

YOUR GOLDEN OPPORTUNITY

With 20,000 sq ft of premium office space spread over seven floors, this is more than just a workspace.

131

GOLDEN LANE

CLERKENWELL



STRIKE WORKPLACE GOLD

Shine bright in 20,000 sq ft of storied HQ workspace

123 Golden Lane offers glorious standalone office space balancing Victorian heritage with all-new timber interiors designed to boost performance.

Nestled in the sweet spot between Old Street and Farringdon, this is your golden HQ opportunity.



FILLED WITH CHARACTER

20,000 sq ft of workspace in a prominent corner HQ building

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

Occupational density designed at 1:10 sq m

Self-contained ground and lower ground floor suitable for showroom use

Low carbon timber extension with 2 additional floors

Heritage Victorian features throughout

Openable, restored sash windows

Highly sustainable best-in-class development

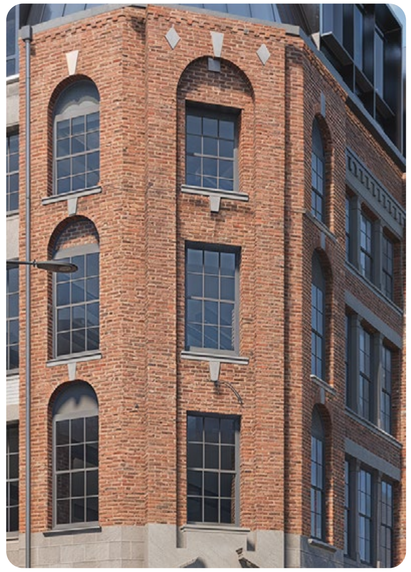
Changing facilities with 3 showers and 17 lockers

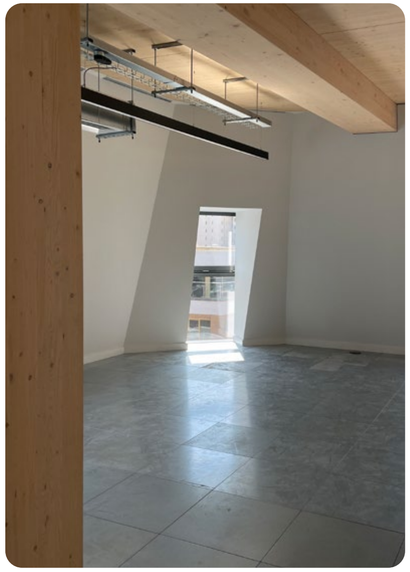
Storage for 20 bikes and dedicated cycle entrance

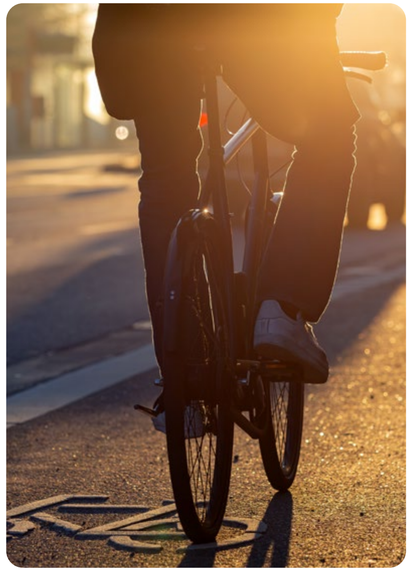
4 stations within a 10 minute walk

Fully fitted second floor









SUSTAINABILITY CREDENTIALS

BREEAM Excellent
A rating that reflects our commitment to the environment.

EPC A
The best energy performance rating available; your energy bills will feel it.

Low energy by design
We used actual predictions of energy use to inform design and provide measurable in-use targets for performance, creating a workspace that is aligned with the UK's 1.5ºC pathway.

All-electric building
Zero on-site fossil fuels, leveraging the decarbonising grid to reduce emissions, and futureproofing against natural gas price fluctuations.

Intelligent lighting
LED lights automatically adjust according to the occupancy and the available daylight, saving energy while boosting productivity and wellbeing.

