

# ORF

GOLDEN LANE, CITY OF LONDON

# ONE

## Your sustainable, statement headquarters

One Golden Lane reimagines the office headquarters for who you are as a collection of individuals. Created to give people exceptional spaces. Designed to be sustainable in every way.

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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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3,900 sq ft of wellness and community space

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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 the Elizabeth Line

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Available Q2 2026

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WELCOME

LOCATION

WORKPLACE

AVAILABILITY

SUSTAINABILITY

TEAM

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

ONE

# An oasis above the city streets

“From roof terraces to street level and the surrounding public areas, approx. 1000m<sup>2</sup> of planting will open up views, create biodiverse habitats and create enhanced space.”

**Andy Sturgeon Design**

Award Winning Landscape and  
Garden Designers

Level 12 communal roof terrace looking south towards St Paul's Cathedral

WELCOME

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ONE

TEN MINUTE WALK

FIVE MINUTE WALK

Clerkenwell

Old Street

Shoreditch



Farringdon

Barbican

City of London

## Located in the heart of six vibrant districts

You have an extensive choice of local amenities across six distinct London neighbourhoods, starting with the iconic Barbican Centre for performing arts on your doorstep.

WELCOME

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## Perfectly located at the heart of it all

Shakespearean verse, finance district, fusion dining or a new bar in Shoreditch?

With six of London's most diverse neighbourhoods all within walking distance, you have a rich array of local amenities at your feet.



WELCOME

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## A cultural icon on your doorstep

One Golden Lane's illustrious neighbour is the world-renowned Barbican Centre, one of the leading arts, music and performance venues in the UK. An abundance of creativity, culture and new experiences awaits – at lunch, after work, or whenever you need it.

## Barbican

History and greenery surround you, from leafy Fortune Street Park to Charterhouse Square. Bustling Whitecross Street Market is a vibrant lunch spot for a world of cuisines.



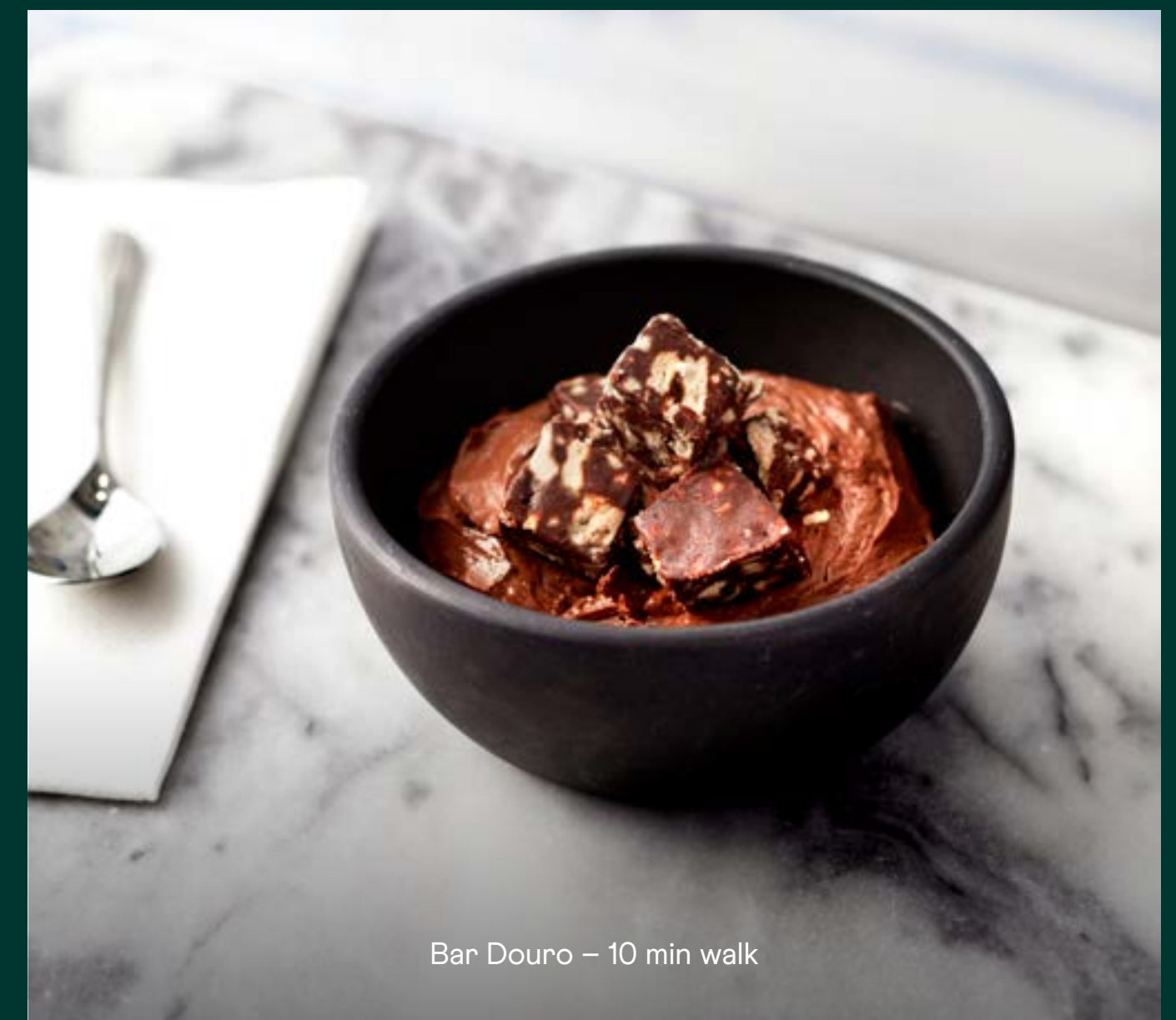
Whitecross Street Market – 4 min walk



Daffodil Mulligan – 7 min walk

## The City

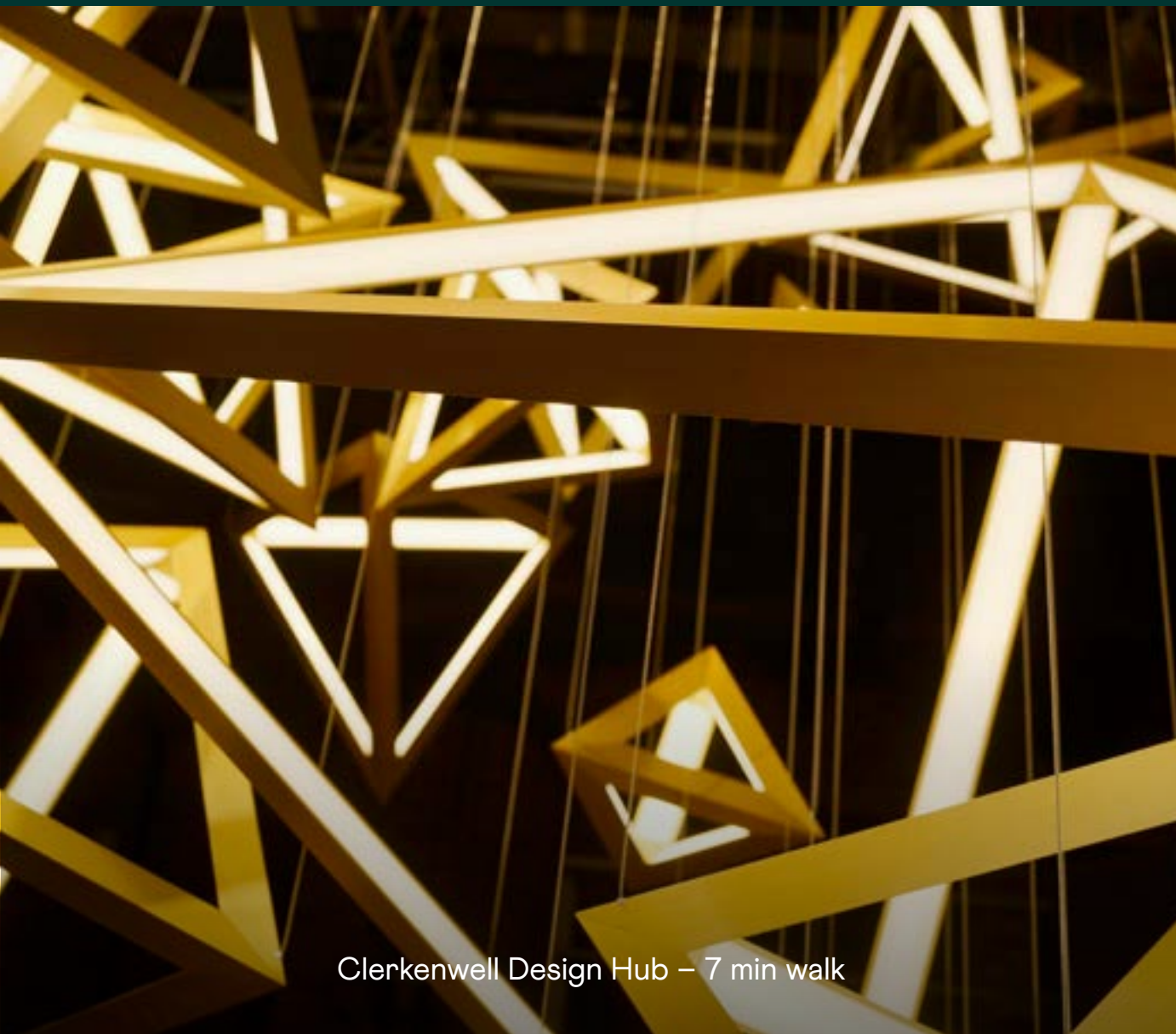
A retail and restaurant haven, with flagship stores, numerous fine dining options, pubs and bars, and some of London's most iconic landmarks.



Bar Douro – 10 min walk

## Shoreditch

Known for its street art, trendsetting venues and trailblazing brands. What's in fashion sits comfortably alongside Victorian pubs, Brick Lane's curry houses and vintage shops.



Clerkenwell Design Hub – 7 min walk

## Clerkenwell

One of the capital's best food and drink destinations and home to Clerkenwell Design Week. In this neighbourhood, you'll also find the renowned Sadler's Wells performing arts centre.



Fabric, London – 9 min walk



Fabric, London – 9 min walk

## Farringdon

Full of popular bars, clubs and eateries. Outdoor highlights include the idyllic Postman's Park and Leather Lane Market for street food, fashion and more.

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# 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

- Barbican  
3 minutes
- Old Street  
7 minutes
- St. Paul's  
9 minutes
- Farringdon  
4\* minutes
- Moorgate  
7 minutes
- Liverpool St.  
9 minutes

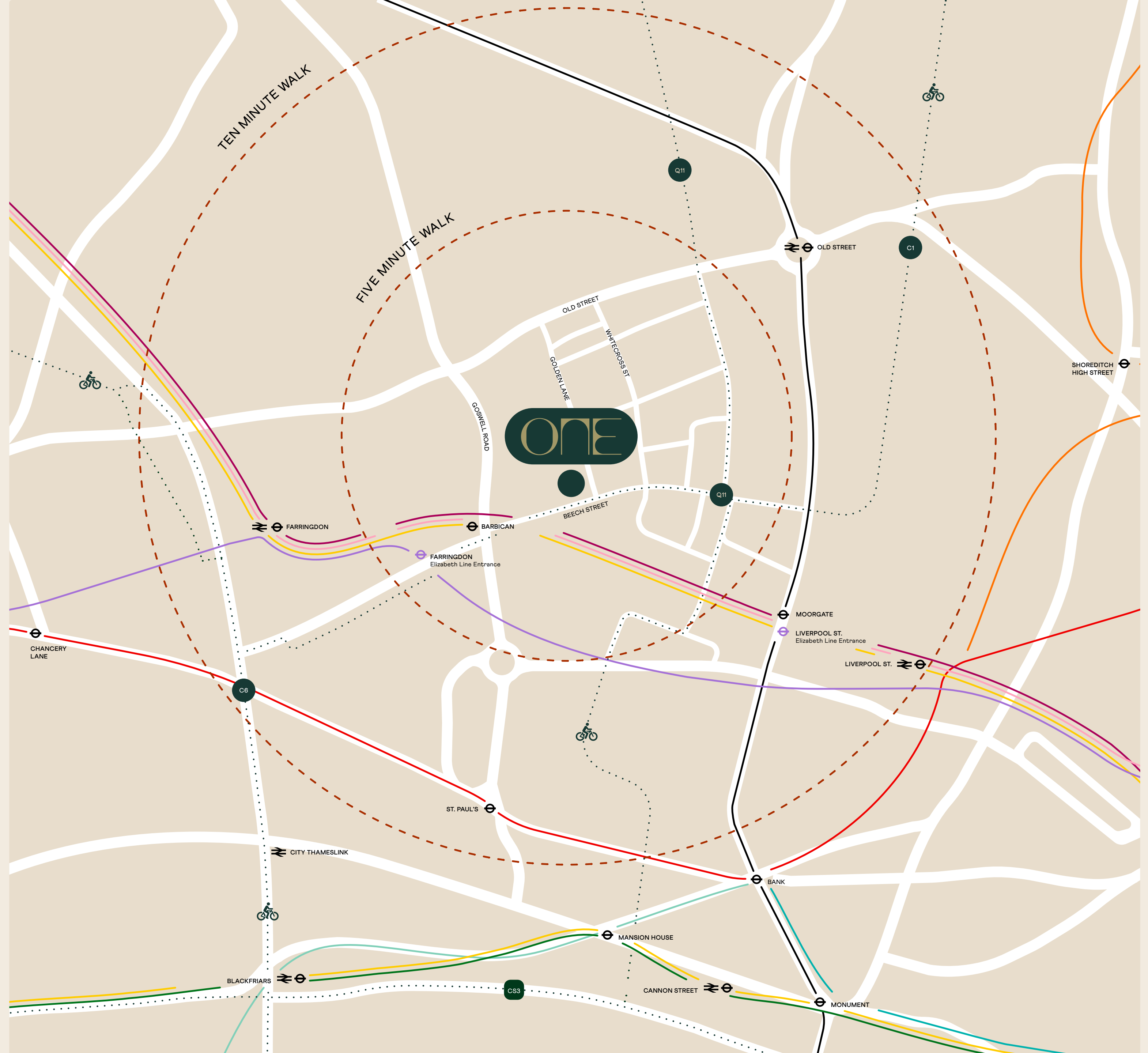
## INTERNATIONAL TRAVEL

- Heathrow  
41 minutes
- London City airports  
41 minutes
- London St. Pancras International  
10 minutes

## CYCLE HIGHWAYS

- C1, C6, Q11, CS3

\* to Elizabeth Line entrance



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# In the heart of it all

## FOOD & DRINK

- 1 Aviary
- 2 Barbican Kitchen
- 3 Barbican Martini Bar
- 4 Bone Daddies
- 5 Breddos Tacos
- 6 Club Gascon
- 7 Coin Laundry
- 8 Compton Restaurant
- 9 Côte
- 10 Daffodil Mulligan
- 11 Enoteca da Luca
- 12 Fare
- 13 Flight Club Shoreditch
- 14 Fox & Anchor
- 15 FWD:Coffee
- 16 Gaucho Smithfield
- 17 The Gibson
- 18 Giddy Up Coffee
- 19 Grainger & Co
- 20 Hawksmoor Guildhall
- 21 The Iskelé
- 22 The Jugged Hare
- 23 Lantana
- 24 Le Café du Marché
- 25 Leroy
- 26 Luca
- 27 Malmaison
- 28 Manicomio
- 29 Osteria Bocca in Cielo
- 30 Padella
- 31 Pastan
- 32 Piano Smithfield
- 33 Redemption Roasters
- 34 The Salad Kitchen
- 35 Serata Hall
- 36 Sessions Arts Club
- 37 Smiths of Smithfield
- 38 St. JOHN
- 39 Stem & Glory
- 40 Tayêr + Elementary
- 41 The Two Brewers
- 42 Vinoteca
- 43 Waitrose
- 44 Yum Bowl
- 45 The Zetter Townhouse



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# In the heart of it all

## CULTURE & FITNESS

### CULTURE

- 1 Barbican Centre  
Art Gallery  
Barbican Brasserie  
Barbican Kitchen  
Bonfire Restaurant and Bar  
Cinema  
Cinema Café and Bar  
Conservatory  
Foyer Bars and Café  
Lakeside Picnic Garden  
Library  
London Symphony Orchestra  
Martini Bar  
Mountjoy Open Air Theatre  
Water Gardens
- 2 The Charterhouse
- 3 Guildhall Art Gallery
- 4 St. Giles Cripplegate
- 5 St. Paul's Cathedral

### FITNESS

- 6 Cadence Cycling Performance
- 7 CityFitHub
- 8 Digma Fitness
- 9 Equinox Bishopsgate
- 10 Gymbox Farringdon
- 11 Ironmonger Row Baths
- 12 Gymbox Old Street
- 13 KOBOX City
- 14 Nuffield Health Barbican
- 15 PureGym Farringdon
- 16 Third Space Moorgate
- 17 Virgin Active Aldersgate St.
- 18 Virgin Active Bunhill Row



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# In the heart of it all

## MAJOR OCCUPIERS

### CREATIVE & MEDIA

- 1 AKQA
- 2 DEPT.
- 3 Hill + Knowlton Strategies
- 4 Karmarama
- 5 Live Nation
- 6 MG Empower
- 7 Pan Macmillan
- 8 Publicis
- 9 Territory Studio
- 10 Turner Broadcasting Fashion
- 11 Alexander McQueen
- 12 Depop
- 13 Farfetch Financial & Banking
- 14 GoCardless
- 15 Macquarie Group
- 16 Morningstar
- 17 Partners Group
- 18 Schrodgers LEGAL
- 19 BDP Pitmans
- 20 DLA Piper
- 21 JA Kemp
- 22 Leigh Day
- 23 Linklaters
- 24 Osborne Clarke
- 25 Simmons and Simmons
- 26 Simpson Thacher & Bartlett
- 27 Slaughter & May
- 28 Trowers & Hamlins
- 29 Wilkie Farr & Gallagher Other
- 30 AHMM
- 31 AKT II
- 32 Barilla
- 33 Hoxton Farms
- 34 Moonpig
- 35 Save the Children
- 36 Unilever Professional
- 37 FTI Consulting Technology
- 38 Adobe
- 39 Alteryx
- 40 Amazon
- 41 Box
- 42 Cero Generation
- 43 HiBob
- 44 Inmarsat
- 45 LinkedIn
- 46 Marshmallow
- 47 OpenTable
- 48 Snapchat
- 49 TikTok
- 50 The Trade Desk



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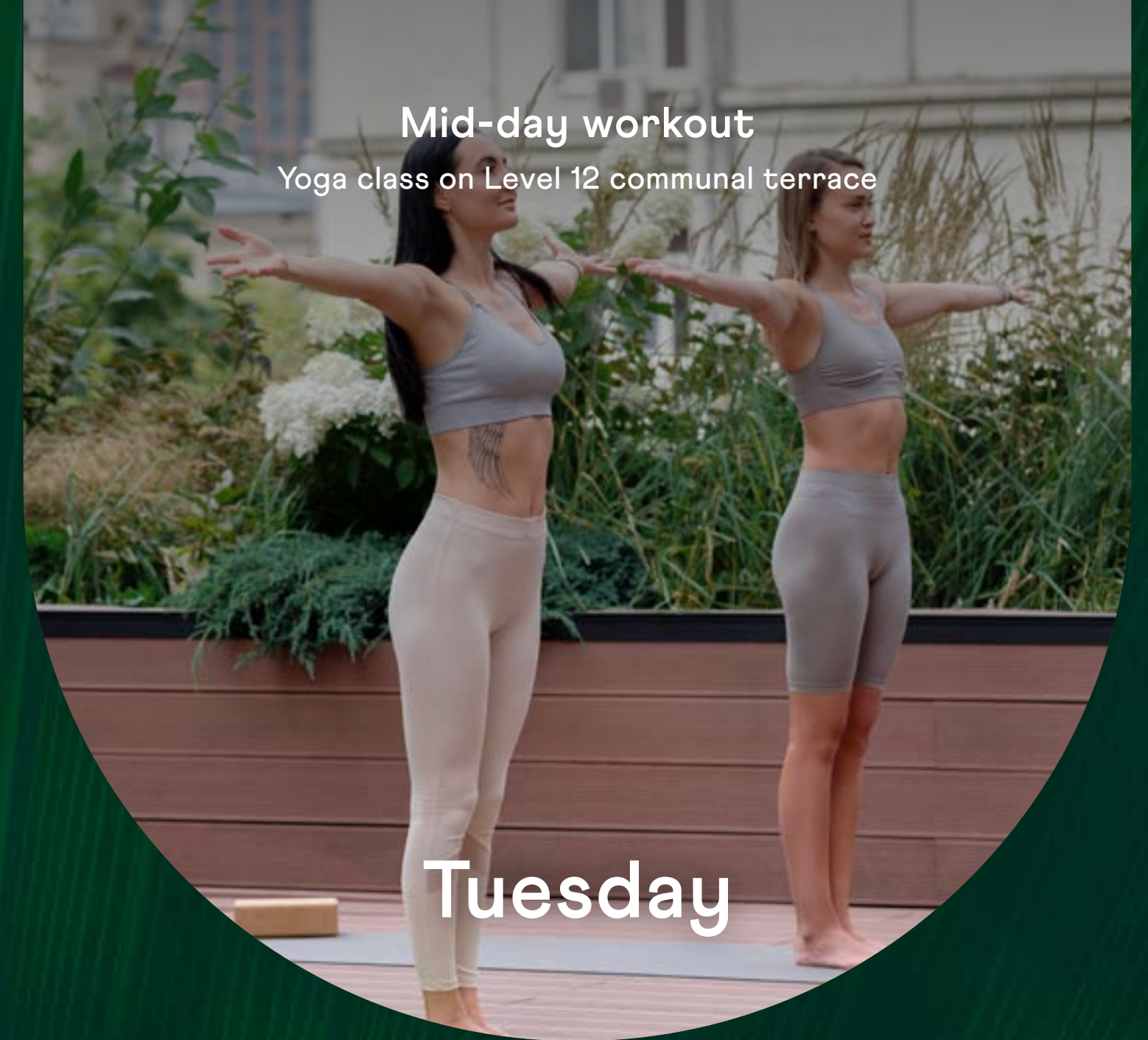
# Welcome to your working week, amplified

One Golden Lane is designed and located to give talent a great place to work, collaborate, meet up and socialise.



