

# ORF

AVAILABLE Q2 2026  
GOLDEN LANE, CITY OF LONDON

ONE

# Your sustainable, statement headquarters

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119,000+ sq ft of flexible, modern office space

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Over 7,000 sq ft of terraces and roof gardens  
designed by Chelsea Flower Show Gold Medalist,  
Andy Sturgeon

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The first London scheme which aims to reuse over  
5 tonnes of reclaimed steel from the same site

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Targeting Net Zero Whole Life Carbon

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Four minute walk from Farringdon East (Elizabeth Line)

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Available Q2 2026

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The restored heritage façade of 1896, inventively combined with terraces and cascading greenery.

**TOTAL:  
119,006 SQ FT**

	OFFICE NIA		TERRACE	
	SQ FT	SQ M	SQ FT	SQ M
Level 12 Communal Terrace			3,541	329
Level 11	3,983	370		
Level 10	4,682	435	2,422	225
Level 9	7,083	658		
Level 8	10,258	953	1,948	181
Level 7	12,927	1,201		
Level 6	12,917	1,220		
Level 5	13,304	1,236		
Level 4	13,283	1,234		
Level 3	13,272	1,233		
Level 2	12,486	1,160		
Level 1	8,062	749		
Ground floor Reception and Café	3,972	369		
Flexible Use	2,777	258		
<b>Total</b>	<b>119,006</b>	<b>11,076</b>	<b>7,911</b>	<b>735</b>