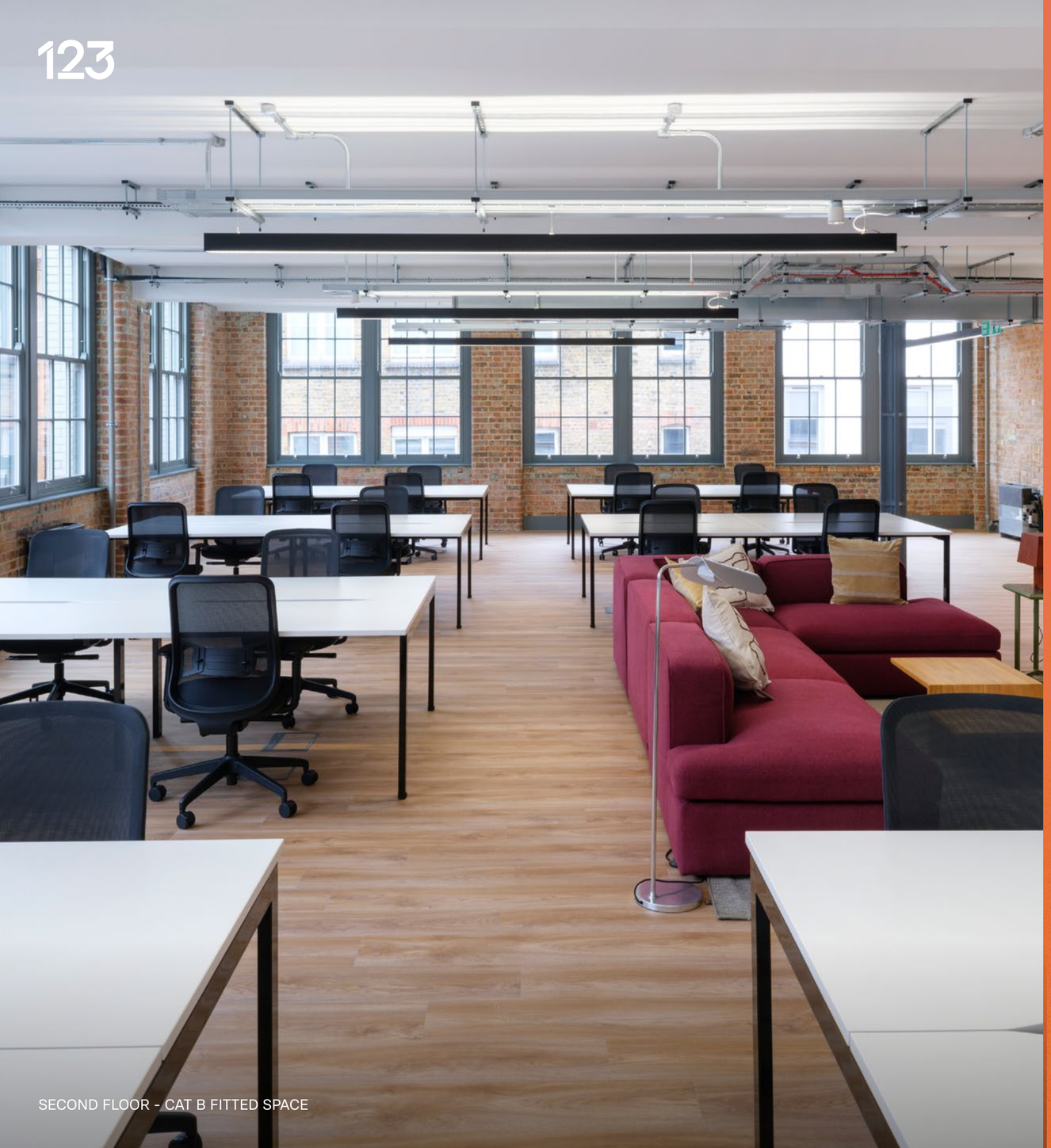
High thermal performance fabric
Keeping heat in when you want it, and out when you don't.

Responsibly sourced materials
Including new timber floors and reclaimed brickwork from the basement, because the lowest carbon material is the one already on site.

Climate positive development
Responding to the climate emergency, we have minimised carbon emissions, and aligned ourselves with the pioneering UK Net Zero Carbon Building Standard limits for energy and embodied carbon.

Designing out waste
90% of construction waste and 95% of demolition waste diverted from landfill, because waste is a design failure.

Openable restored sash windows
Fresh air on demand, the way buildings used to do it before we forgot how.



SECOND FLOOR - CAT B FITTED SPACE

AREA SCHEDULE

FLOOR	SIZE NIA	
FIFTH	2,599 SQ FT	241 SQ M
FOURTH	3,070 SQ FT	285 SQ M
THIRD	3,250 SQ FT	302 SQ M
SECOND	3,238 SQ FT	301 SQ M
FIRST	3,203 SQ FT	298 SQ M
GROUND	2,177 SQ FT	202 SQ M
LOWER GROUND	2,611 SQ FT	243 SQ M
TOTAL	20,148 SQ FT	1,872 SQ M

SECOND FLOOR

FULLY FITTED AND READY FOR OCCUPATION
SPACE PLAN – OCCUPANCY DENSITY 1:10

3,238 SQ FT | 301 SQ M

WORK ZONE

01	Workstations	28

SUPPORT SPACES

01	Print hub	01
02	Coats	01
03	Lockers	28
04	Teapoint/Breakout	01
05	Waiting area	01

MEETING, COLLAB & FOCUS

01	Meeting room 10p	01
02	Meeting room 6p	01
03	Semi-enclosed touchdown 6p	01
04	Semi-enclosed high table 5p	01
05	Phone booth	02
06	Open booth 4p	01
07	Soft seating collab 8p	01
08	Open collab bench 6p	01