**Morning fuel**  
Coffee from the ground floor café

**Monday**



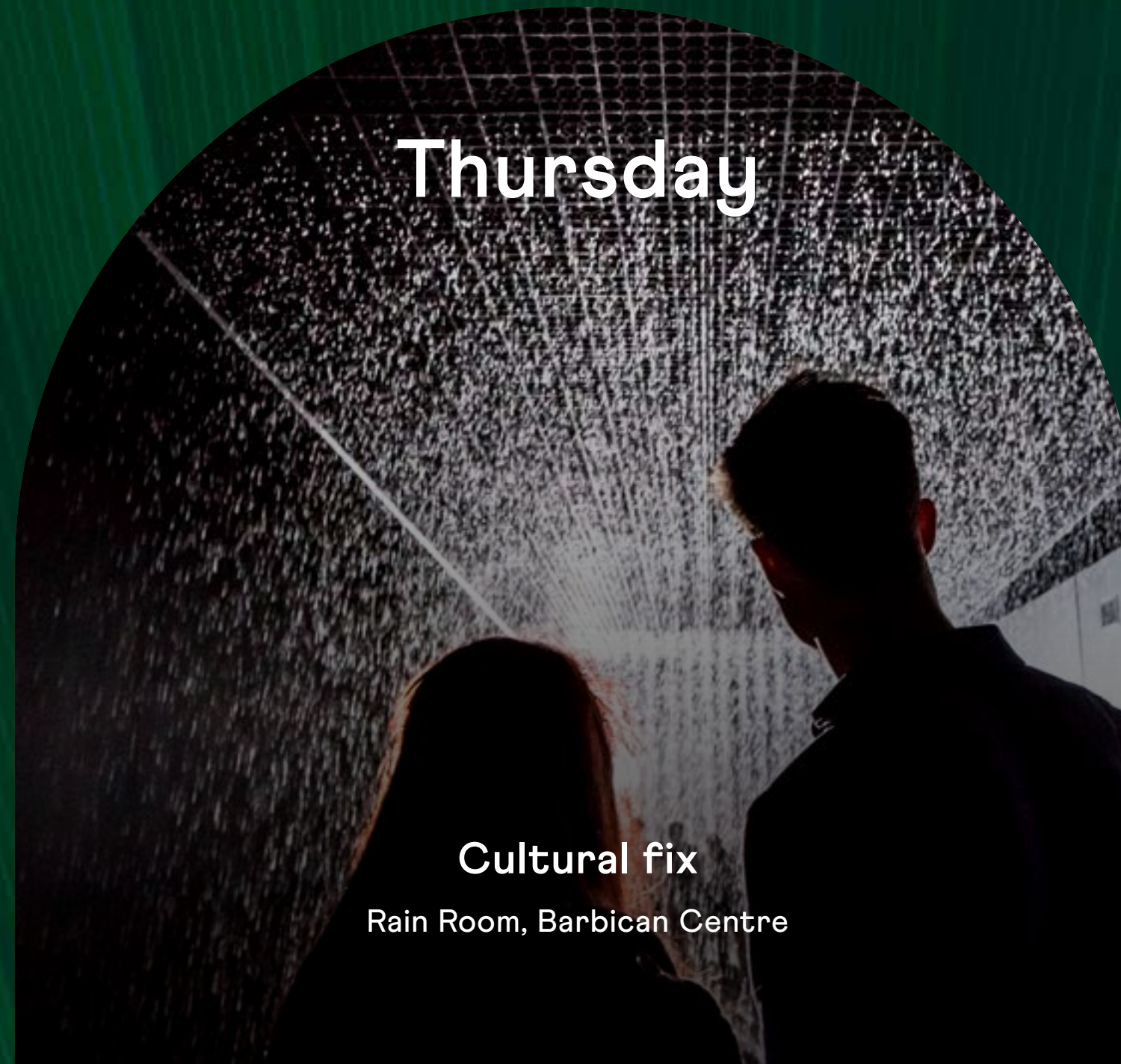
**Mid-day workout**  
Yoga class on Level 12 communal terrace

**Tuesday**



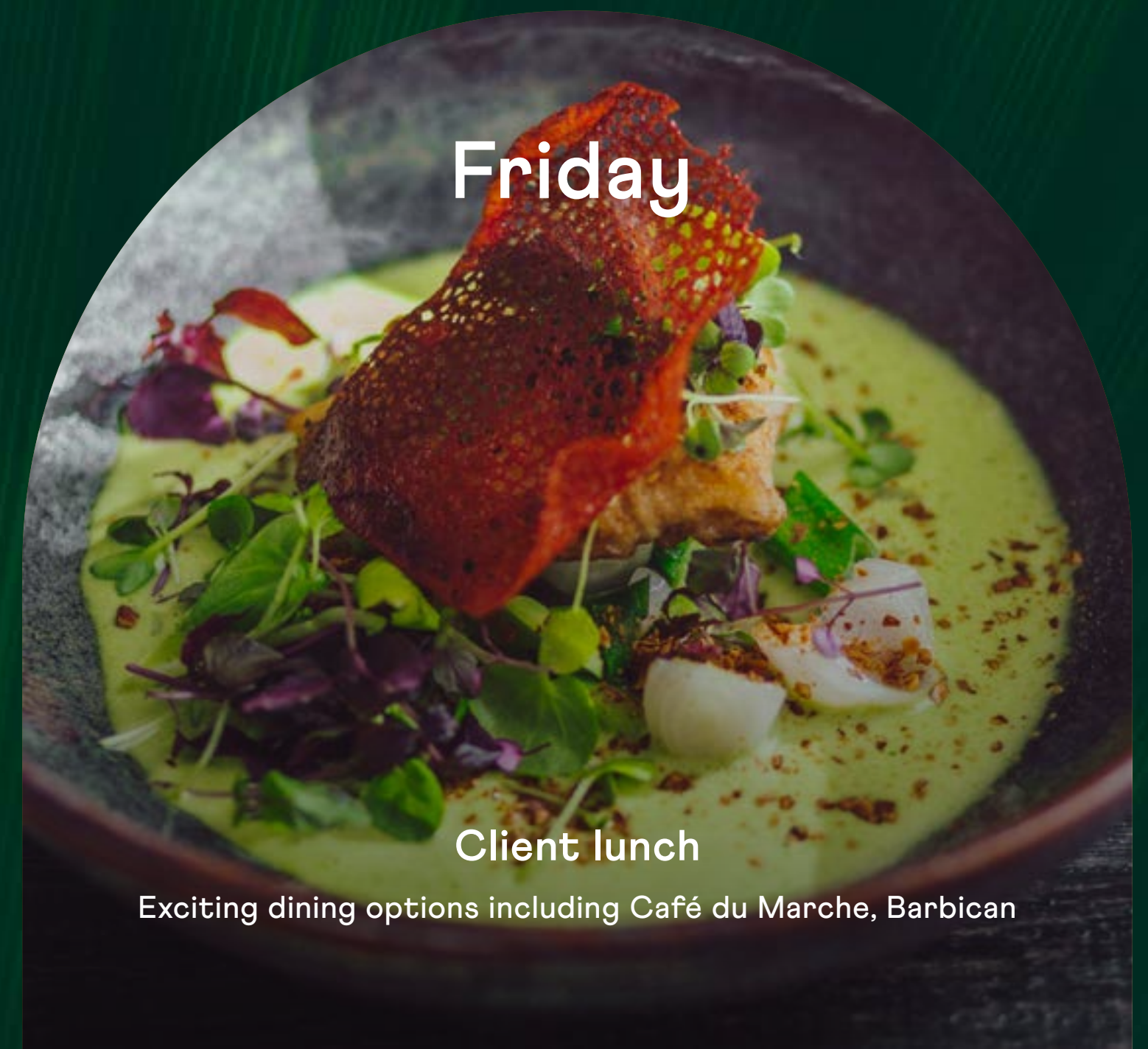
**Wednesday**

**Nearby networking**  
Fix Coffee, Whitecross Street



**Thursday**

**Cultural fix**  
Rain Room, Barbican Centre



**Friday**

**Client lunch**  
Exciting dining options including Café du Marche, Barbican

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## Designed to inspire

Express your vision and values in inspiring, collaborative workspaces. One Golden Lane has been created by award-winning architectural and design studios, respected for their independence and renowned for their individual flair.



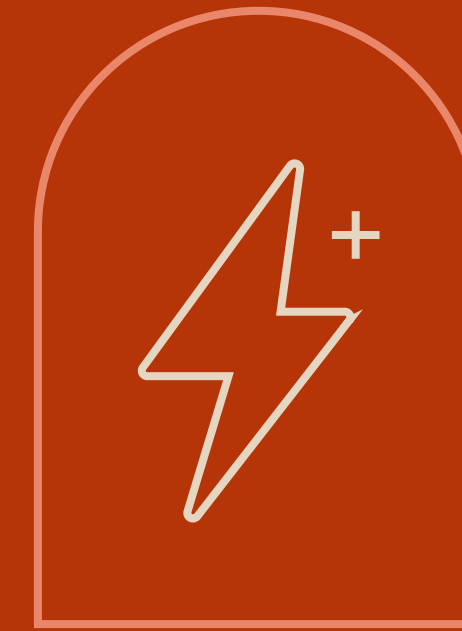
## Sustainability

Come to work in a place designed to minimise the embodied carbon in construction, which operates on 100% clean energy to be a Net Zero Whole Life Carbon Building with biodiverse planting.



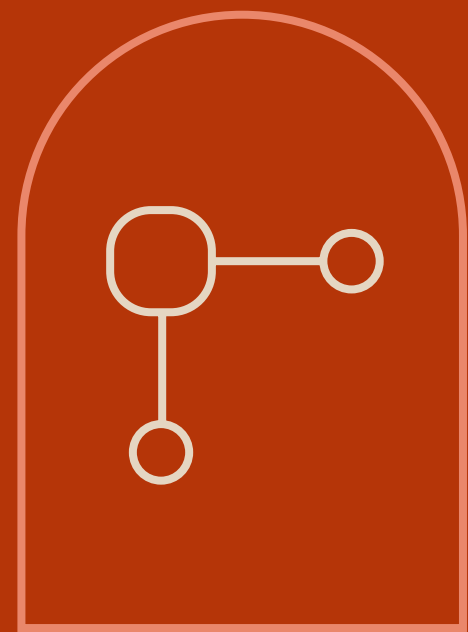
## Wellbeing

Put people's all-round health first, from end-of-journey facilities to light, airy workspaces and 7,000 sq ft of landscaped terraces and roof gardens.



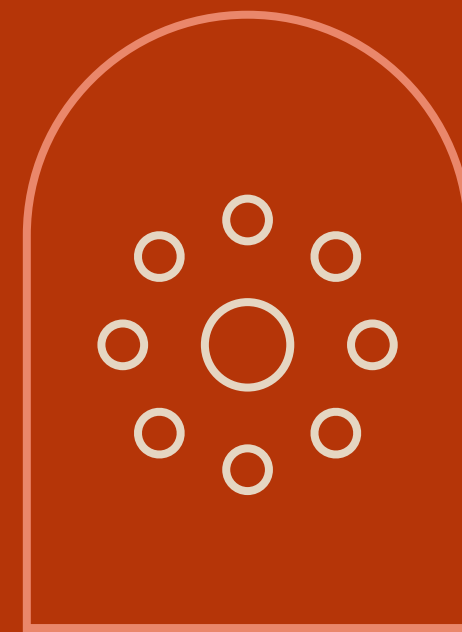
## Productivity

Smart technology and leading digital connectivity combine to enable a building that is constantly improving whilst understanding user trends to drive efficiency and reduce energy consumption.



## Greater independence

Ample space to express your vision, with a unique opportunity to add an extra building amenity of your choosing.



## Belonging

Be part of the buildings community with communal spaces on the ground floor, a central interconnecting stair core and a shared Level 12 terrace designed by a Chelsea Flower Show Gold Medalist.

# Five key principles

One Golden Lane is designed around five core principles: sustainability first, wellbeing minded, greater independence, productive working and a sense of belonging.

ONE

# Arrival experiences

The main entrance opens onto a statement, 4,000 sq ft, double-height reception lobby and café, with a feature indoor tree garden.

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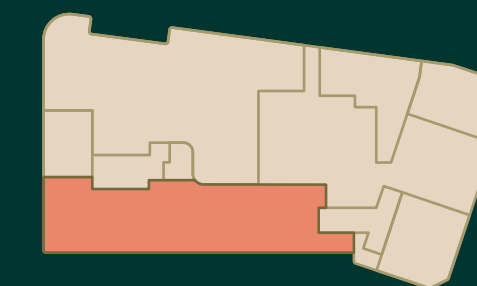


ONE reception lobby with cafe and communal spaces



# Room to make your mark

Over 3,100 sq ft on the ground floor is set aside for your choice of additional building amenity.

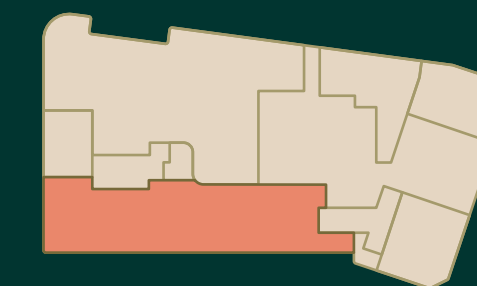


GROUND FLOOR PLAN



## Room to make your mark

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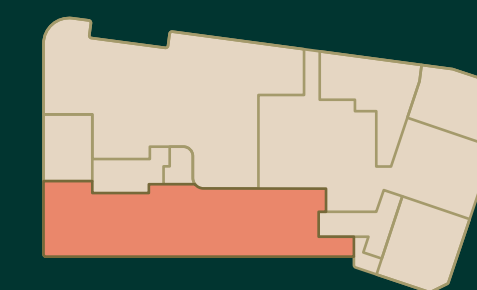


GROUND FLOOR PLAN



# Room to make your mark

Over 3,100 sq ft on the ground floor is set aside for your choice of additional building amenity.



GROUND FLOOR PLAN

# Light and airy workspaces

With generous floor-to-ceiling heights of up to 3.4m, it further enhances people's wellbeing, along with large, openable windows for lots of natural light and fresh air. Levels 8 and 10 benefit from private terraces, with every floor having floor to ceiling glazing. Finally, there is a large roof terrace with 360 degree views across the capital's skyline.

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ONE

# A reimagined workplace

“Work is more fluid than ever. It’s a jigsaw puzzle, the pieces continuously switching to build a new picture. This makes designing One Golden Lane a thousand times more exciting and innovative.”

Roger Hawkins,

Founding Partner, Hawkins\Brown  
Award-winning architectural practice

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ONE main entrance on Brackley Street

ONE

WELCOME

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ONE workspace (floors 3–5)

“We set out to create a series of work and social spaces that drew on the building’s unique character and setting where customers can feel comfortable, connected and inspired.”

**Tom Lacey**  
Tom Lacey, Director, Barr Gazetas  
Award-winning architectural practice



Level 10 workspace with a 2,422 sq ft private landscaped terrace

## Amenities for greater wellbeing

Cycle in. Go for a run at lunchtime. Get ready for an evening out. One Golden Lane offers best-in-class changing and shower facilities, with a dedicated cycle entrance and parking for convenient, sustainable commuting.



Catch up with colleagues over coffee in the lobby café. Head to Level 12 communal terrace for an alfresco lunch. Or simply find a quiet corner of calm amidst the natural landscaping to take in the London views.