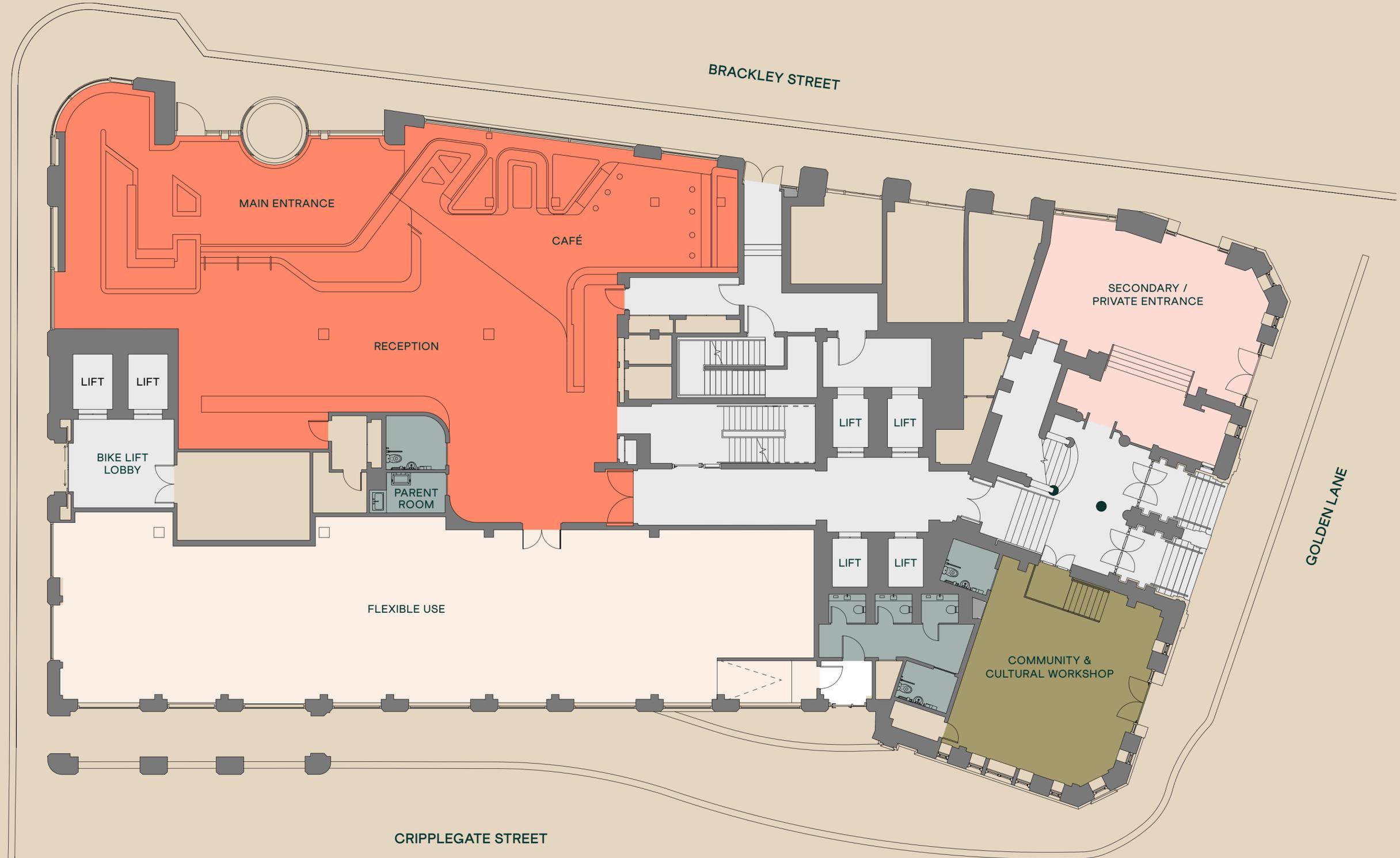


# Ground floorplan

**3,972 SQ FT**  
Reception and Café

**2,777 SQ FT**  
Flexible Use

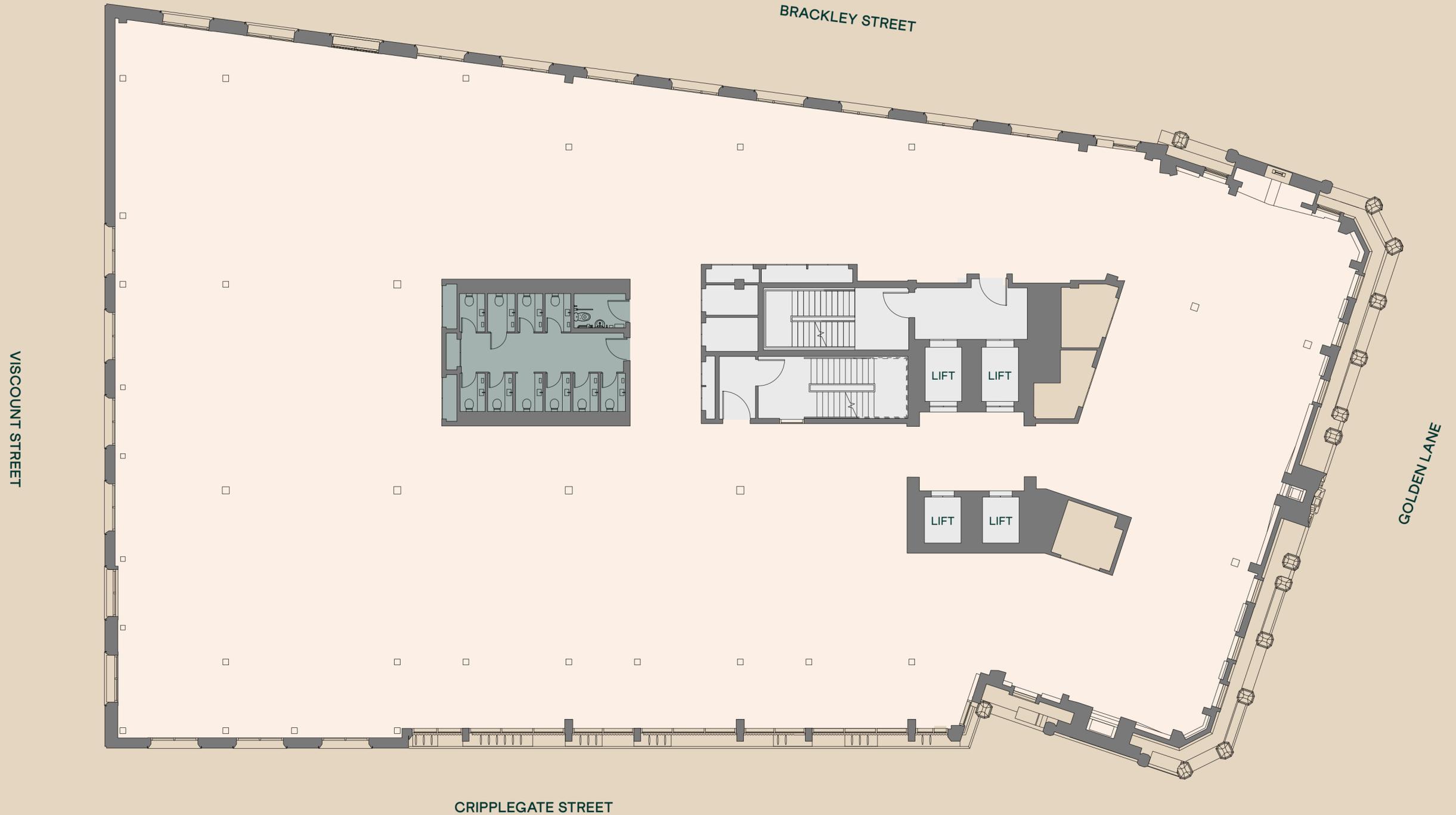
- MAIN ENTRANCE / RECEPTION
- SECONDARY / PRIVATE ENTRANCE
- CAFÉ / RECEPTION
- COMMUNITY & CULTURAL WORKSHOP
- FLEXIBLE USE
- SANITARY FACILITY
- CORE