LOWER GROUND FLOOR

INDICATIVE SPACE PLANS – OFFICE

2,611 SQ FT | 243 SQ M



GROUND FLOOR

INDICATIVE SPACE PLANS – OFFICE

2,177 SQ FT | 202 SQ M



LOWER GROUND FLOOR

INDICATIVE SPACE PLANS – EVENT

2,611 SQ FT | 240 SQ M



05
04
03
02
01
G
LG

FOURTH FLOOR

INDICATIVE SPACE PLANS – SINGLE OCCUPANCY

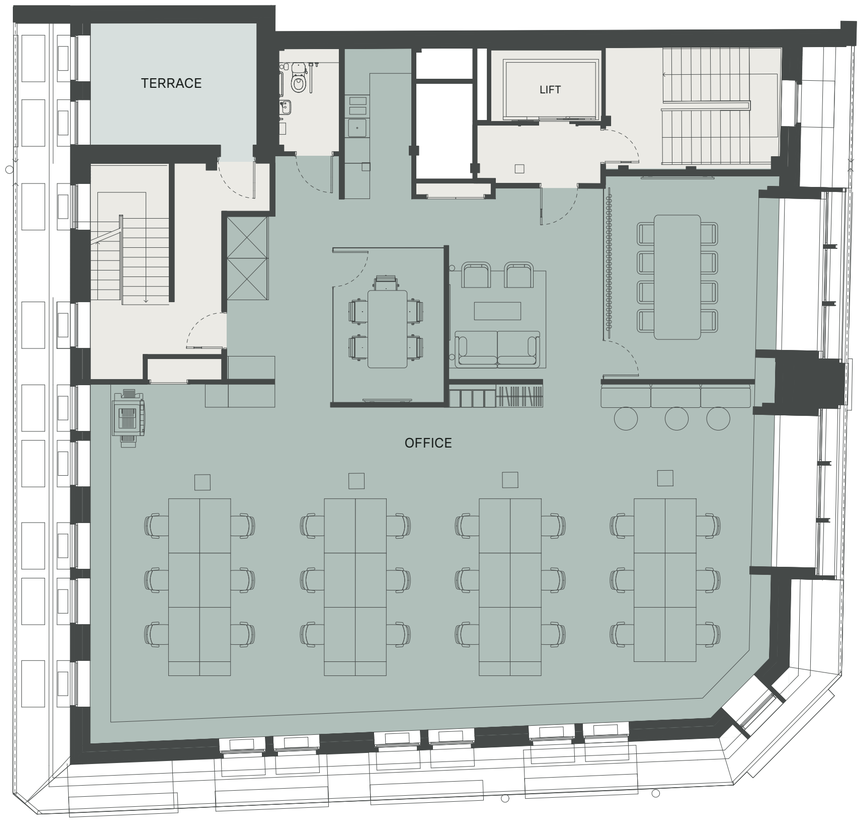
3,070 SQ FT | 285 SQ M



FIFTH FLOOR

INDICATIVE SPACE PLANS – SINGLE OCCUPANCY

2,599 SQ FT | 241 SQ M



FOURTH FLOOR

INDICATIVE SPACE PLANS

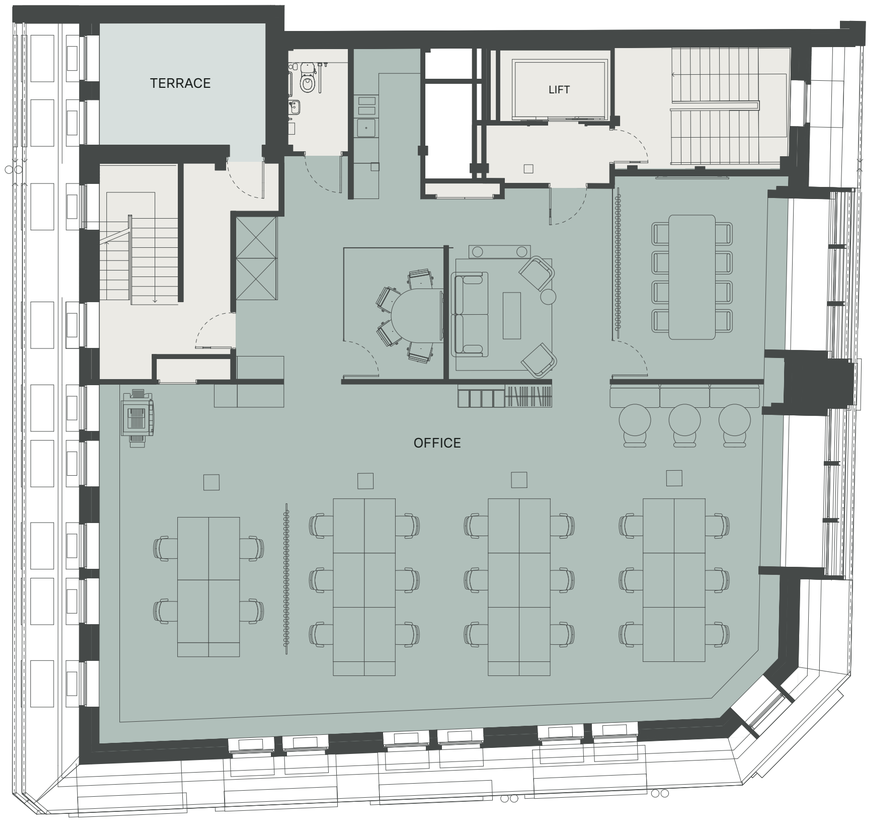