	OFFICE NIA		TERRACE	
	SQ FT	SQ M	SQ FT	SQ M
Level 12			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		
<b>Ground floor</b>				
Reception and Café	3,972	369		
Flexible Use	2,777	258		

Lower Ground Floor



**TOTAL:**  
**119,006 SQ FT**

WELCOME

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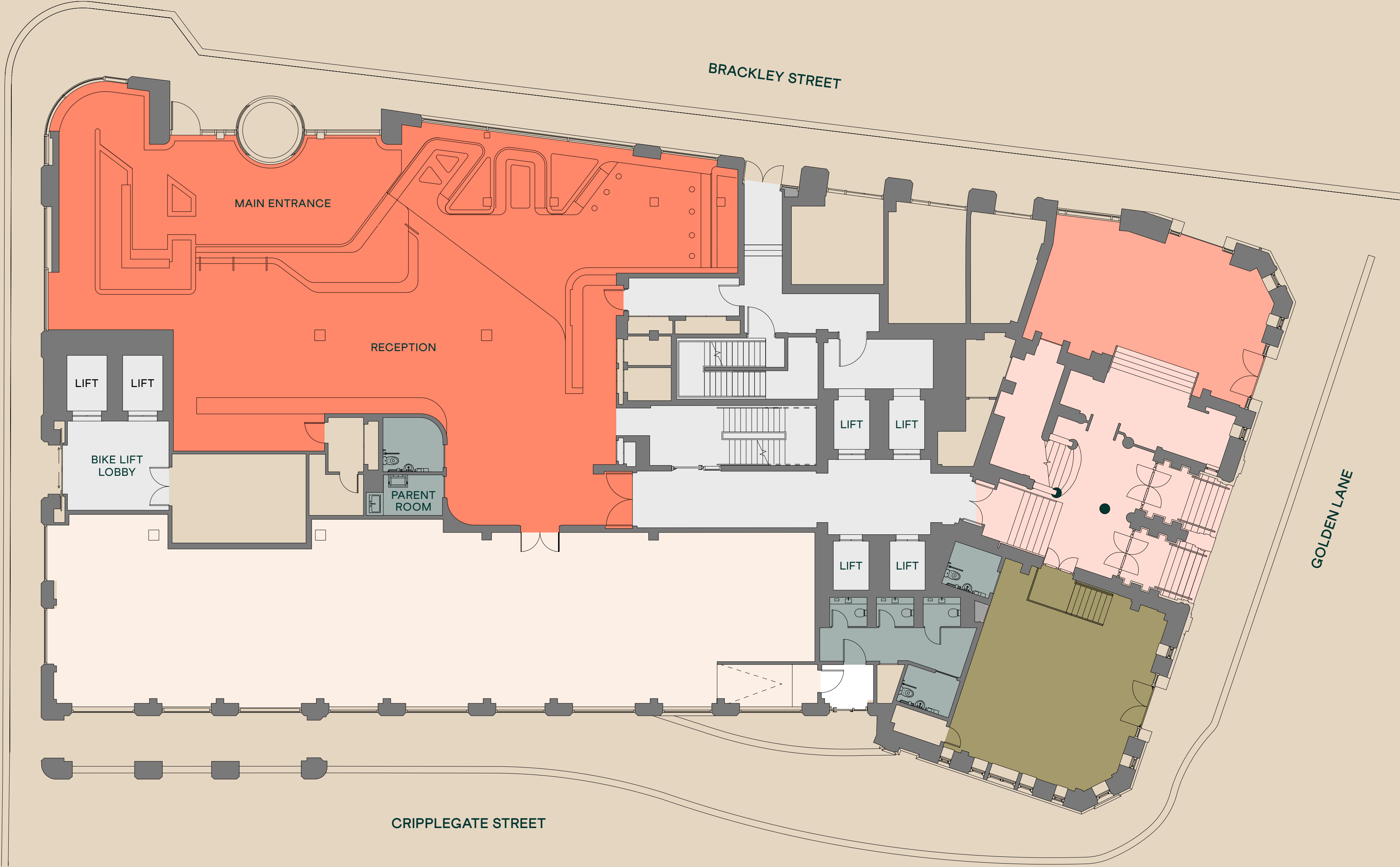
TEAM

# Ground floor

3,972 SQ FT  
Reception and Café

2,777 SQ FT  
Flexible Use

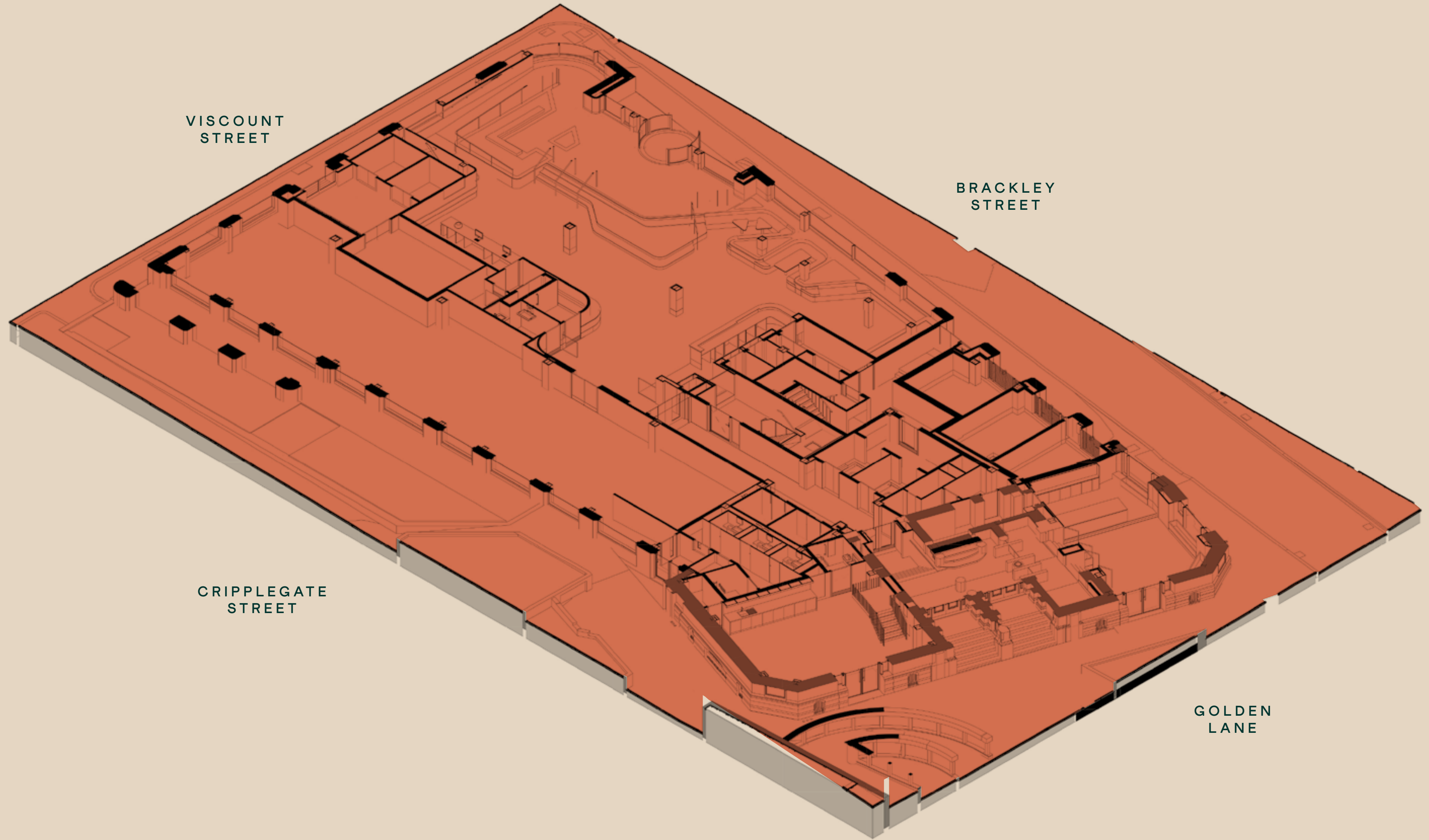
- MAIN ENTRANCE / RECEPTION
- SECONDARY ENTRANCE
- CAFÉ / RECEPTION
- COMMUNITY & CULTURAL WORKSHOP
- FLEXIBLE USE
- SANITARY FACILITY
- CORE



# Ground floor

3,972 SQ FT  
Reception and Café

2,777 SQ FT  
Flexible Use



ONE

CGIs

WELCOME

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ONE reception lobby with cafe and communal working spaces