# Typical floorplan

13,272 SQ FT  
Office

- OFFICE
- WCs
- CORE



# Level 08

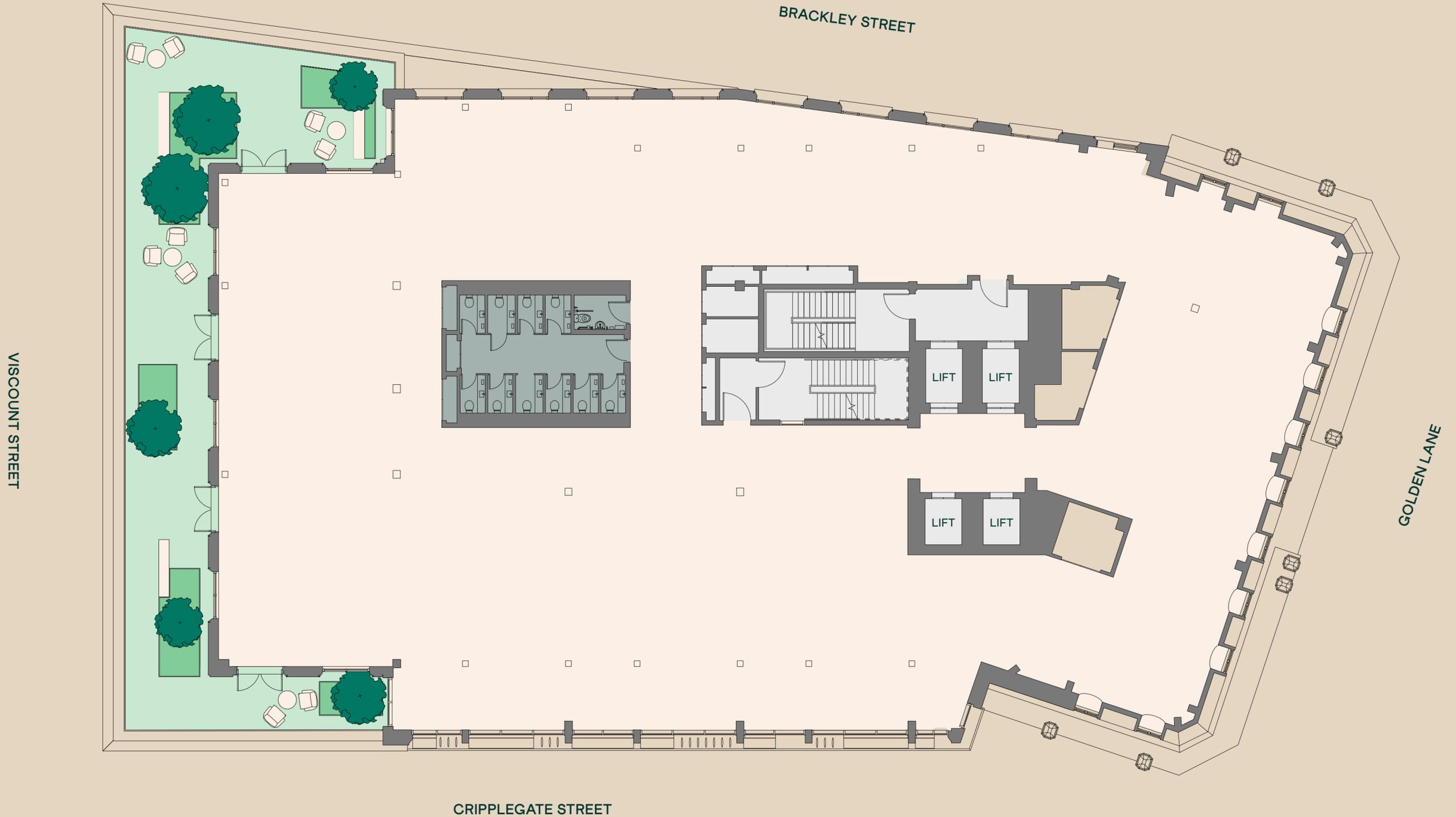
10,258 SQ FT

Office

1,948 SQ FT

Terrace

- OFFICE
- TERRACE
- WCs
- CORE

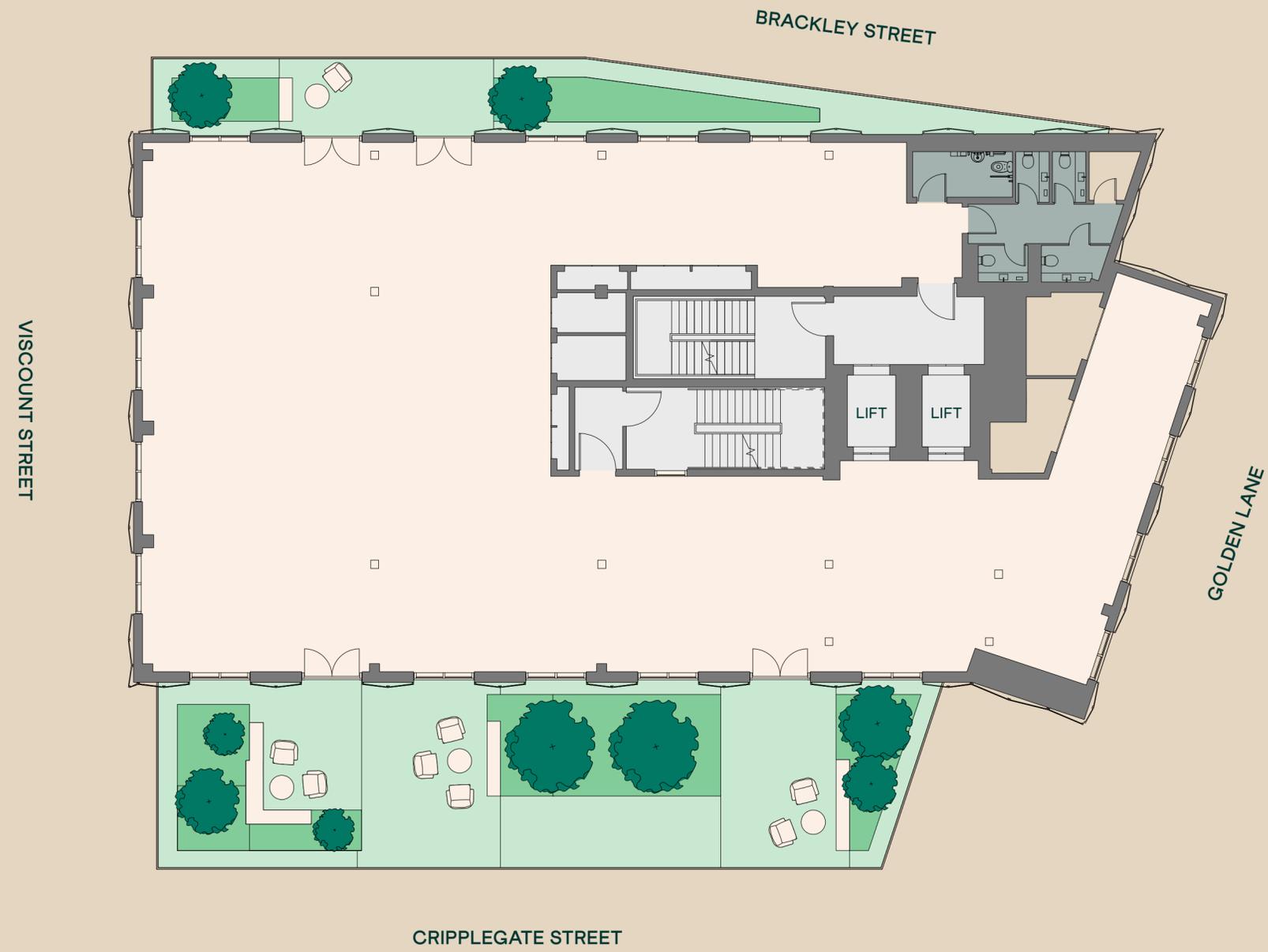


# Level 10

4,682 SQ FT  
Office

2,422 SQ FT  
Terrace

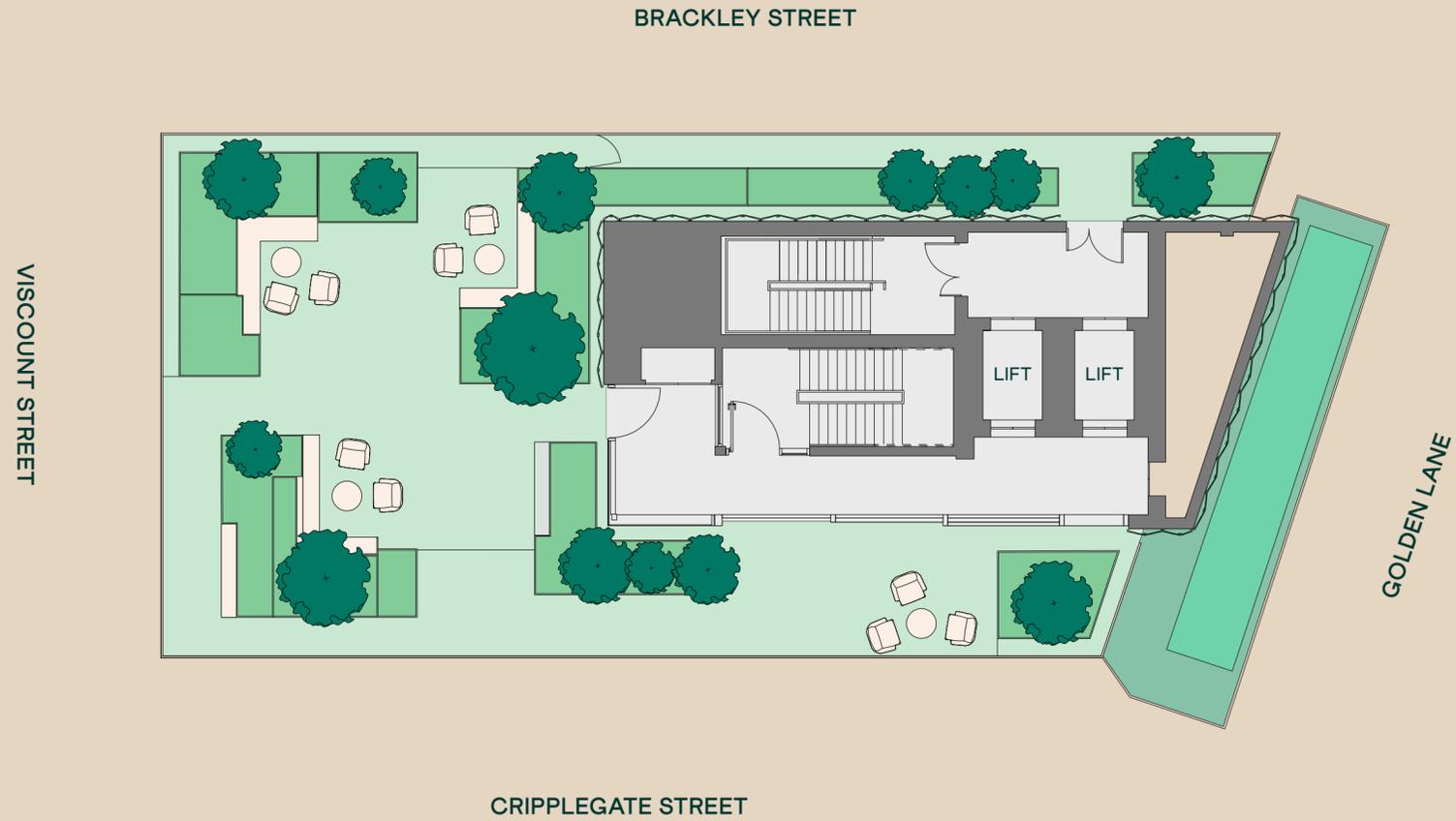
- OFFICE
- TERRACE
- WCs
- CORE



# Level 12

3,541 SQ FT  
Terrace

- COMMUNAL TERRACE
- WCs
- CORE



ONE

## Amenities for greater wellbeing

Cycle in and use best-in-class changing and shower facilities with dedicated cycle access and parking.

Grab coffee in the lobby café, lunch on the Level 12 terrace, or unwind in a quiet landscaped spot with London views.