3,070 SQ FT | 285 SQ M



FIFTH FLOOR

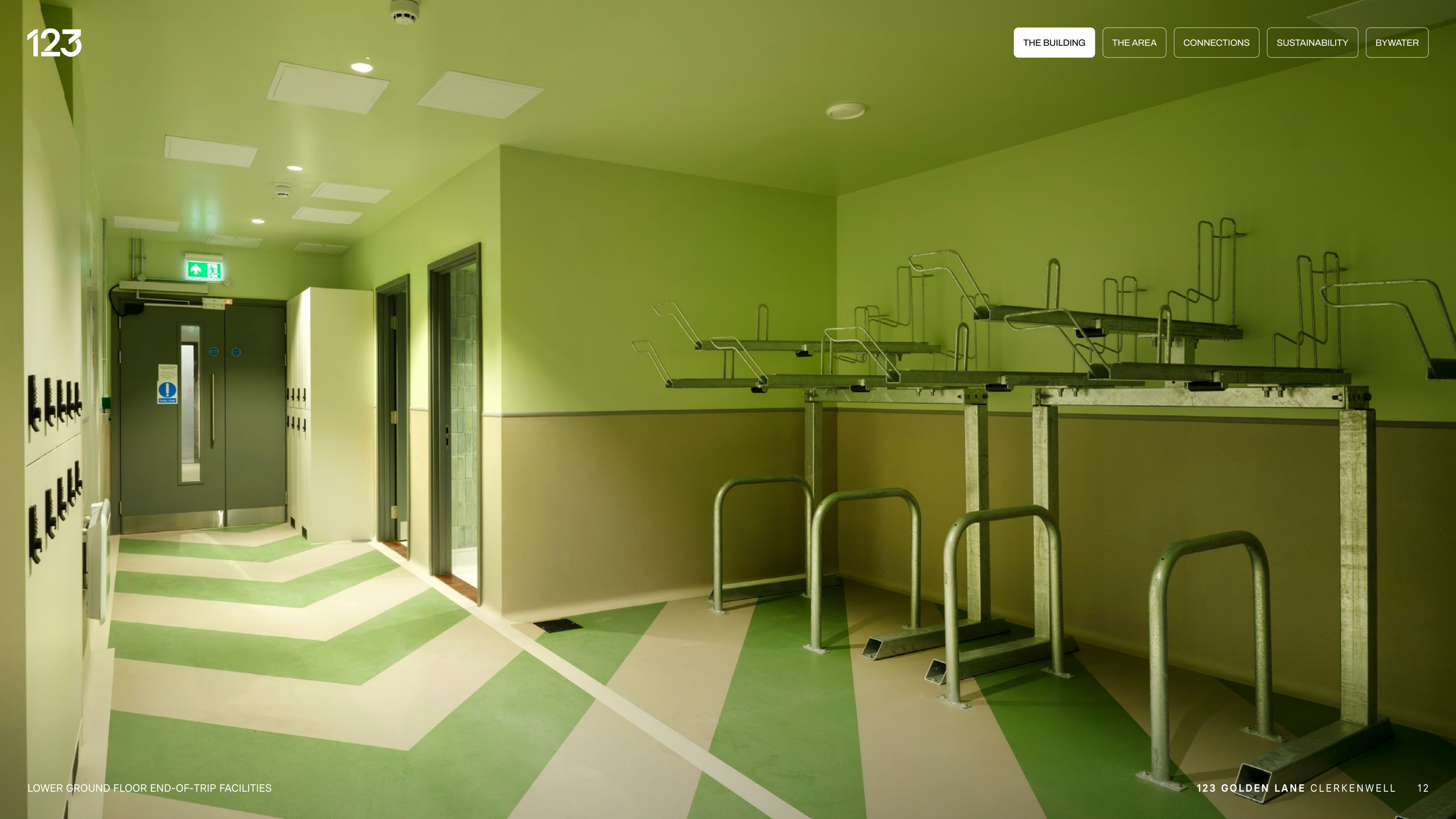
INDICATIVE SPACE PLANS

2,599 SQ FT | 241 SQ M





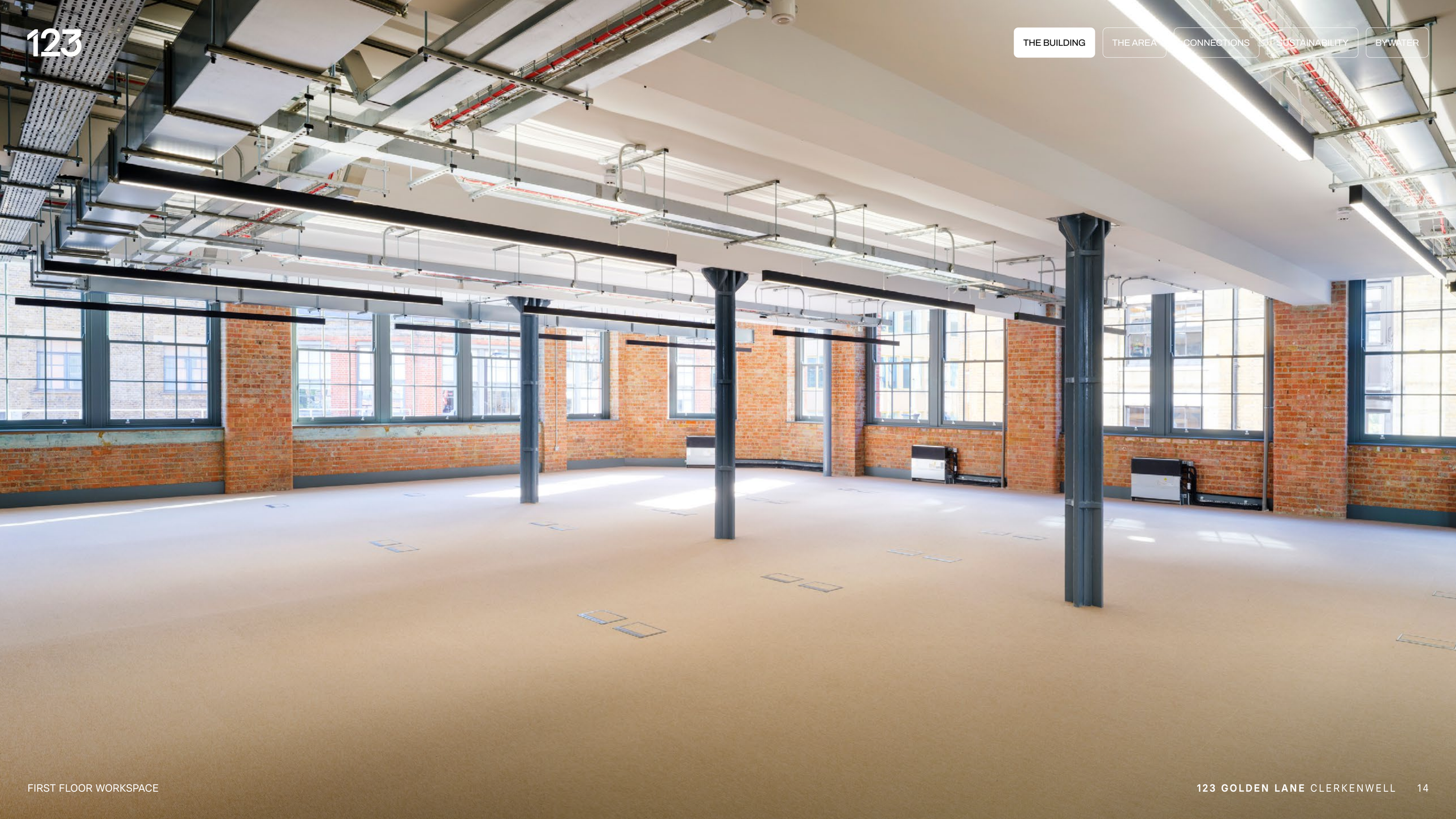
ARRIVAL EXPERIENCE



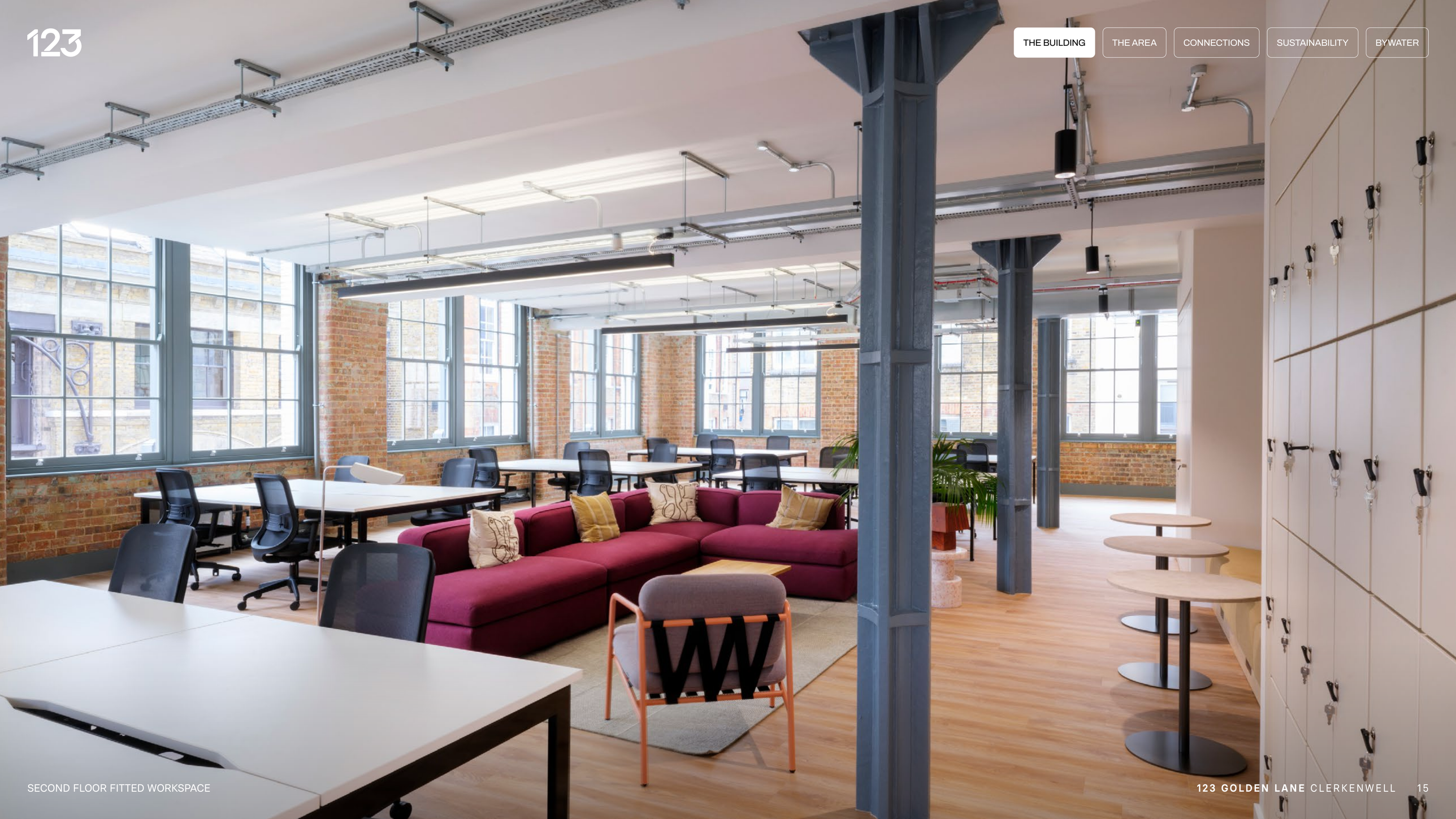
LOWER GROUND FLOOR END-OF-TRIP FACILITIES