ONE ground floor flexible use space – wellbeing space



ONE ground floor flexible use space – event space

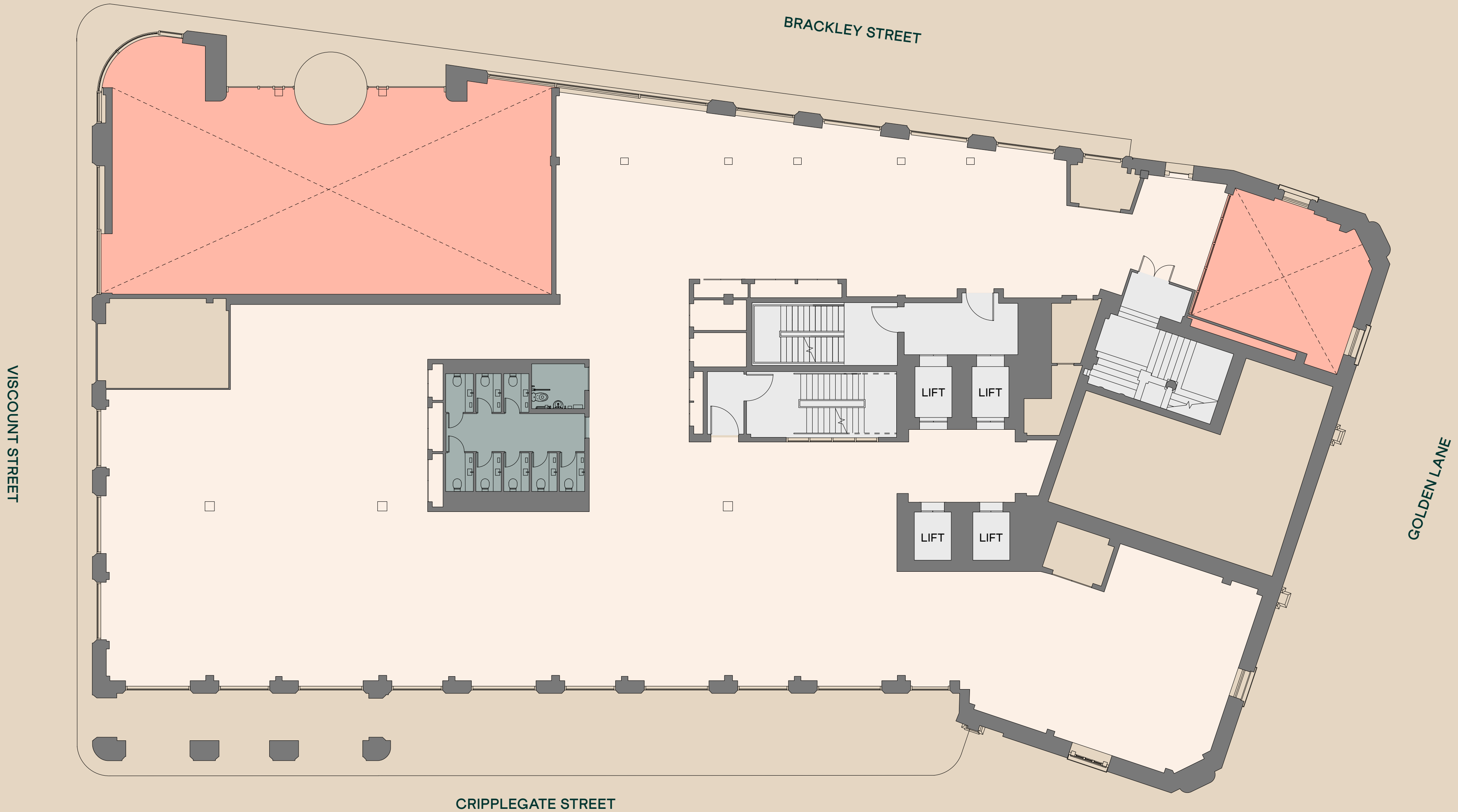
STEP  
INTO  
YOUR  
POWER

ONE ground floor flexible use space – active zone

# Level 01

8,062 SQ FT  
Office

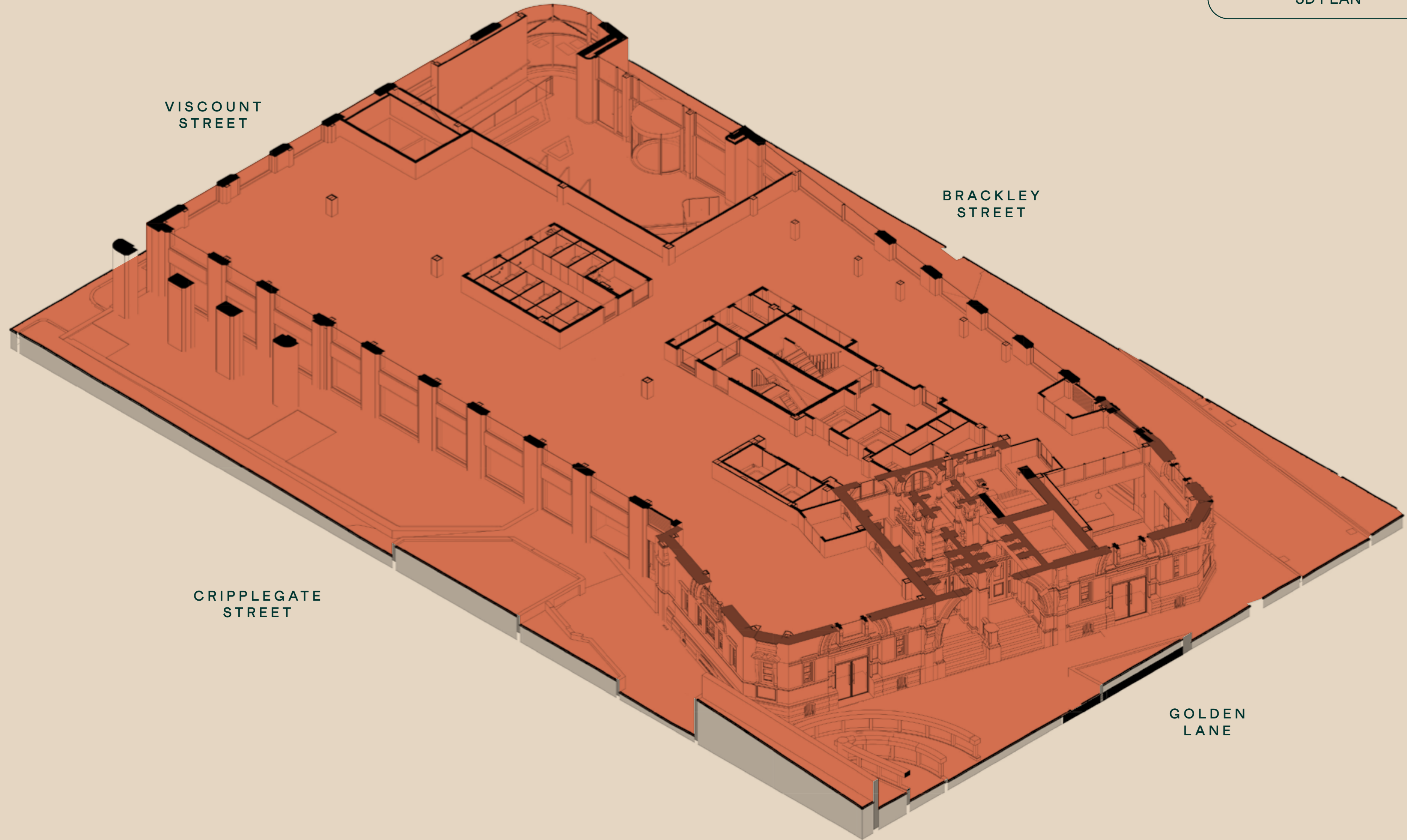
- DOUBLE-HEIGHT RECEPTION & CAFÉ
- OFFICE
- SANITARY FACILITY
- CORE



# Level 01

8,062 SQ FT  
Office

3D PLAN



WELCOME

LOCATION

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AVAILABILITY

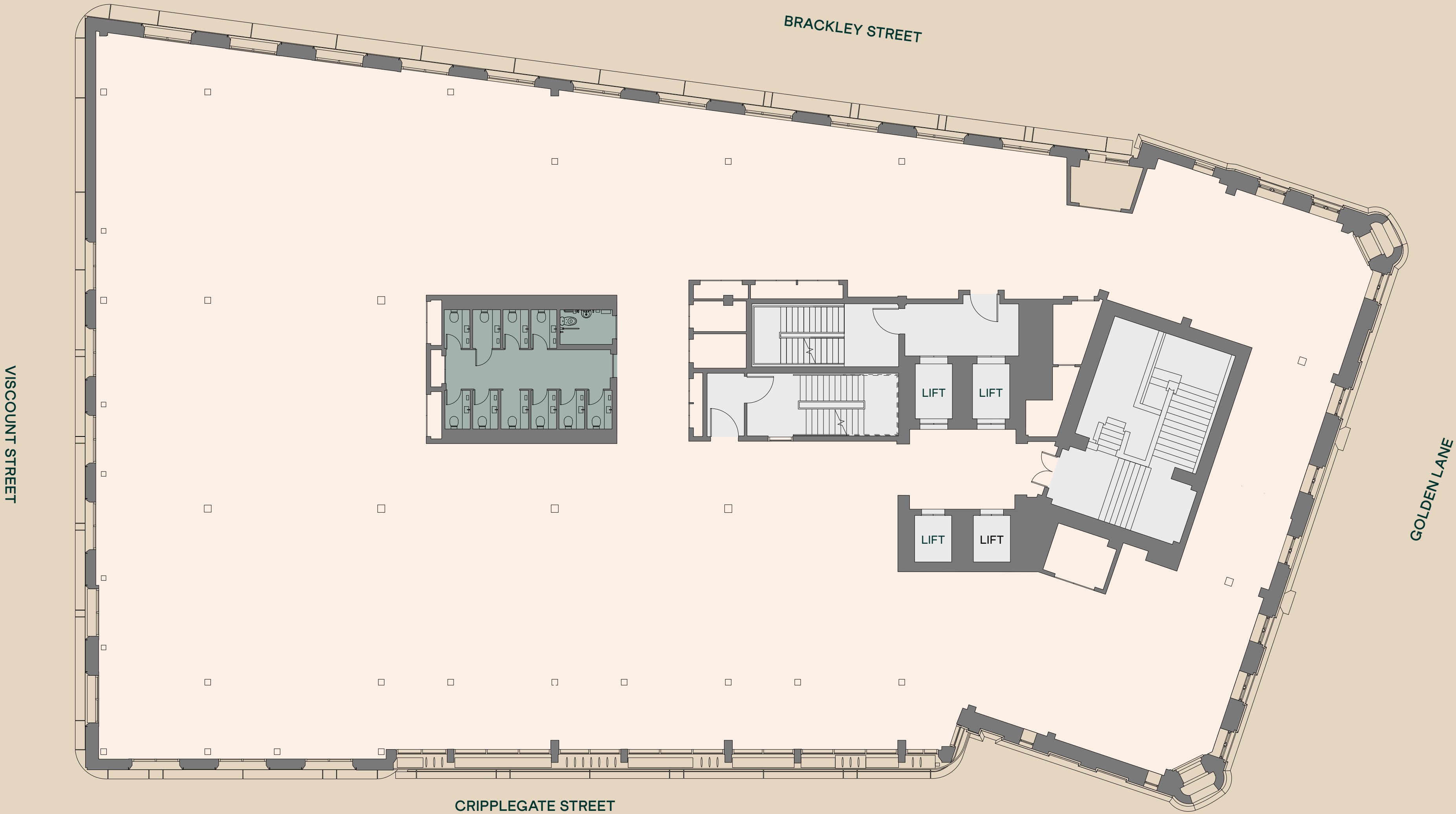
SUSTAINABILITY

TEAM

# Level 02

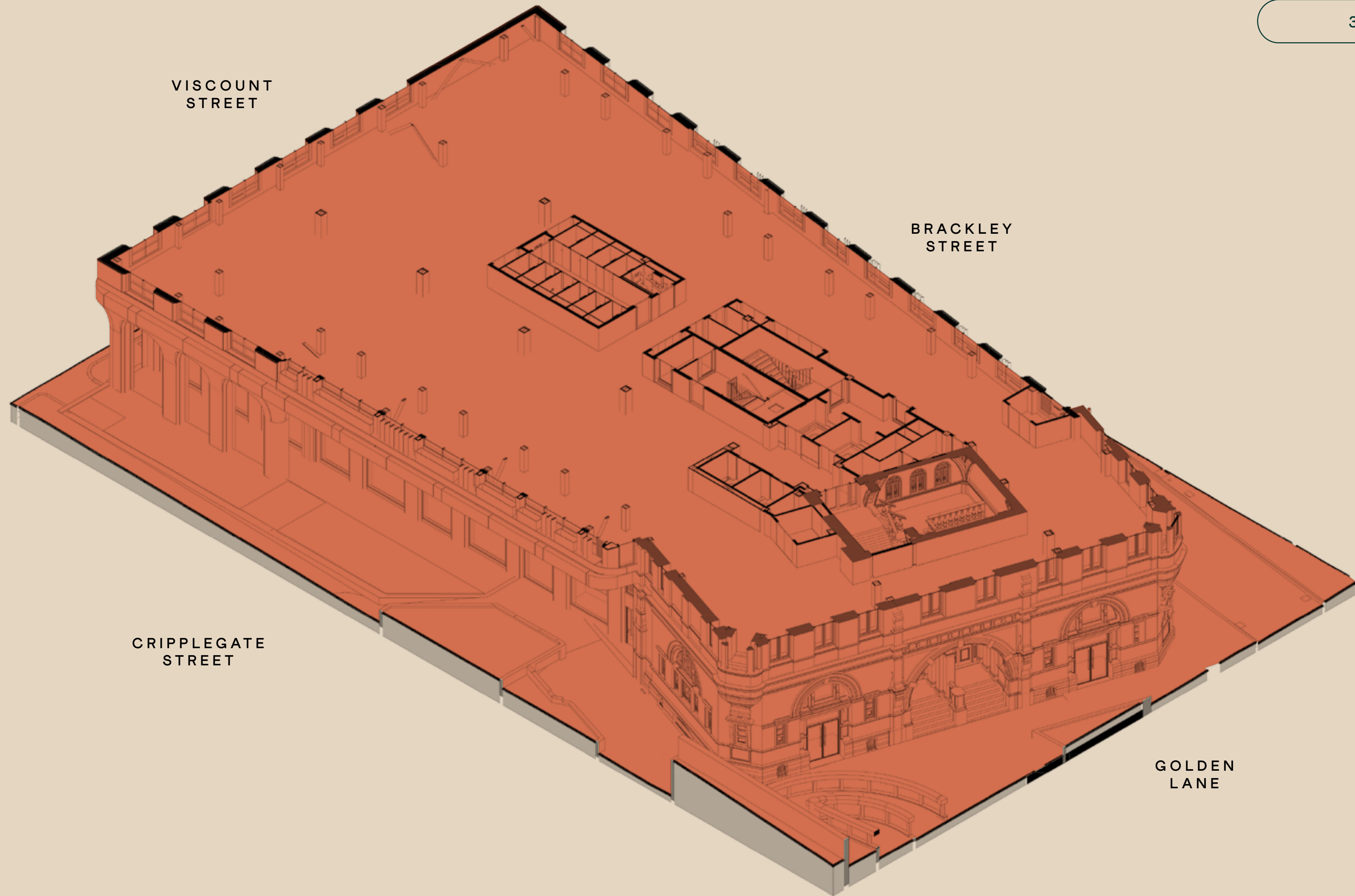
12,486 SQ FT  
Office

- DOUBLE-HEIGHT RECEPTION & CAFÉ
- OFFICE
- SANITARY FACILITY
- CORE



# Level 02

12,486 SQ FT  
Office



3D PLAN

WELCOME

LOCATION

WORKPLACE

AVAILABILITY

SUSTAINABILITY

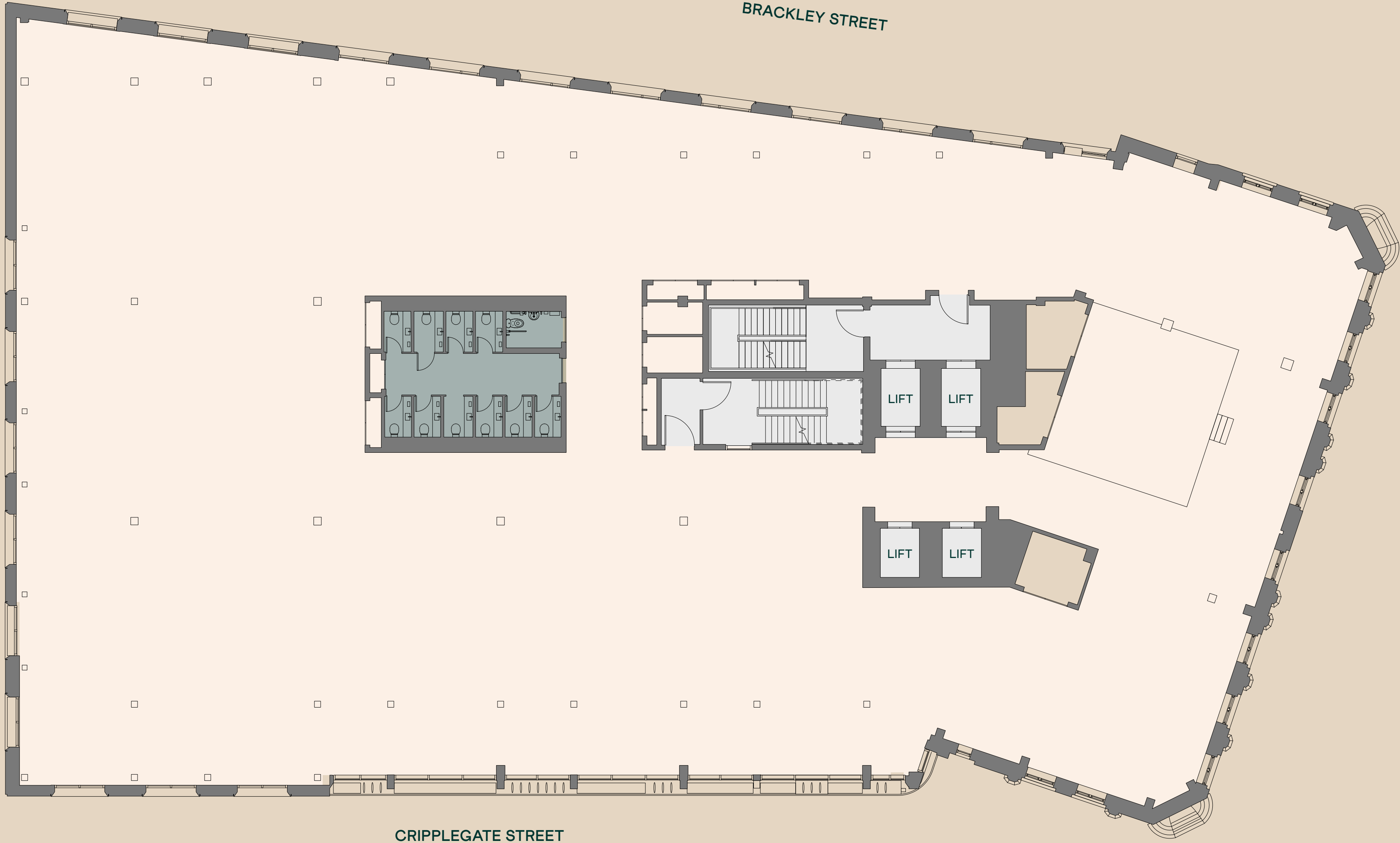
TEAM

# Level 03-05

13,272 SQ FT  
Office

- OFFICE
- SANITARY FACILITY
- CORE

VISCOUNT STREET



CRIPPLEGATE STREET

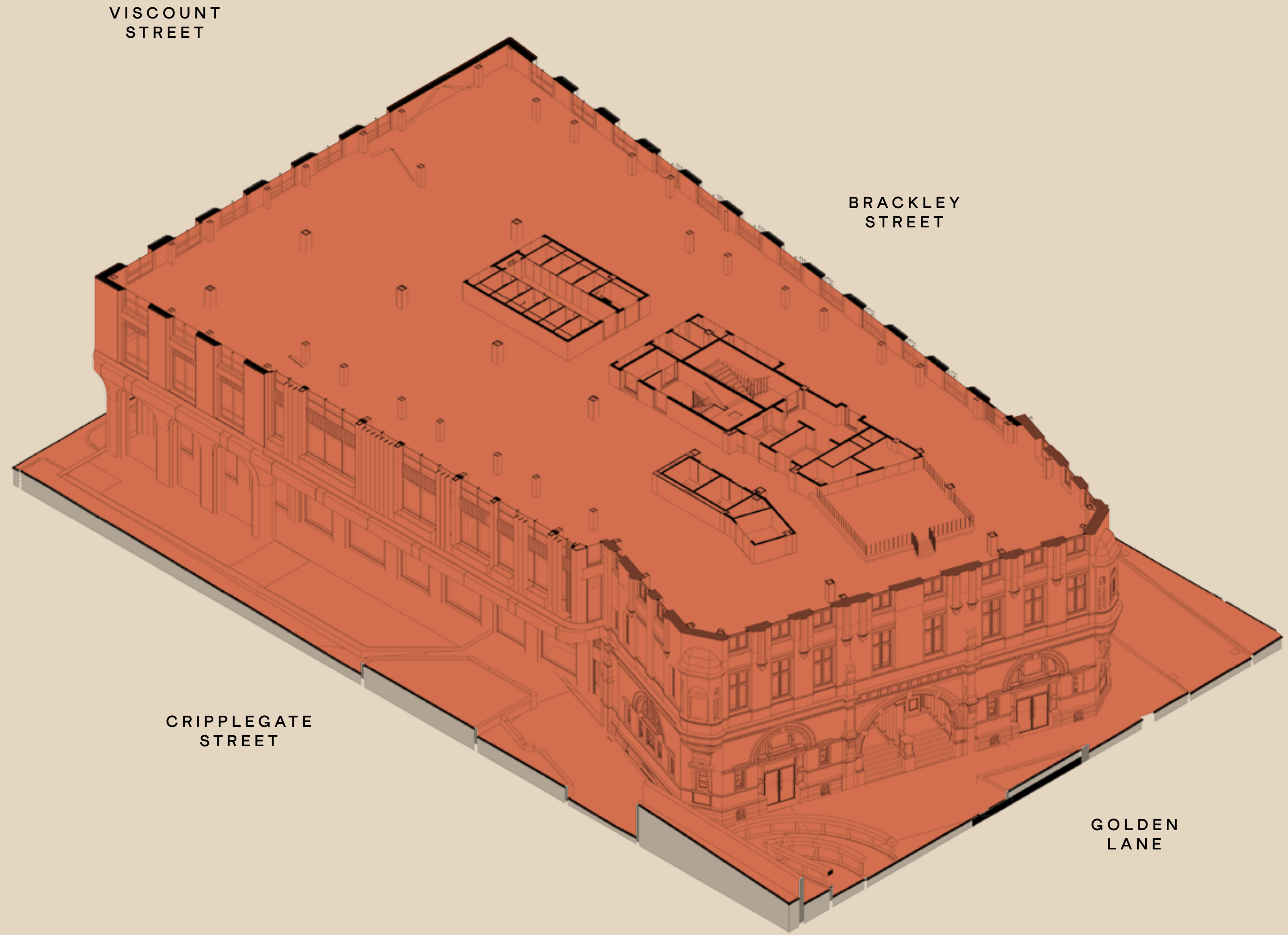
GOLDEN LANE

BRACKLEY STREET

Level  
03-05

13,272 SQ FT  
Office

3D PLAN



WELCOME

