

**AVAILABLE TO LET** 

# London House, 115 Golden Lane

115 Golden Lane, London, United Kingdom EC1Y 0TJ



Office for rent, 1,350 sq ft, £59.50 psf

To request a viewing call us on 0207 338 4431

For more information visit https://realla.co/m/10027-london-house-115-golden-lane-115-golden-lane

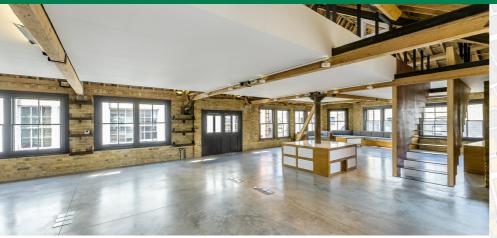
James Strevens james.strevens@realestate.bnpparibas

Harvey James harvey.james@realestate.bnpparibas

## London House, 115 Golden Lane

115 Golden Lane, London, United Kingdom EC1Y 0TJ To request a viewing call us on 0207 338 4431





# Character Warehouse Style Office Accommodation Available Moments From Old Street

The property comprises a semi-detached, corner plot building of traditional brick construction arranged over a lower ground, ground and three upper floors.

The building provides office accommodation throughout.

The available space comprises the 3rd floor inclusive of a mezzanine floor.

The floor benefits from exposed original features and is fitted out to include a kitchenette, a demised WC and a comms room.

### **Highlights**

- Converted Warehouse Style Accommodation
- Exposed Columns, Brickwork and Original Building Features
- Top floor benefitting from excellent natural light
- Recently refurbished reception and common parts
- Moments from Old Street & Barbican Underground Stations

#### **Property details**

Rent	£59.50 psf
Est. S/C	£4.36 psf
Est. rates payable	£15.73 psf
Building type	Office
Size	1,350 Sq ft
VAT charges	VAT Elected
Lease details	Direct Lease from the Landlord

Floor	Size sq ft	Rent psf	Service charge psf	Rates psf	Total pa	Notes	Status
3rd	1,875 NIA	£59.50	£4.36	£15.73	£149,231.25	Includes Mezzanine Floor	Available

<sup>\*</sup> All sizes NIA



#### More information

#### Visit microsite

https://realla.co/m/10027-london-house-115-golden-lane-115-golden-lane

#### Contact us

BNP Paribas Real Estate (City Office Leasing) 5 Aldermanbury Square, London EC2V 7BP

- www.realestate.bnpparibas.co.uk
- **\**0207 338 4431
- in linkedin.com/company-beta/963211/? pathWildcard=963211
- **梦**@BNPPRE UK

James Strevens

**BNP Paribas Real Estate** 

- **\**0207 338 4493

Harvey James

BNP Paribas Real Estate

- **\**0207 338 4308
- harvey.james@realestate.bnpparibas

Alice Alias

**BNP Paribas Real Estate** 

- **\**0207 338 4412
- alice.alias@realestate.bnpparibas

Quote reference: RENT-10027

04/06/2019&nsbp; Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.