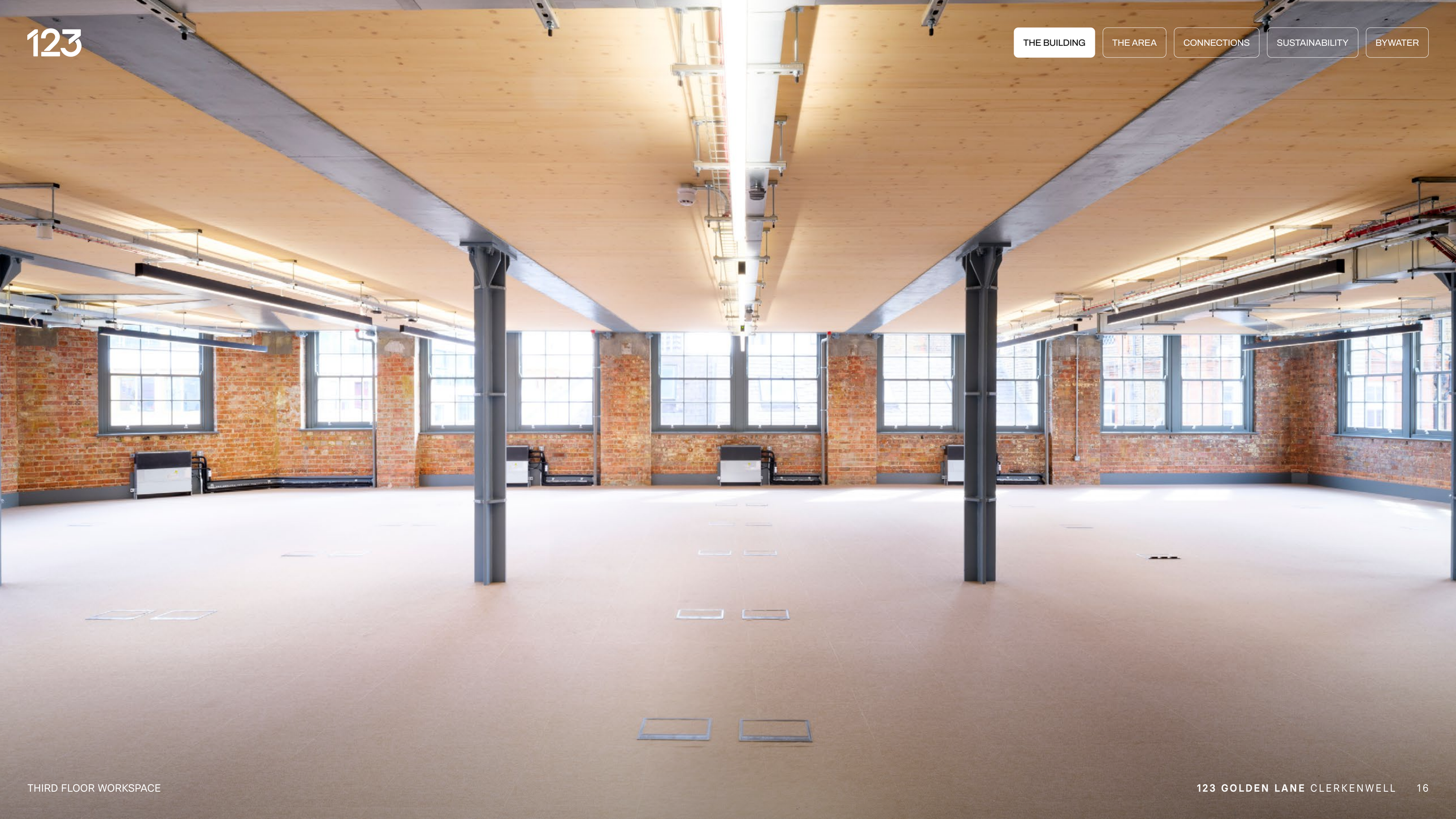
GROUND FLOOR WORKSPACE



FIRST FLOOR WORKSPACE



SECOND FLOOR FITTED WORKSPACE



THIRD FLOOR WORKSPACE



FOURTH FLOOR WORKSPACE



FIFTH FLOOR WORKSPACE

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.



"Living here all my life, still whenever I go and walk around here I find somewhere new that I'm like oh I haven't gone there before."

KITTIE, THE SLAUGHTERED LAMB

THREE OF THE BEST

FOOD STOPS | WATERING HOLES | CULTURE HOTSPOTS | POCKET PARKS

The Markets

Choose between Whitecross Street, Exmouth and Leather Lane food markets for lunches from around the world.