LOCATION

WORKPLACE

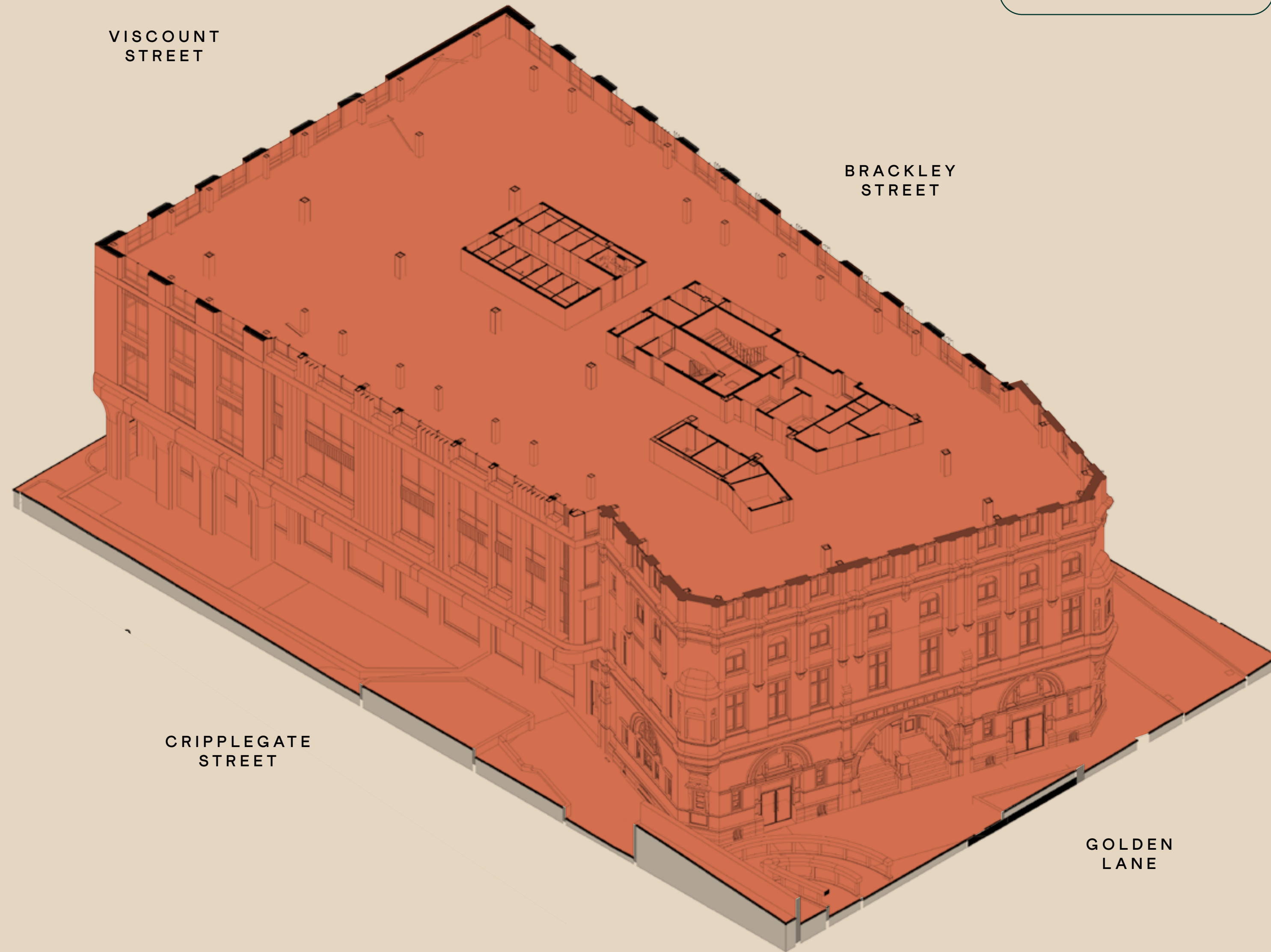
AVAILABILITY

SUSTAINABILITY

TEAM

Level  
03-05

13,272 SQ FT  
Office

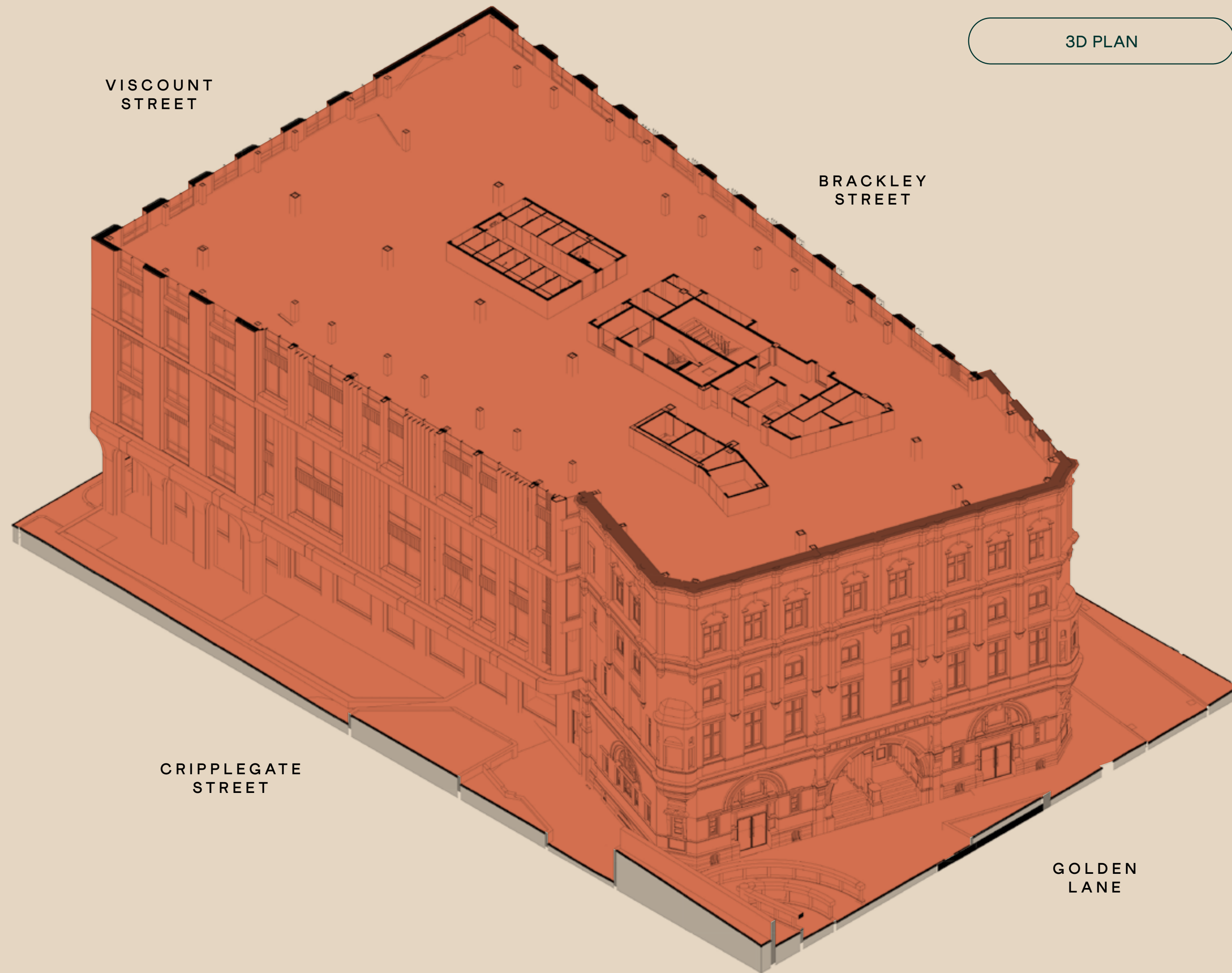


3D PLAN



Level  
03-05

13,272 SQ FT  
Office

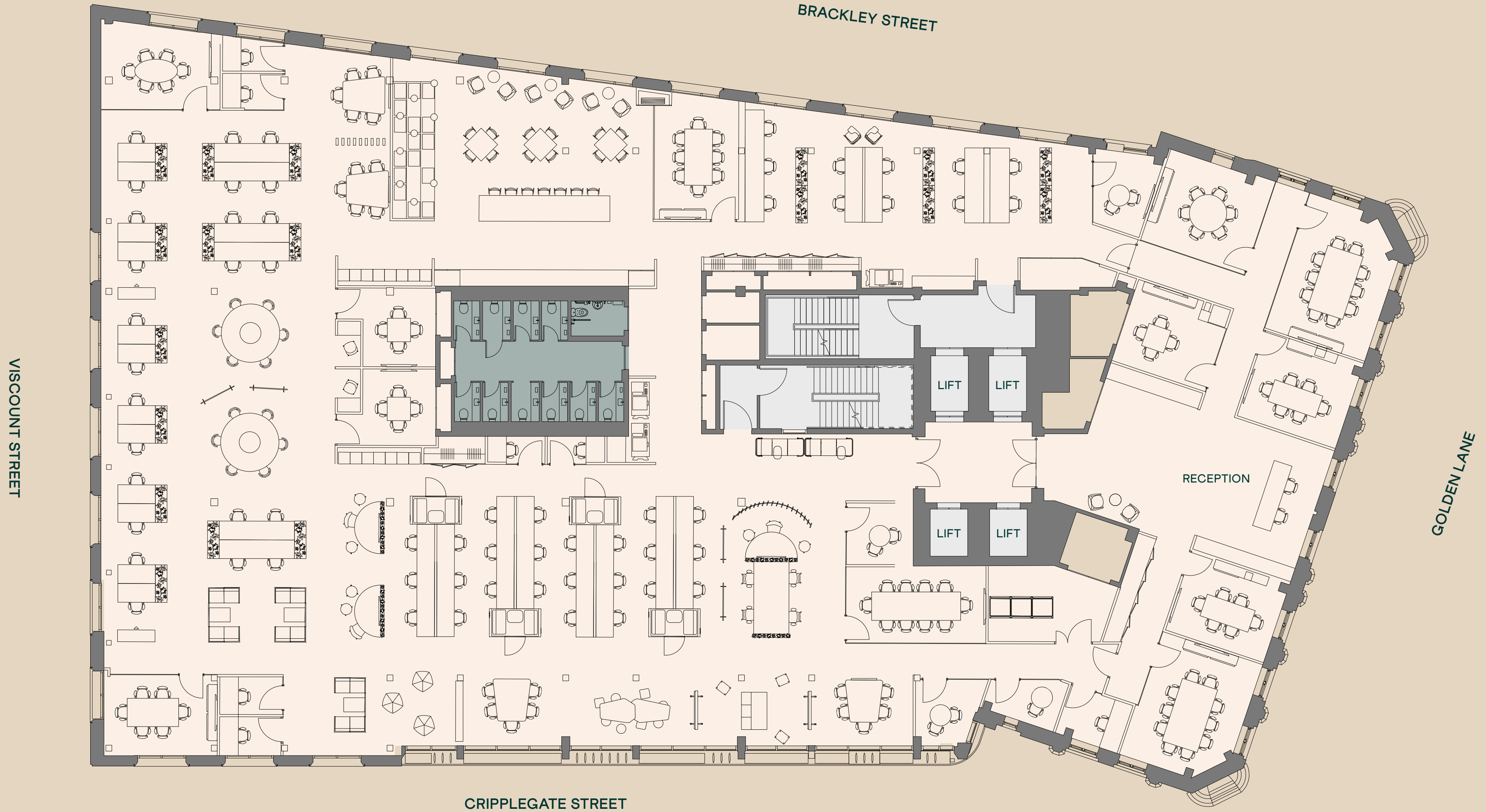




# Level 03-05

13,272 SQ FT  
Office

- OFFICE
- SANITARY FACILITY
- CORE



SPACE PLAN MEDIA

WELCOME

LOCATION

WORKPLACE

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# Level 03-05

13,272 SQ FT  
Office

- OFFICE
- SANITARY FACILITY
- CORE



SPACE PLAN LEGAL

WELCOME

LOCATION

WORKPLACE

AVAILABILITY

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TEAM

# Level 03-05

13,272 SQ FT  
Office

- OFFICE
- SANITARY FACILITY
- CORE

VISCOUNT STREET

BRACKLEY STREET

SPACE PLAN FINANCE



CRIPPLEGATE STREET

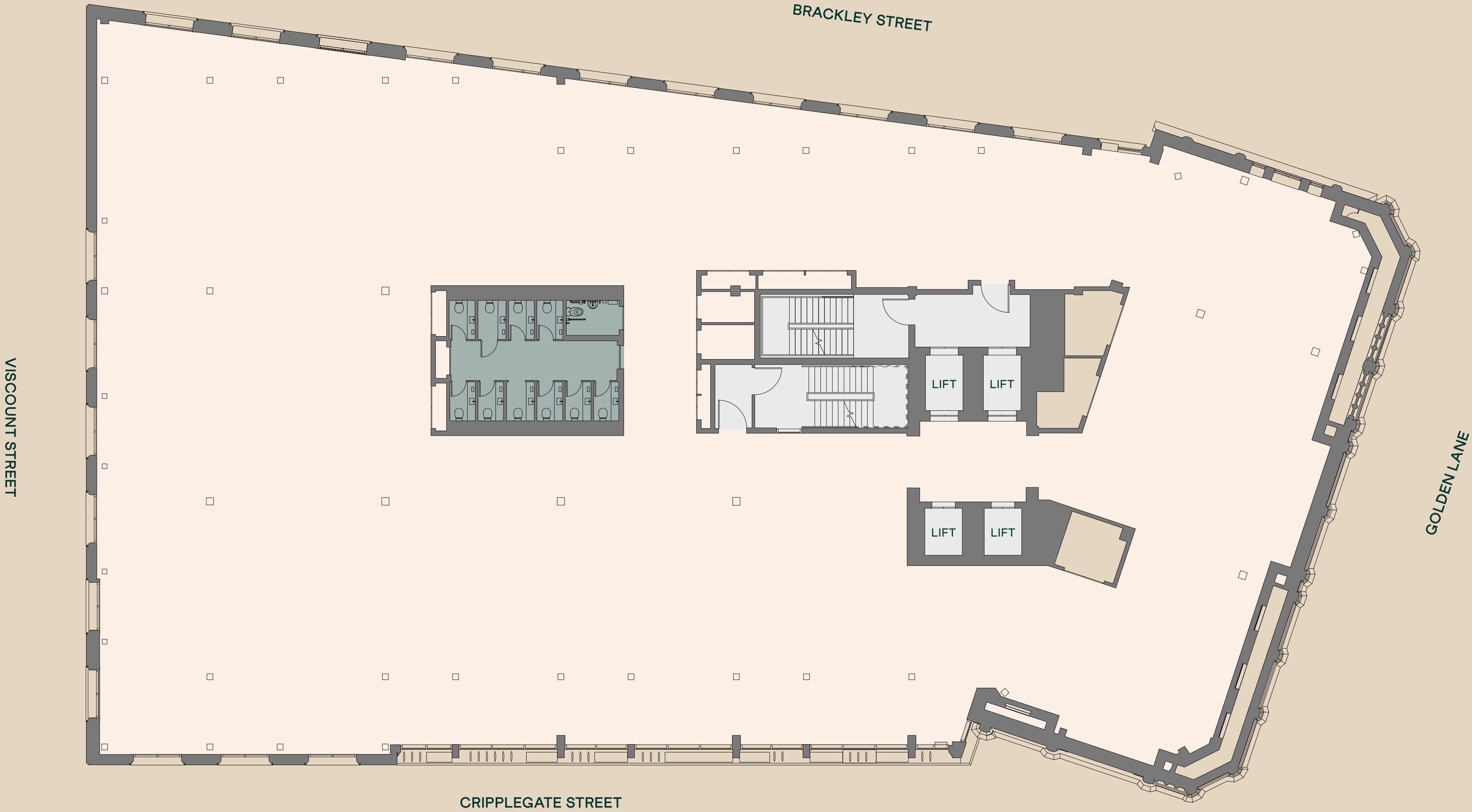
GOLDEN LANE



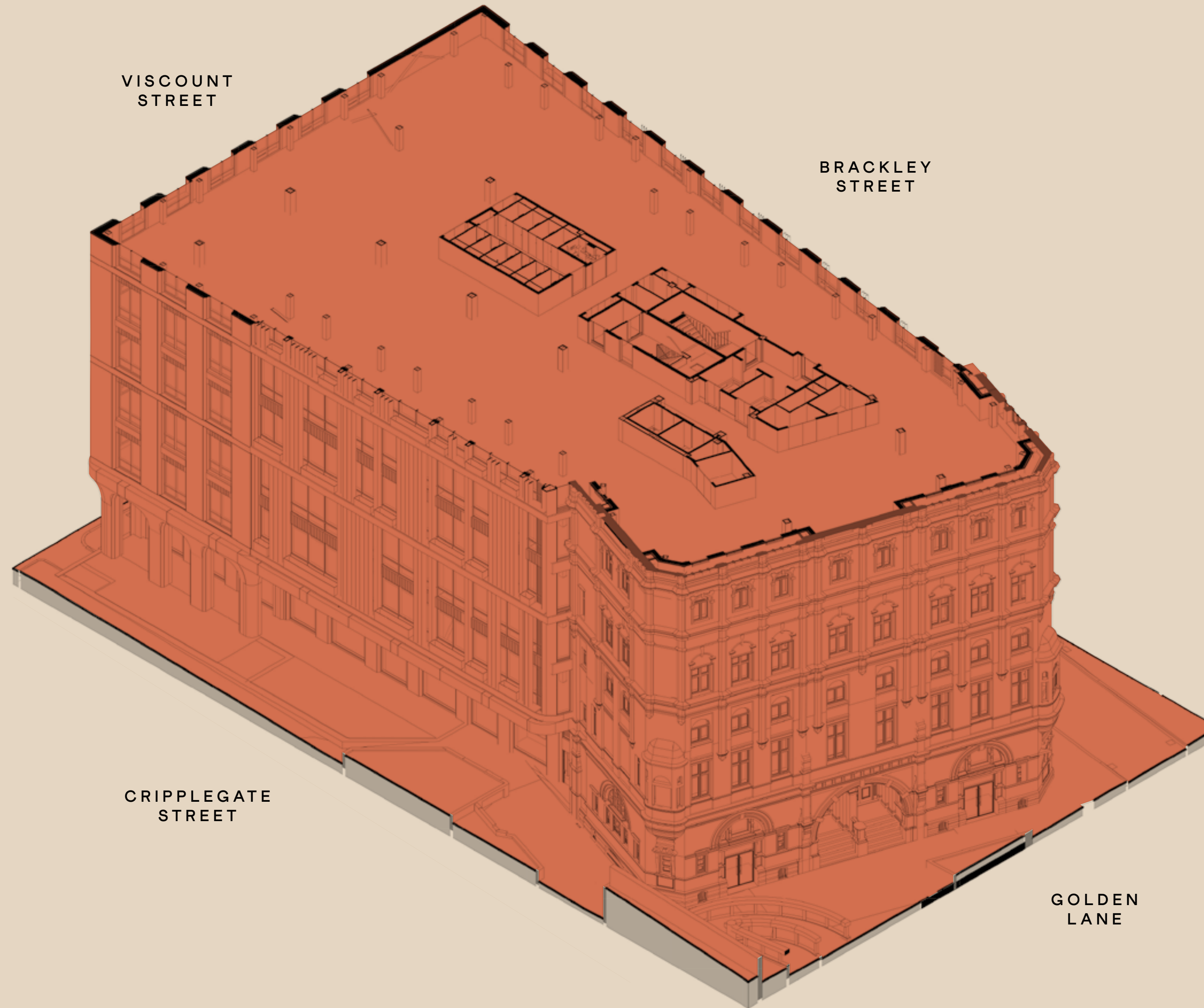
# Level 06

12,917 SQ. FT  
Office

- OFFICE
- SANITARY FACILITY
- CORE



Level  
06



3D PLAN

WELCOME

LOCATION

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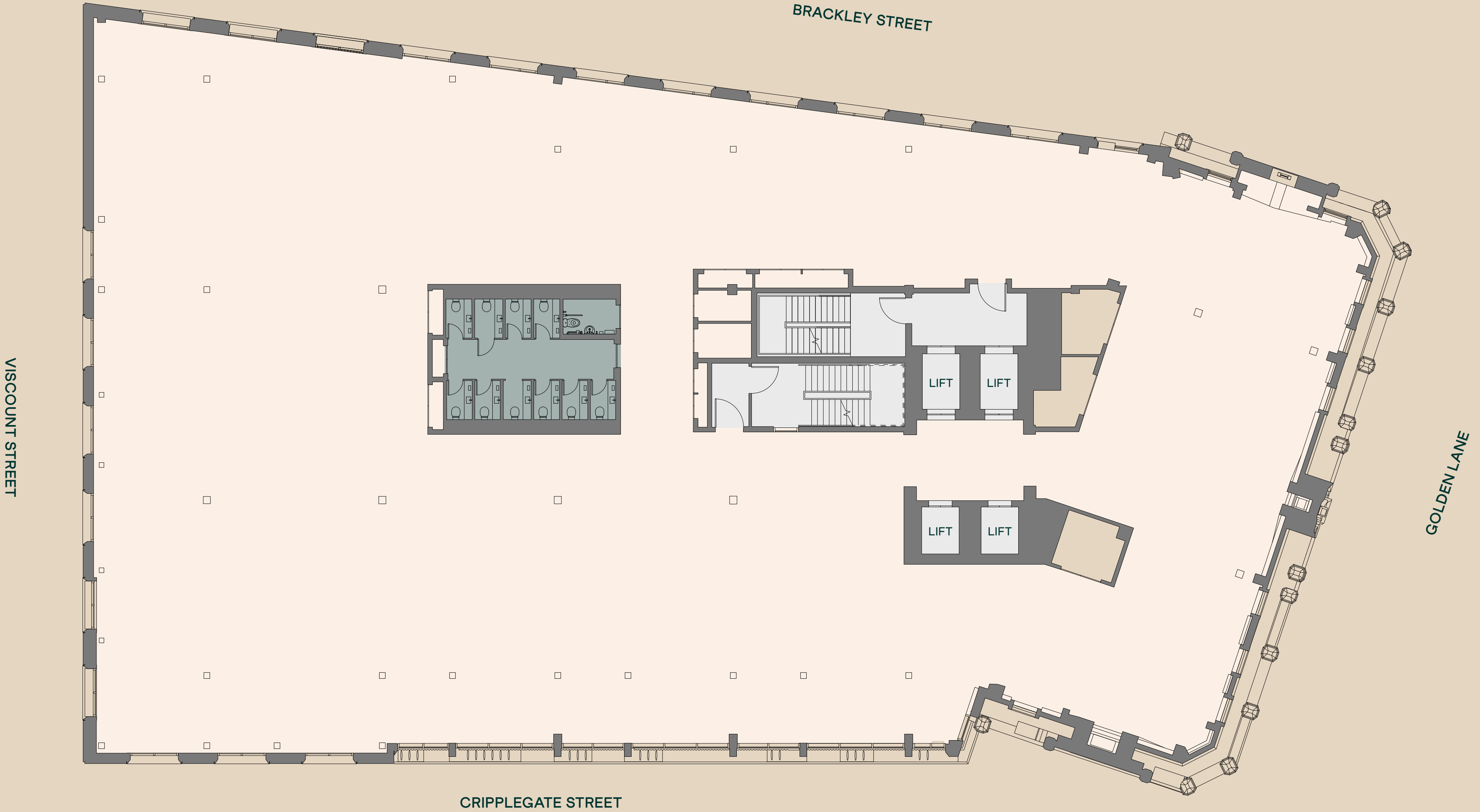
TEAM



