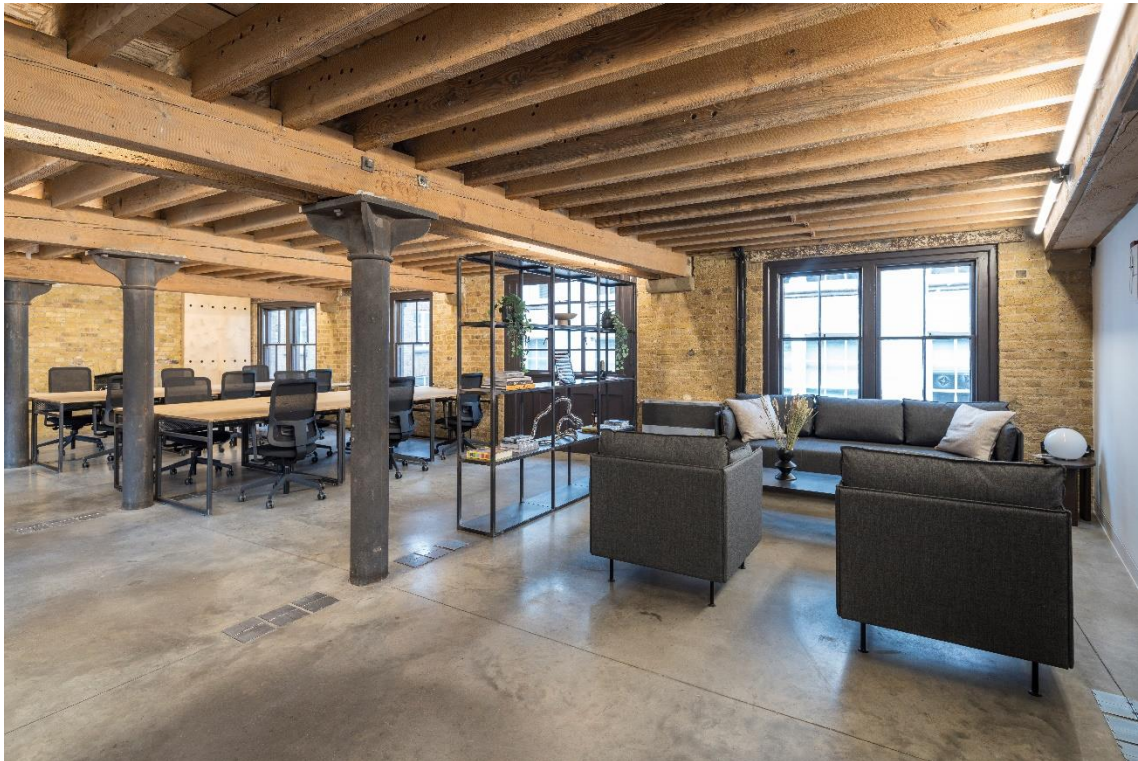


architecturally inspiring victorian warehouse

london house, 115 golden lane, ec1

1,975 sq ft to 3,170 sq ft

fully fitted to a stylish cat a + specification



description

rare opportunity of two office floors available in this inspiring 19th century warehouse which was redesigned by architect amin taha, located in the heart of clerkenwell.

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.

accommodation

2 nd floor	1,295 sq ft
3 rd floor (includes mezzanine)	1,875 sq ft
<hr/> total	<hr/> 3,170 sq ft

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Misrepresentation Act. These descriptions and measurements do not form part of any contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed.

amenities

- fully fitted to a high level cat a +
- natural daylight throughout
- amin taha architectural redesign of this 19th century victorian warehouse
- windows on multiple elevations with natural ventilation
- original london stock brickwork
- original cast iron columns
- revealed timber joists
- polished concrete flooring
- air conditioning
- mezzanine duplex included on the 3rd floor
- kitchenettes
- wc facilities

rent

£67.50 per sq ft

lease

a new lease for a term arrangement directly from the freeholder

legal costs

each party to bear their own legal costs

possession

upon legal formalities

viewing

via joint agents

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