St. John

A true London dining classic in Clerkenwell, famous for pioneering nose-to-tail cooking.



Sessions Arts Club

Stripped back yet decadent eatery offering hearty dishes in a former courthouse.



THREE OF THE BEST

FOOD STOPS | WATERING HOLES | CULTURE HOTSPOTS | POCKET PARKS

The Sekforde

Chic, historic boozer with a wide range of ales, high-end pub food and wine from St. John.



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

FOOD STOPS | WATERING HOLES | CULTURE HOTSPOTS | POCKET PARKS

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

FOOD STOPS | WATERING HOLES | CULTURE HOTSPOTS | POCKET PARKS

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.



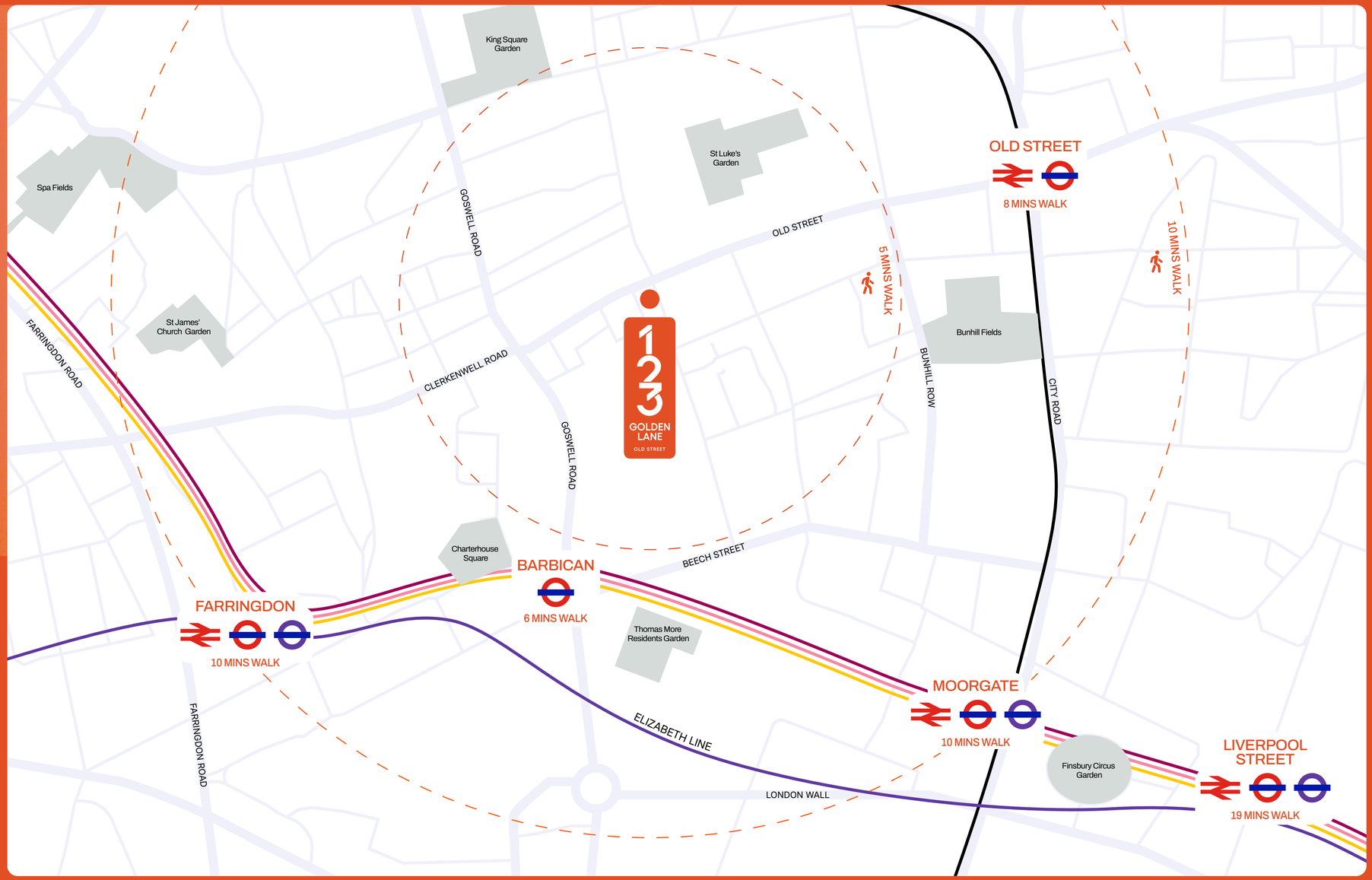
Spa Fields

A buzzing local park with tennis courts, an outdoor gym and lavender garden.



- **2 MINS** FROM FARRINGDON
  King's Cross
- **7 MINS** FROM OLD STREET
  Euston
- **8 MINS** FROM FARRINGDON
  Paddington
- **35 MINS** FROM FARRINGDON
  Heathrow Airport

MINUTES FROM EVERYWHERE



SECOND FLOOR

FITTED FOR THE FUTURE

Step onto the second floor and you'll find a fully fitted workspace where every detail has been chosen with intent, from café tables and bar stools to rugs and plant pots.