# Level 07

12,927 SQ FT  
Office

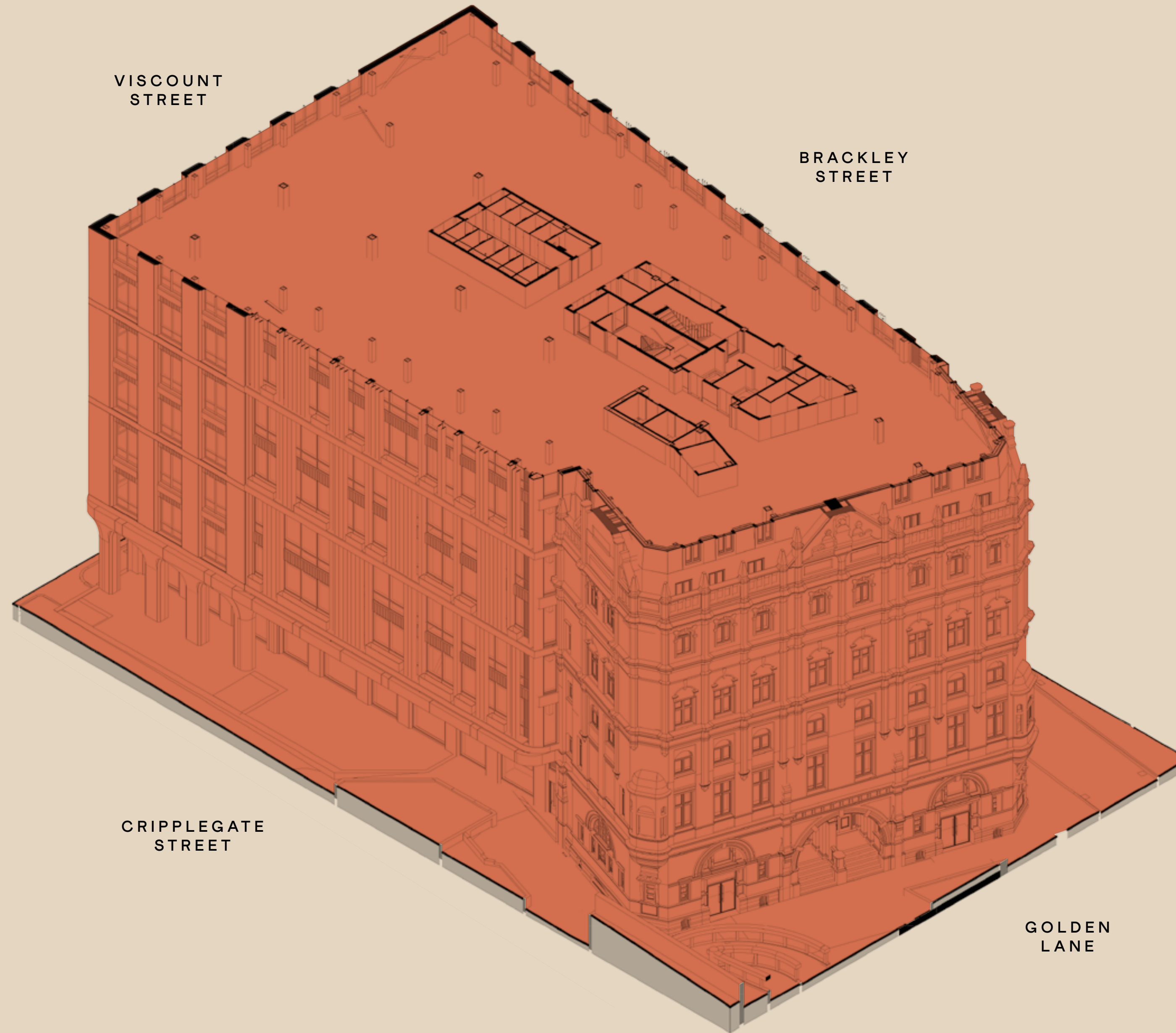
- OFFICE
- SANITARY FACILITY
- CORE



# Level 07

12,927 SQ FT  
Office

- OFFICE
- SANITARY FACILITY
- CORE



3D PLAN



WELCOME

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# Level 08

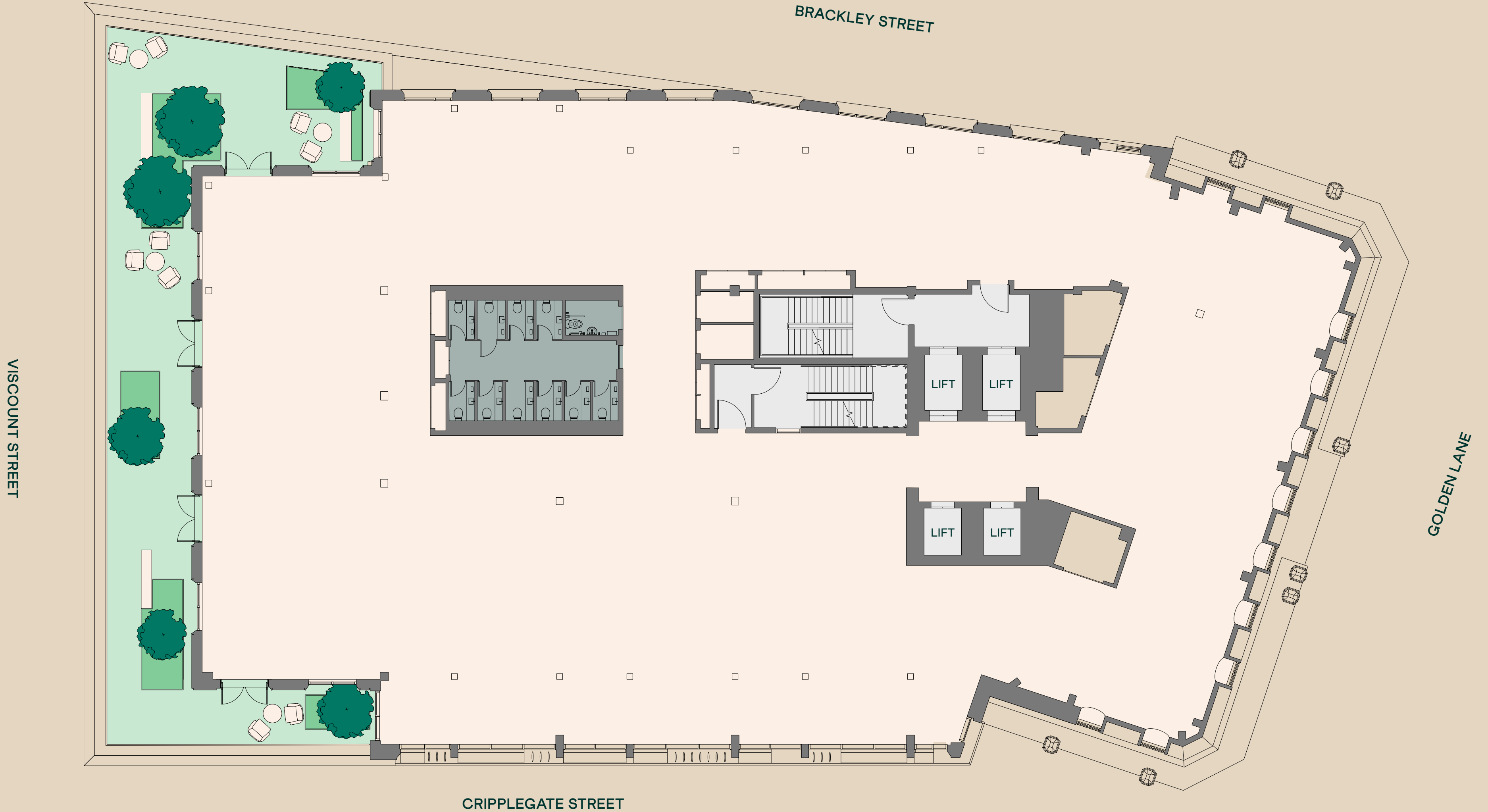
10,258 SQ FT

Office

1,948 SQ FT

Terrace

- OFFICE
- TERRACE
- SANITARY FACILITY
- CORE

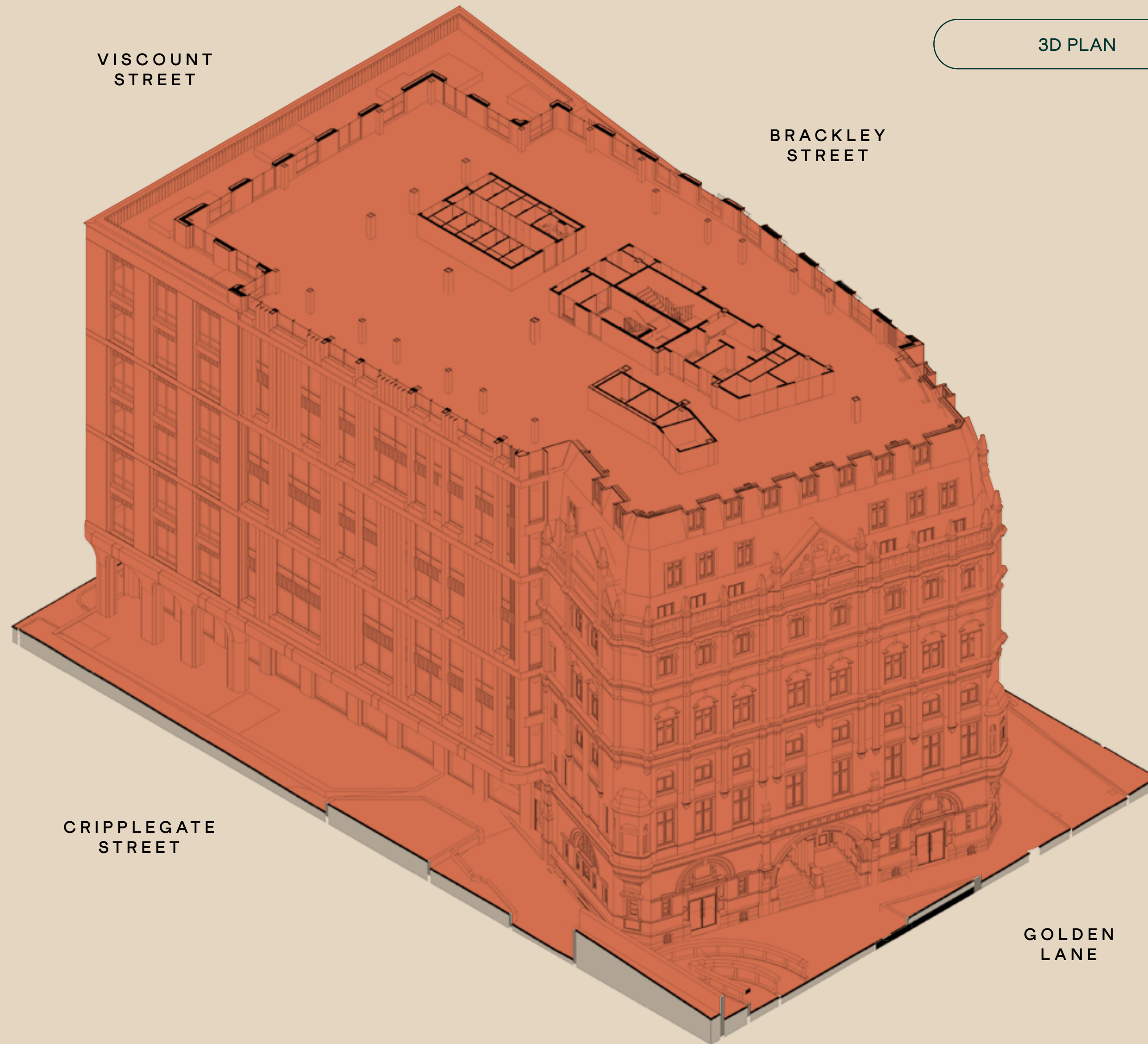


# Level 08

10,258 SQ FT  
Office

1,948 SQ FT  
Terrace

- OFFICE
- TERRACE
- SANITARY FACILITY
- CORE



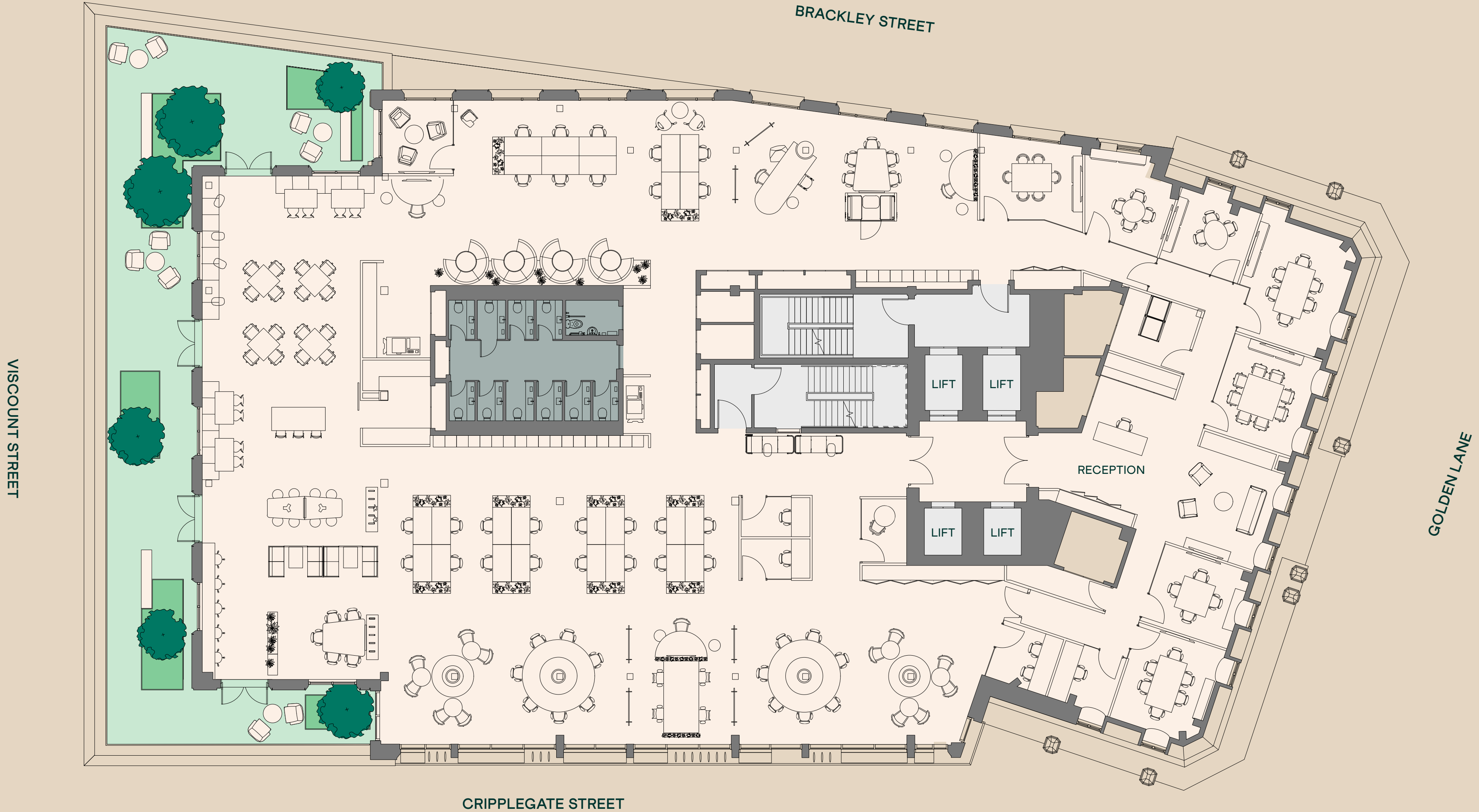
3D PLAN



# Level 08

10,258 SQ FT  
Office  
1,948 SQ FT  
Terrace

- OFFICE
- TERRACE
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WELCOME

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## Level 08

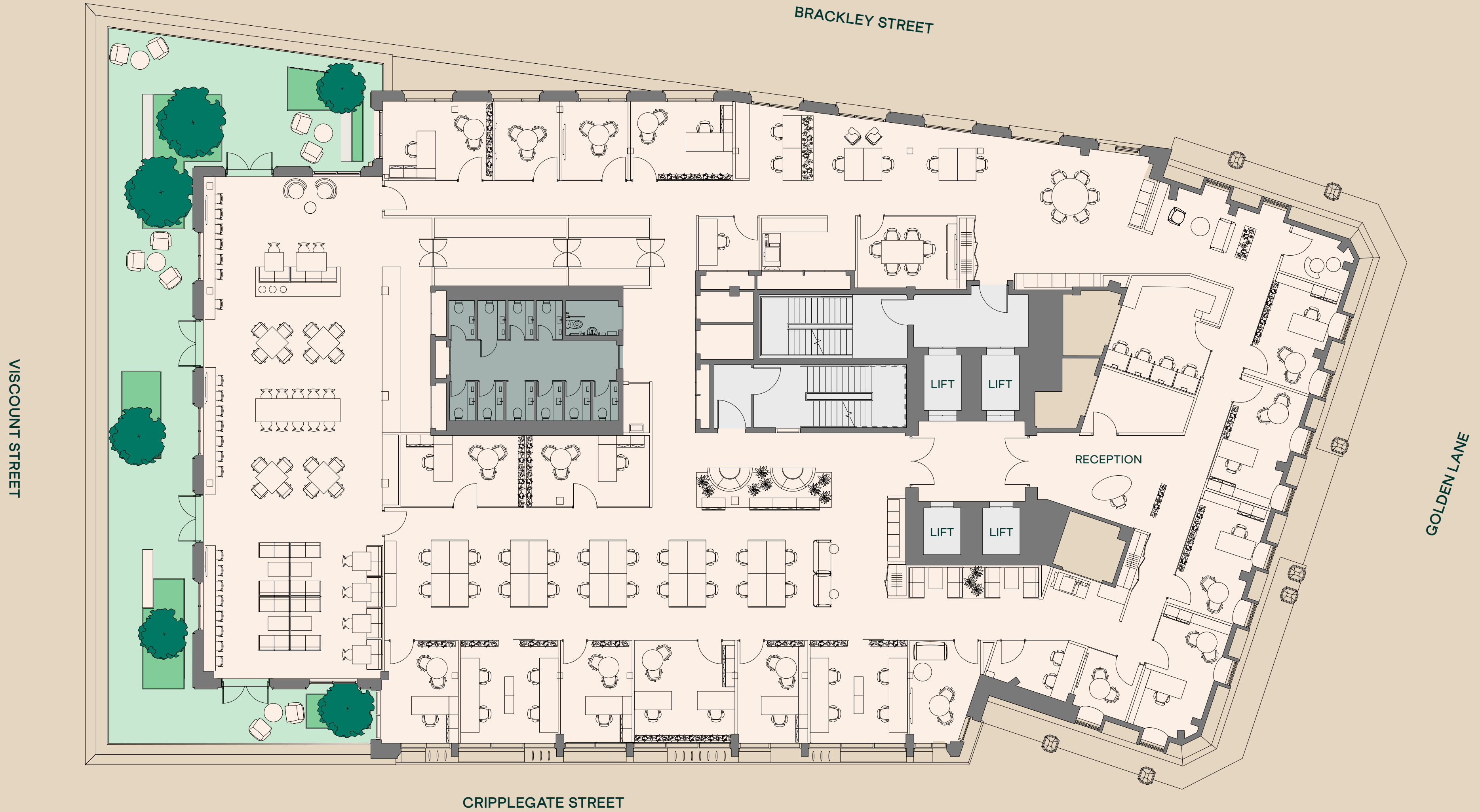
10,258 SQ FT  
Office

1,948 SQ FT  
Terrace

- OFFICE
- TERRACE
- SANITARY FACILITY
- CORE



SPACE PLAN LEGAL



WELCOME

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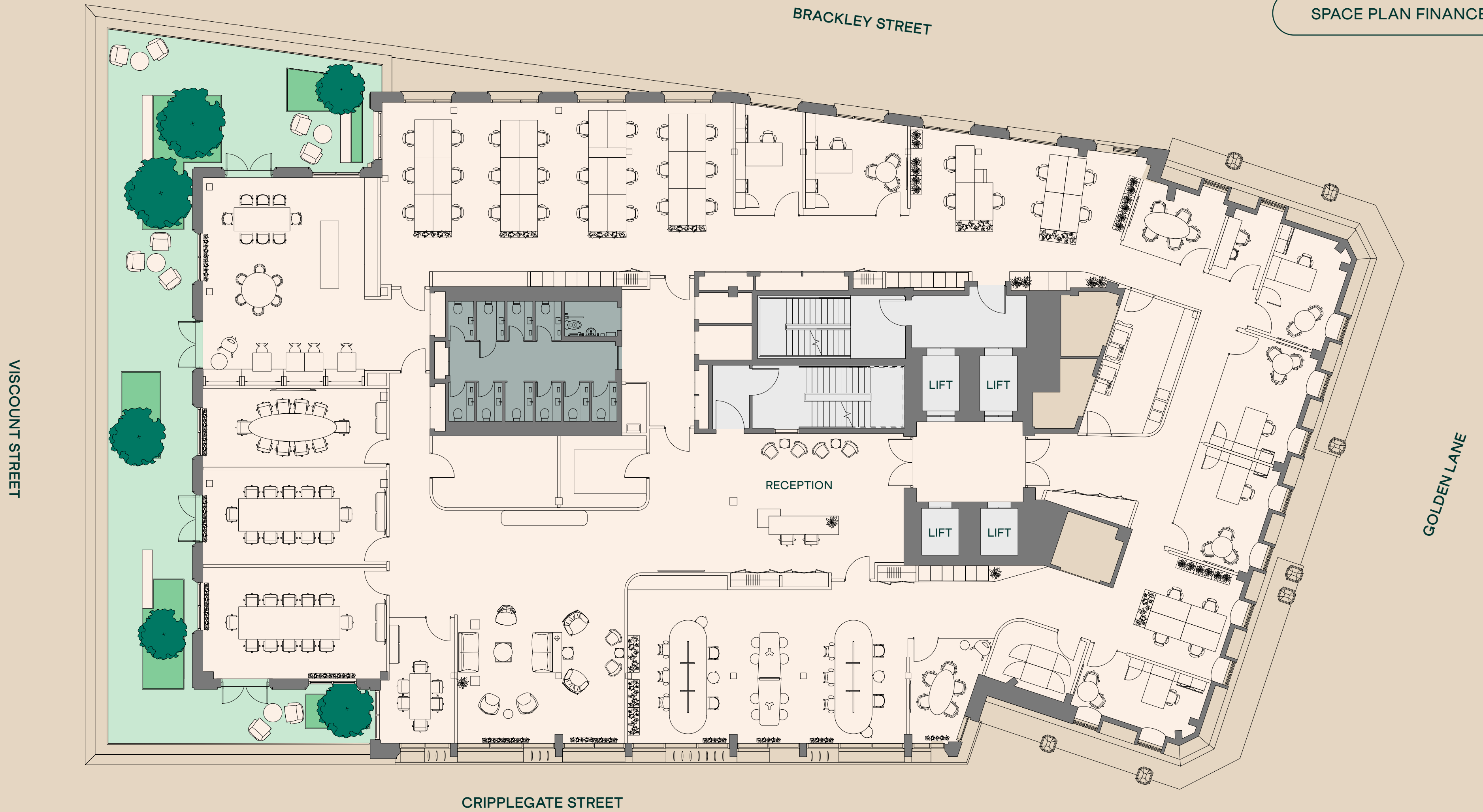
TEAM

## Level 08

10,258 SQ FT  
Office

1,948 SQ FT  
Terrace

- OFFICE
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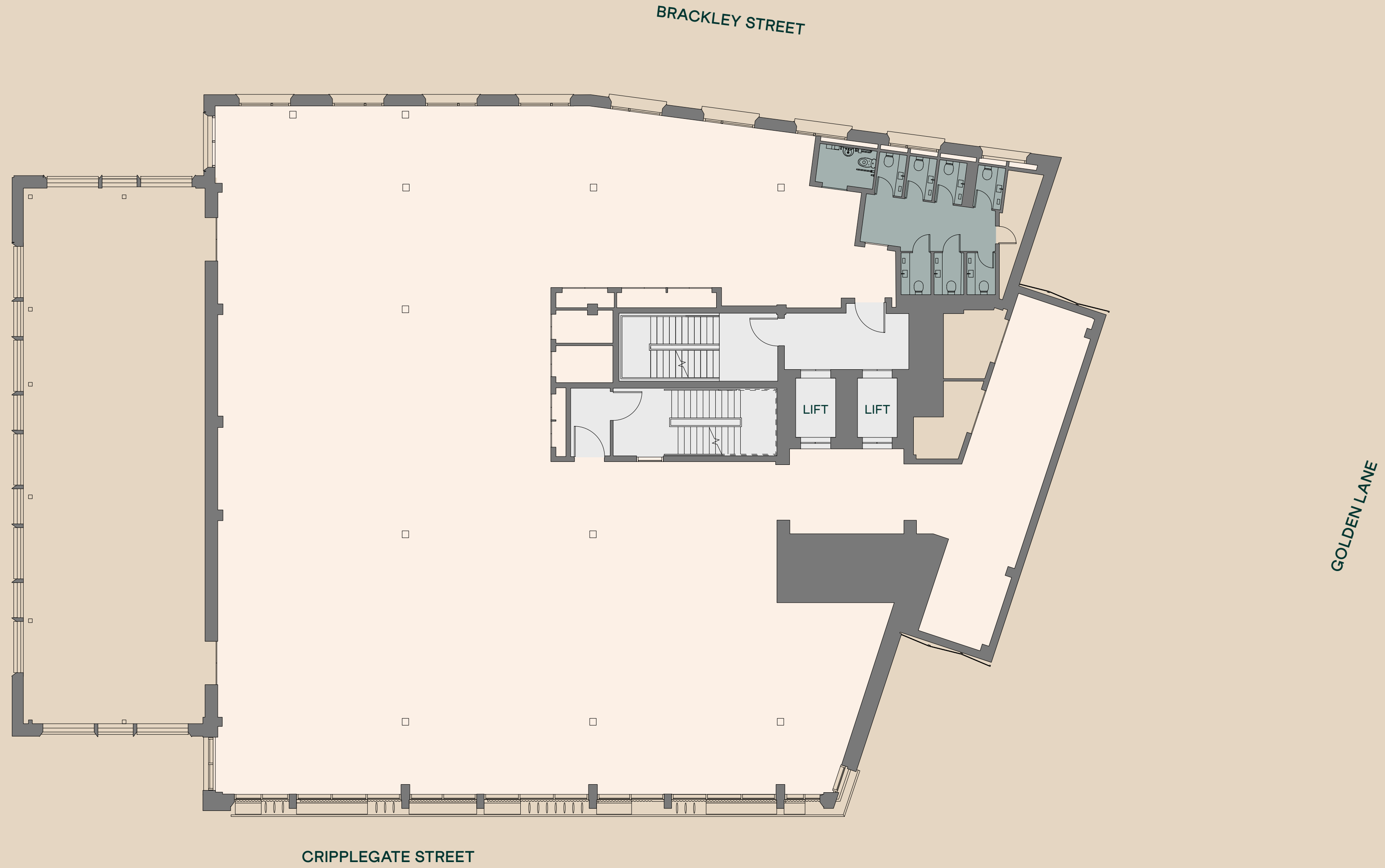
SUSTAINABILITY