Head out for a lunchtime run or get ready for an evening out with ease.



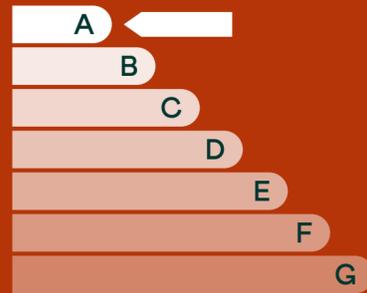
# Targeting leading industry credentials



5\*

**Nabers rating**

One of the top ratings for a building's environmental performance.



EPC

**A rating**

An outstanding rating for a building's energy efficiency.



WELL

**Platinum**

Targeting the top rating for a built environment to enhance human health and well-being.



WiredScore

**Platinum 100%**

WiredScore's highest-awarded global mark for the quality of its in-building connectivity.

**BREEAM<sup>®</sup>**  
**OUTSTANDING**

BREEAM

**Outstanding**

Meeting the best standard for a sustainable built environment.

Operating sustainably, daily

CO<sub>2</sub>

**Net -Zero Whole Life Carbon**

One Golden Lane and its integrated systems are designed to minimise the use of energy.



**All-electric building, powered by 100% renewable energy**

Using Air Source Heat Pump technology with heat recovery.



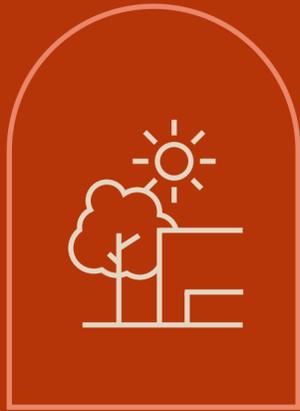
**Cleaning the city's air**

The significant increase in urban greening as part of the building – and the enhanced, landscaped public realm – will collectively work to improve the local air quality.



**Biodiverse planting**

Featuring winter gardens, terraces and cascading greenery to attract wildlife and pollinators, the building aims to increase biodiversity by over 1000%. The standard for new developments is just 10%.



## Rooftop terrace

Level 12 communal terrace



## Double-height reception

with café and flexible space



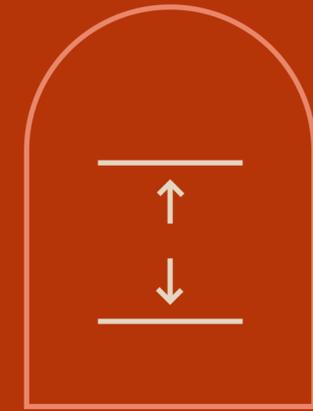
## Changing and shower facilities

19 showers and 120 lockers



## Dedicated cycle entrance and lift

222 bike spaces  
(36 folding bike lockers)



## Generous floor to ceiling height

with raised floors (155mm to 220mm)



## 4 passenger lifts

2 x 23 person and 2 x 13 person



## Fully electric building

Powered by 100% renewable energy



## Air conditioning

Fresh air provision at  
16 l/s/person



## Occupational density

of 1:10 sq m

## Meeting the demands of modern business

Flexible workspaces with impressive floor-to-ceiling heights, state-of-the-art end-of-trip facilities, and a communal rooftop terrace.



# Be on the Elizabeth Line in four minutes

Take your pick from a purple pinstripe seat on the new Elizabeth Line, five Underground connections or two rail services – all effortlessly walkable.

Barbican, Old Street and Moorgate stations have fast links to national and international transport hubs, including two airports and a Eurostar terminal for travel to mainland Europe.

## WALKING TIMES

- |                   |                   |                      |
|-------------------|-------------------|----------------------|
|                   |                   |                      |
| <b>Barbican</b>   | <b>Old Street</b> | <b>St. Paul's</b>    |
| 3 minutes         | 7 minutes         | 9 minutes            |
|                   |                   |                      |
| <b>Farringdon</b> | <b>Moorgate</b>   | <b>Liverpool St.</b> |
| 4* minutes        | 5 minutes         | 9 minutes            |

## INTERNATIONAL TRAVEL

- |                    |                      |
|--------------------|----------------------|
|                    |                      |
| <b>Heathrow</b>    | <b>London St.</b>    |
| <b>London City</b> | <b>Pancras</b>       |
| <b>airports</b>    | <b>International</b> |
| 41 minutes         | 10 minutes           |

## CYCLE HIGHWAYS

- C1, C6, Q11, CS3

\* to Elizabeth Line entrance





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