Together, these details create more than a workplace. They demonstrate how intelligent specification can transform overlooked materials into beautifully crafted spaces – fitted not just for today, but for the future.



The café table is crafted from discarded coffee cups, coffee shell waste and old laptops. It's a striking response to a global challenge: only 17.4% of the world's e-waste is known to have been properly collected and recycled. Here, yesterday's technology becomes today's workplace.



The greenery has a story too. The plant pots are made from tree bark, dry leaves and branches – by-products from the forestry industry. A fitting detail for a building that's transformation is rooted in timber.



There's seaweed in the furniture. Yes you read that correctly, the bar stools are crafted from hemp and eelgrass, paired with FSC-certified beech plywood to create an impressively robust natural composite.



Underfoot, the rugs have been designed for their next life, not their last. Each one carries a unique QR code and serial number, allowing it to be returned and recycled at the end of its life instead of being sent to landfill.



The Bit Stools are made from 95% recycled plastic waste, with every speckled surface created from a different mix of recycled household and industrial plastics. The result is furniture where variation is part of the design.



Even the touch-down tables rethink convention. Handcrafted in the UK from responsibly sourced plywood, recycled steel and durable linoleum, they're designed to be disassembled rather than discarded – proving that flat-pack doesn't have to mean short-lived.

ROOTED IN SOMETHING BETTER

123 Golden Lane isn't just built to a higher standard. It's built on a different philosophy entirely.

Timber is the material that gives back.

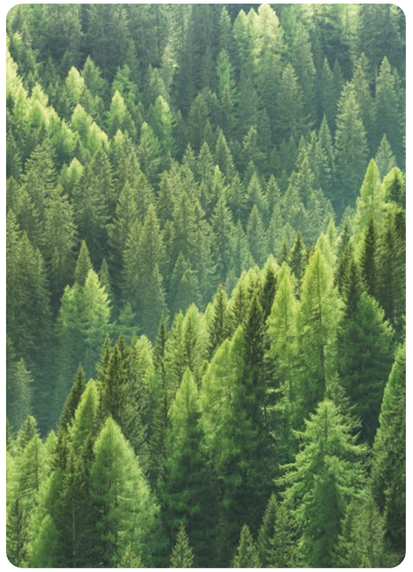
READ MORE ON THE CURRENT RESEARCH

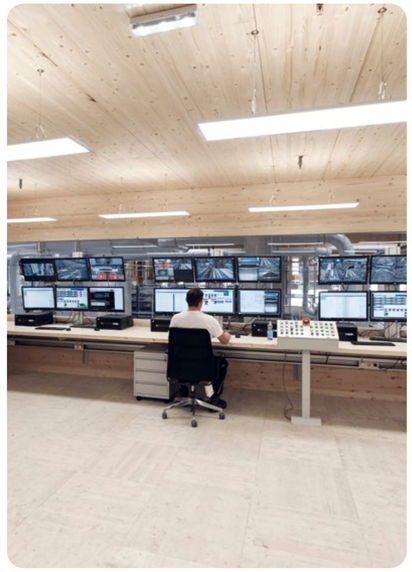
Victorian bones and a timber soul, every decision made here, from the responsibly sourced new timber floors to the all-electric fit-out, was made because we believe the places where people spend their days should actively make them feel better. And the current research shows timber can do just that.

Timber isn't just a design choice. It's a carbon store, a mood lifter and a statement of intent. Peer-reviewed research has shown that working in a timber environment can lower cortisol and blood pressure by 10%, reduce sick days by 13%, increase creativity by 15% and boost productivity by 13%.

And it's not just in the building we feel the benefits. Using certified sustainable timber, we can boost biodiversity, create jobs, and give forests more value, all while independently audited.

Two new timber floors bring all of that to 123 Golden Lane, warm to the eye, soft to the touch, and quietly doing more for your team than any office perk.

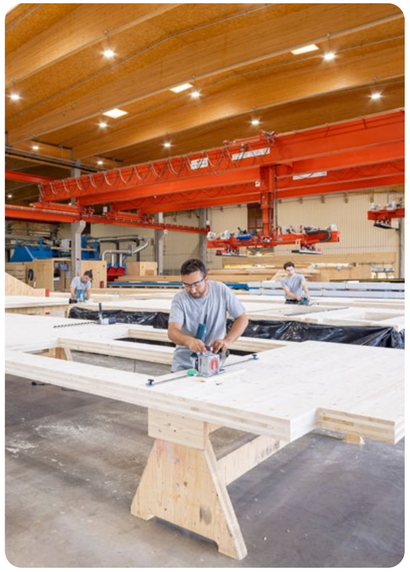












PUTTING THE FUTURE IN PLACE

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.



RESOLUTE RELENTLESS PARTNERS

Bywater is a formidable partner in residential and commercial property development, with an exemplary team boasting extensive experience, expertise and commitment.

Founded in London in 2006, we address the climate emergency with urgency and intensity; investing in innovation and design to deliver exceptional residential and commercial buildings with lasting industry-wide impact.

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 living environment.

Playing a leadership role in our sector as part of the global Sumitomo Forestry, 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.

LONDON
Tanner Street



KINGSTON
Coombe Road



LONDON
Frying Pan Alley



LONDON
Paradise



321 GOLDEN LANE

CLERKENWELL

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A development by:

BY WATER

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