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# Level 09

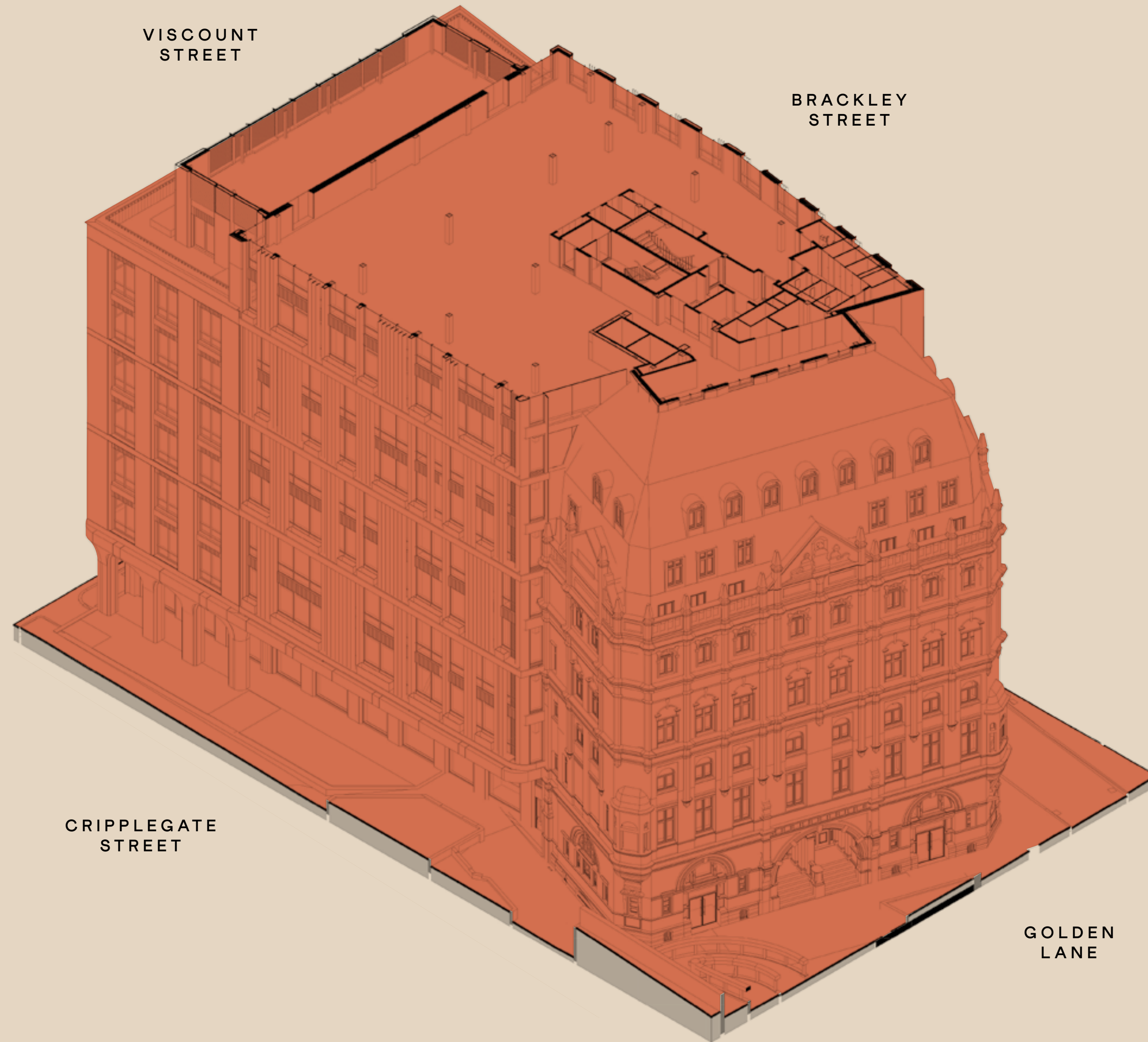
7,083 SQ FT  
Office

- OFFICE
- SANITARY FACILITY
- CORE



Level  
09

7,083 SQ FT  
Office



3D PLAN



WELCOME

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AVAILABILITY

SUSTAINABILITY

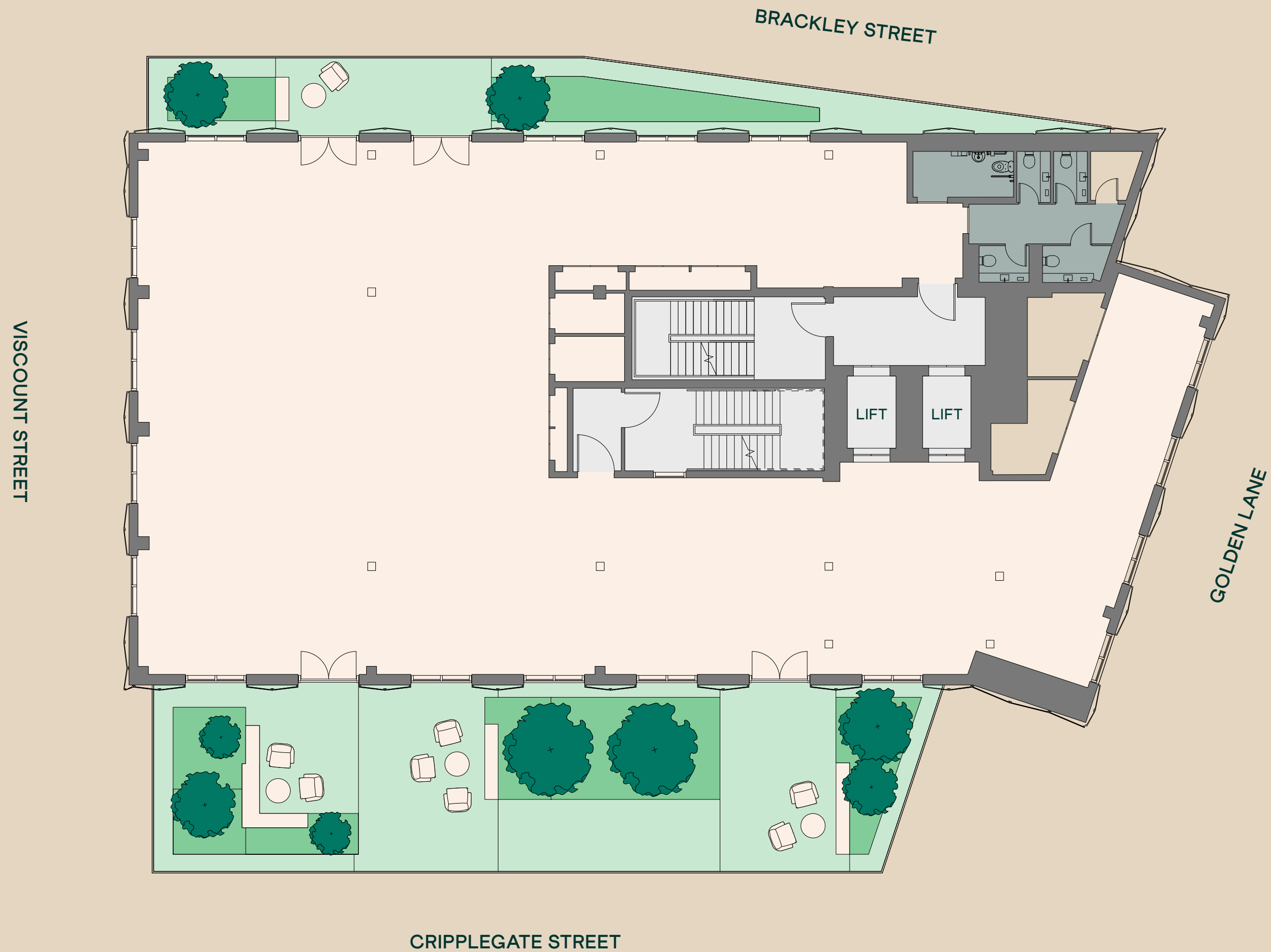
TEAM

# Level 10

4,682 SQ FT  
Office

2,422 SQ FT  
Terrace

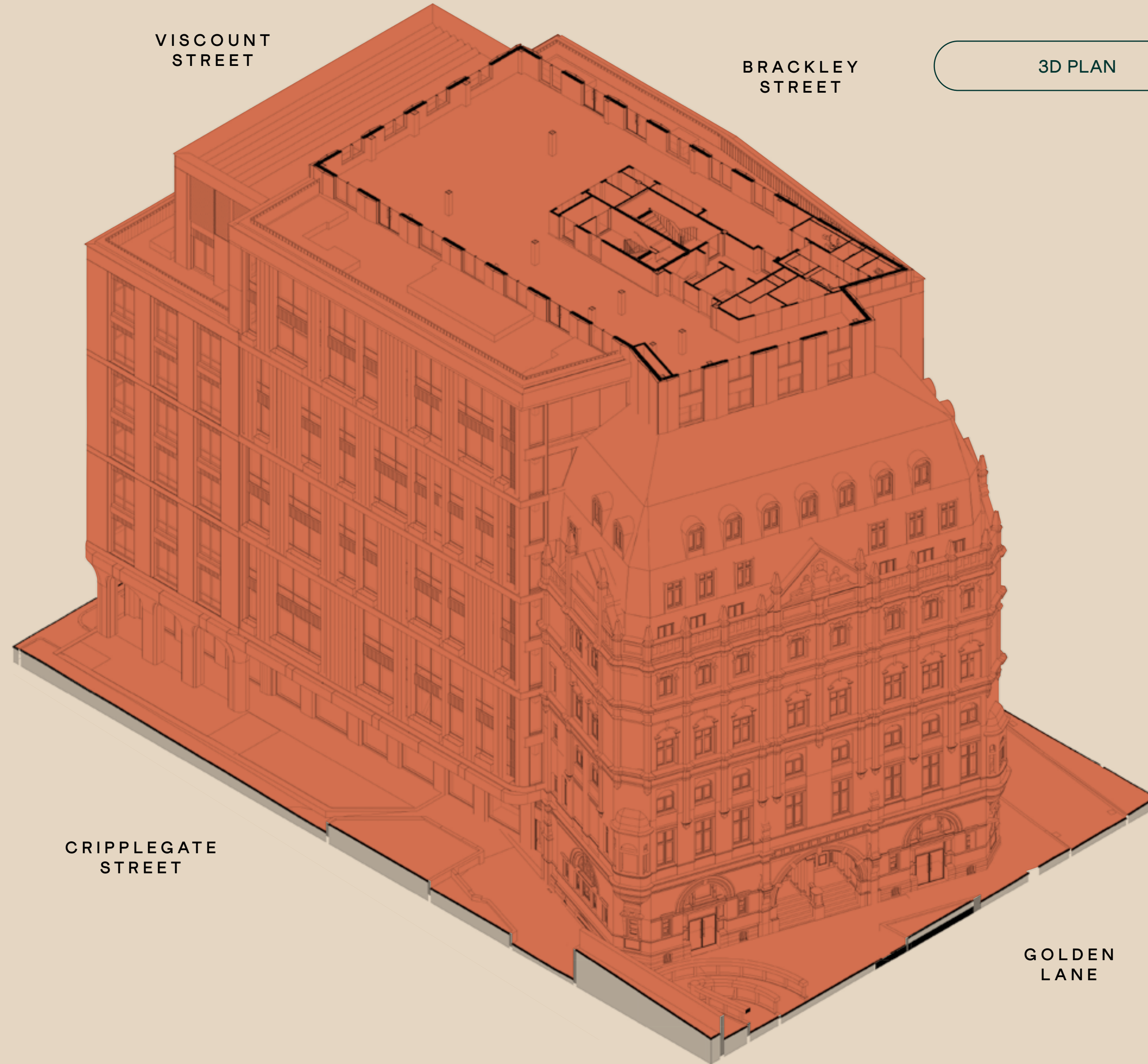
- OFFICE
- TERRACE
- SANITARY FACILITY
- CORE



