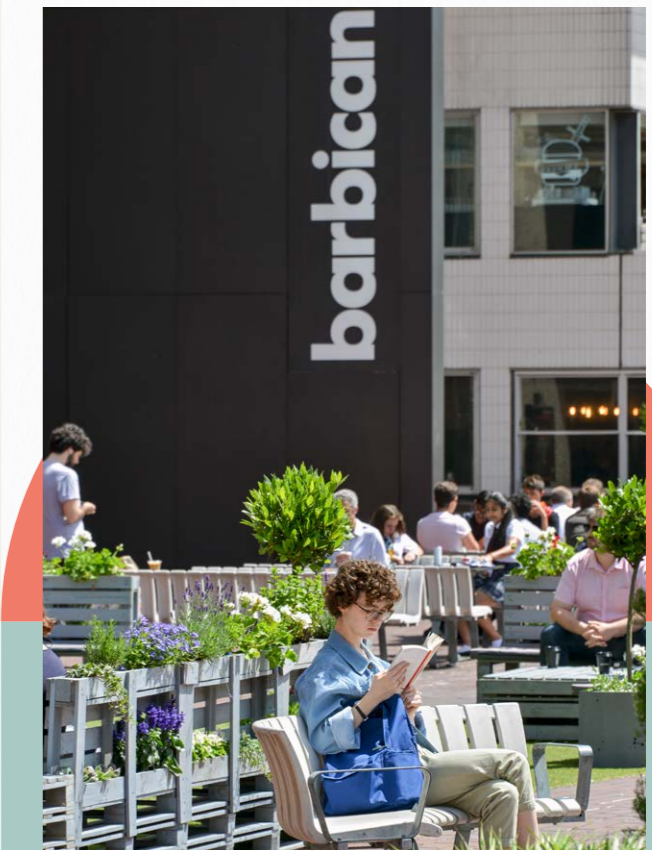
Pick of the mix



Serata Hall - Old Street



Passo - The Bower



Barbican

With Barbican and Old Street underground stations close by, and Farringdon and Moorgate within easy walking distance providing access to the new Elizabeth Line.



Whitecross Street Market



Honest Burgers - The Bower

The area boasts an impressive mix of bars and restaurants, with close proximity to Whitecross Street Market and all the amenities of Clerkenwell and Old Street.



CONNECTIONS

5 mins walk **BARBICAN**

6 mins walk **OLD STREET**

10 mins walk **MOORGATE**

10 mins walk **FARRINGTON**

Walk times from the building. Source TfL.



Look Mum, No Hands - Old Street

CONTACT

Get in touch

VIEWINGS

Strictly through the letting agents.

ELLIOTT STERN

M 07834 918 700
E es@compton.london

JAKE KINSLER

M 07840 638 668
E jk@compton.london



TERMS

Upon request.

HARVEY JAMES

M 07469 403 964
E harveyjames@realestate.bnpparibas

PENNY MCATEER

M 07880 078 703
E penny.mcateer@realestate.bnpparibas



Important Notice: Compton and BNP Paribas Real Estate and their clients give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Compton and BNP Paribas Real Estate have tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Crown Copyright - licence no. 100018190. Based on Ordnance Survey. Not to scale - for identification purposes only. June 2022.

Designed & produced by Cre8te - 020 3468 5760 - cre8te.london

110goldenlane.com