# Level 10

4,682 SQ FT  
Office

2,422 SQ FT  
Terrace



CGI

WELCOME

LOCATION

WORKPLACE

AVAILABILITY

SUSTAINABILITY

TEAM



Level 10 workspace with a 2,422 sq ft private landscaped terrace

# Level 10

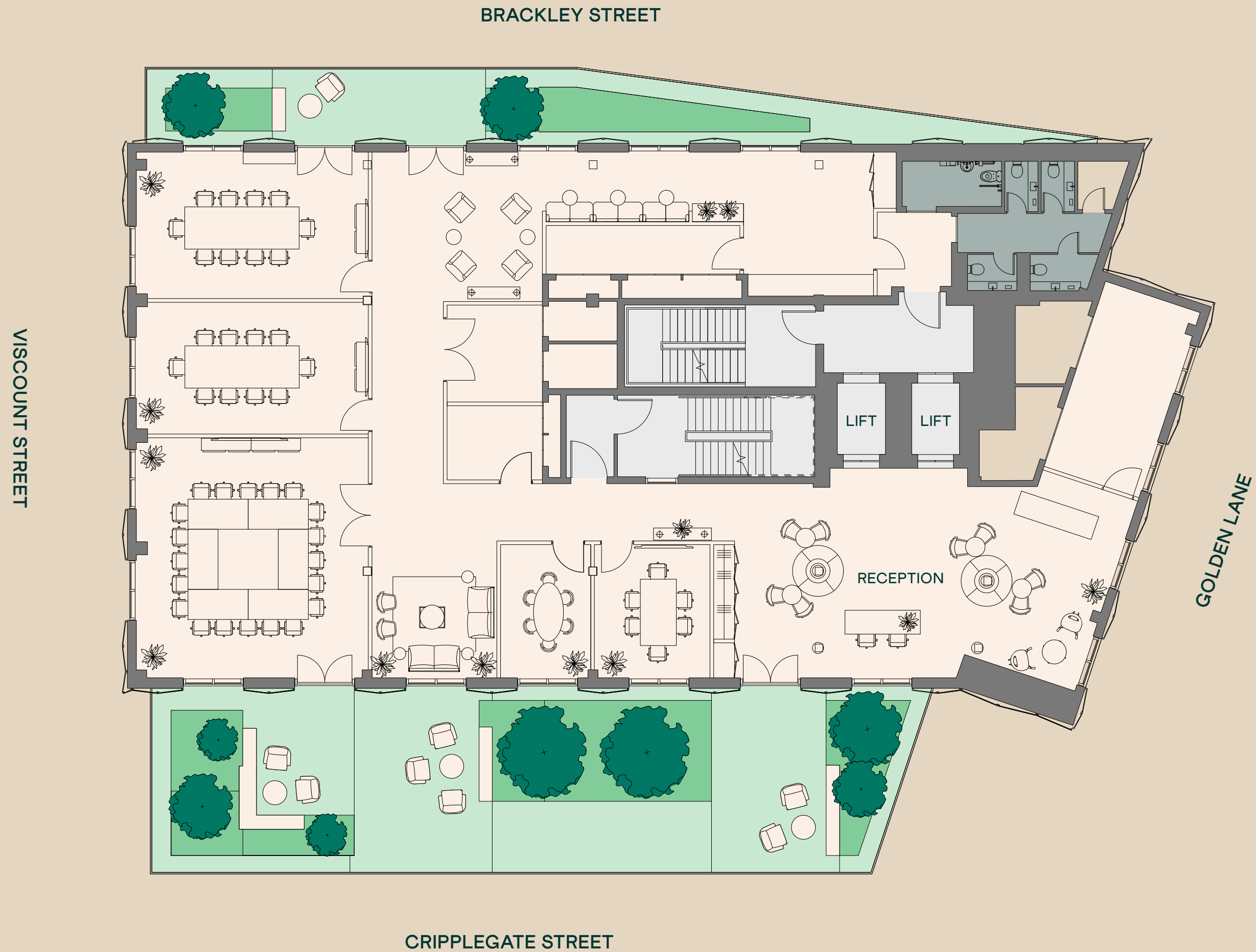
4,682 SQ FT  
Office

2,422 SQ FT  
Terrace

- OFFICE
- TERRACE
- SANITARY FACILITY
- CORE



SPACE PLAN



WELCOME

LOCATION

WORKPLACE

AVAILABILITY

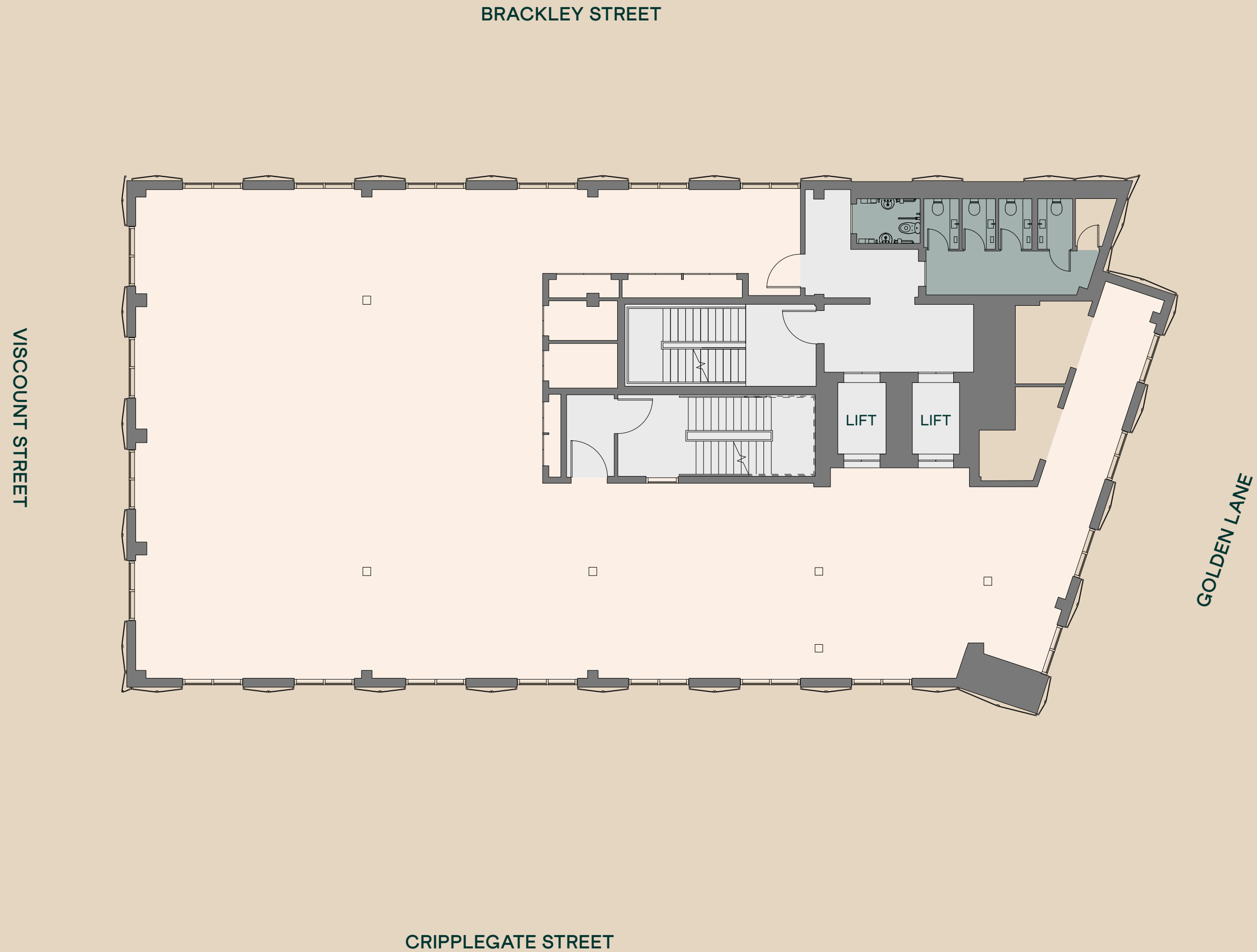
SUSTAINABILITY

TEAM

# Level 11

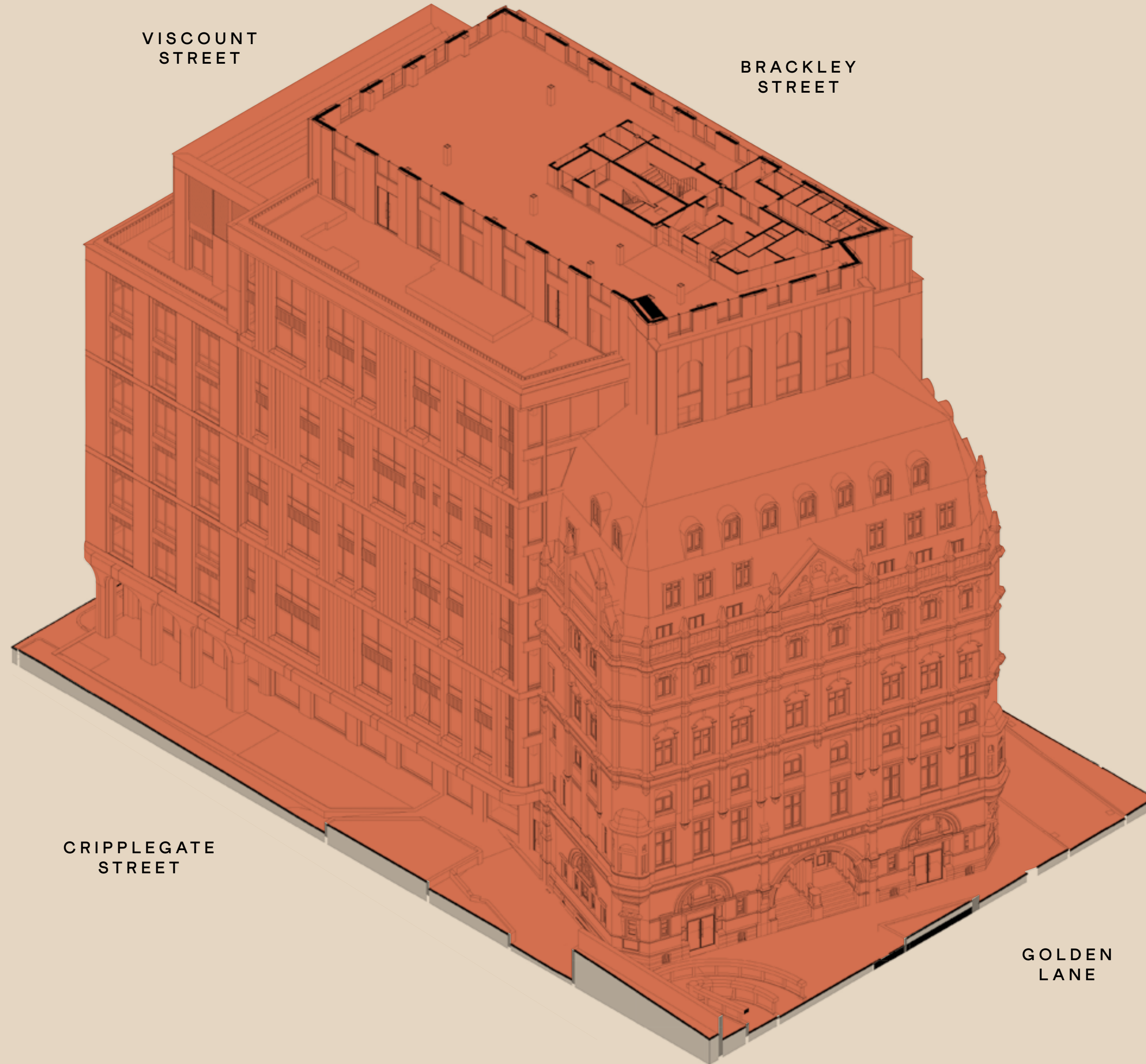
3,983 SQ FT  
Office

- OFFICE
- TERRACE
- SANITARY FACILITY
- CORE



# Level 11

3,983 SQ FT  
Office



3D PLAN

WELCOME

LOCATION

WORKPLACE

AVAILABILITY

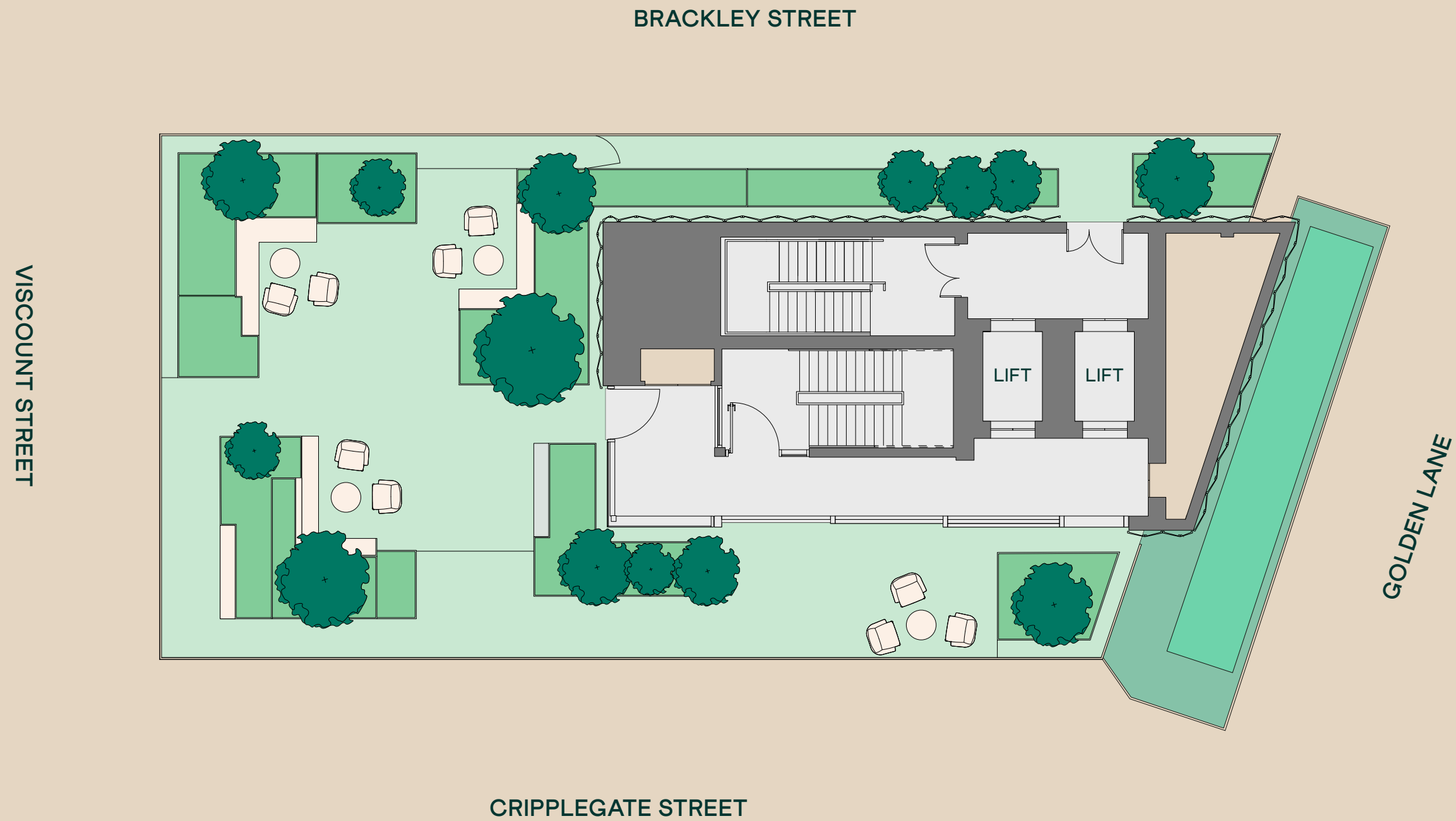
SUSTAINABILITY

TEAM

# Level 12

3,541 SQ FT  
Terrace

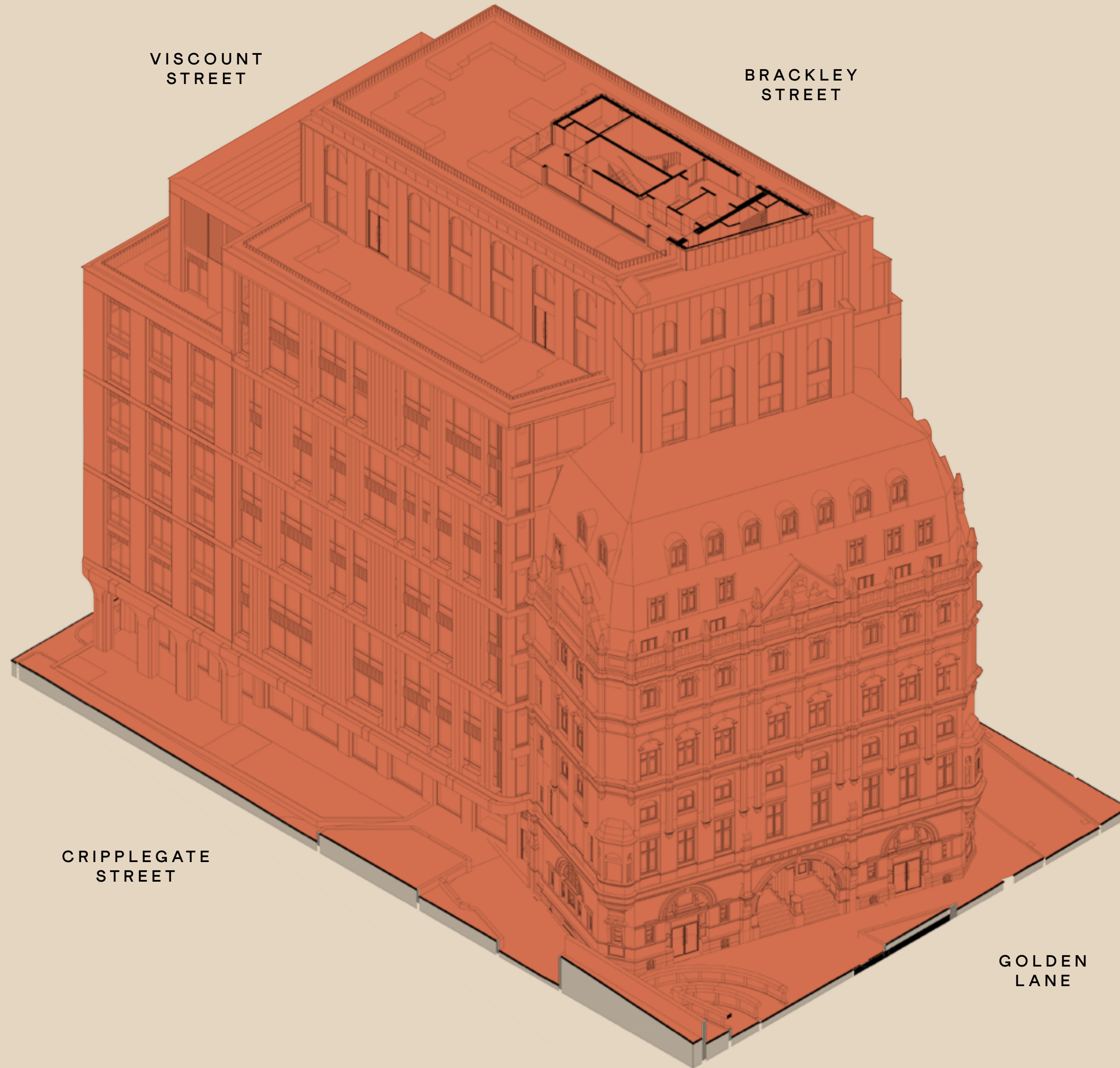
- COMMUNAL TERRACE
- SANITARY FACILITY
- CORE



# Level 12

3,541 SQ FT  
Terrace

- TERRACE
- SANITARY FACILITY
- CORE



3D PLAN

WELCOME

LOCATION

WORKPLACE

AVAILABILITY

SUSTAINABILITY

TEAM

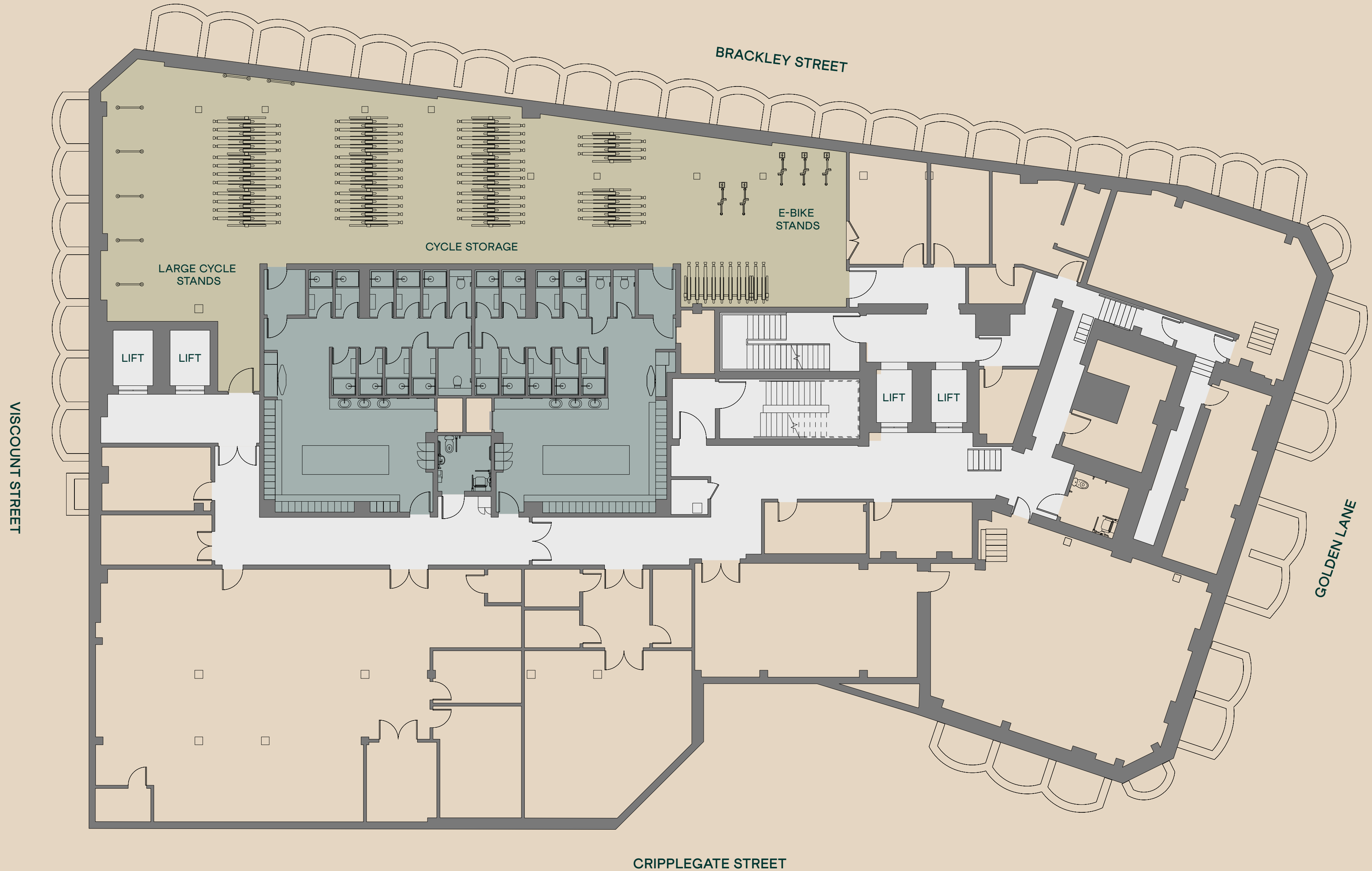


Level 12 communal roof terrace looking south towards St Paul's Cathedral

# Lower Ground

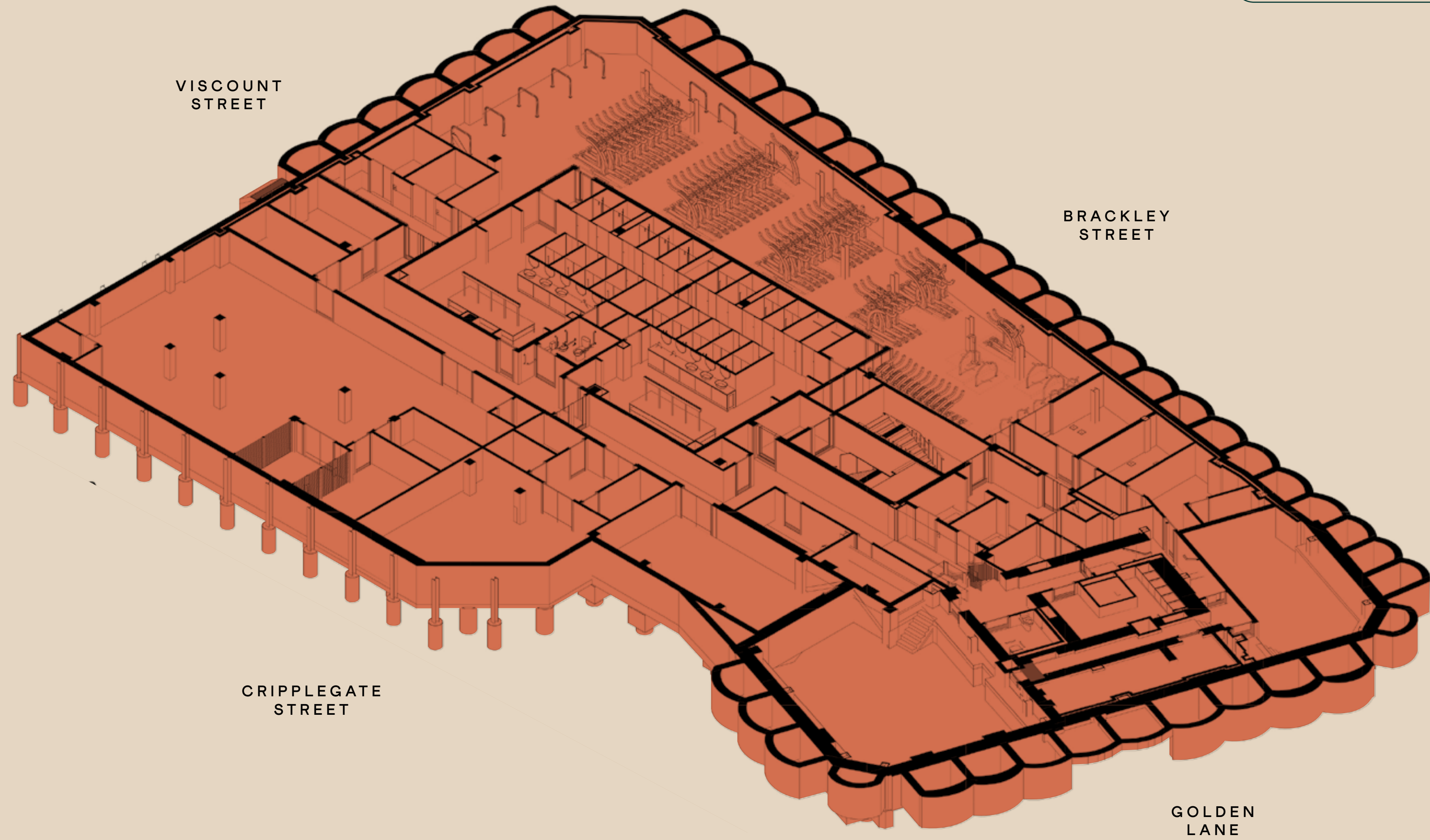
- 120 Lockers
- 222 Cycle Spaces
- 36 Folding Bike Lockers
- 10 E-Bike Charging Stands
- 10 Large Cycle Stands
- 2 Cycle Repair Stands
- 19 Showers

- CYCLE STORAGE
- SANITARY FACILITY & SHOWERS
- CORE



# Lower Ground

- 120 Lockers
- 222 Cycle Spaces
- 36 Folding Bike Lockers
- 10 E-Bike Charging Stands
- 10 Large Cycle Stands
- 2 Cycle Repair Stands
- 19 Showers



# Summary specification

120,000+ sq ft of bright, flexible, modern workspaces

Located next door to the iconic Barbican Centre and between six of London's most diverse neighbourhoods

Four minutes from the Elizabeth Line and a short walk to multiple tube stations

3,900 sq ft of ground floor communal spaces including a double-height reception, café and a generous flexible space

Dedicated entrance for cyclists to cycle parking, e-bike charging and cycle repair facilities and best-in-class changing and showers

Over 7,000 sq ft of shared and private terraces views of St Pauls and The Shard

Targeting the highest internationally recognised accreditations for the built environment, digital connectivity and for health and well-being

A statement London headquarters building with efficient quadruple aspect floorplates

A carefully restored the 1896 heritage façade

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

A Net-Zero Whole Life Carbon, all-electric building in operation, powered by 100% renewable energy

A significant increase in urban greening and biodiversity

## Exceeding your ESG requirements

Every aspect of One Golden Lane has been developed with sustainability in mind, starting with its adaptive design and re-use of existing building materials.

This is a unique opportunity to occupy and operate within a Net Zero Whole Life Carbon building, supporting your sustainability credentials.



Inspired by the Barbican Centre conservatory



Retained historic façade on Golden Lane



Wildflower planting



People and wellbeing first

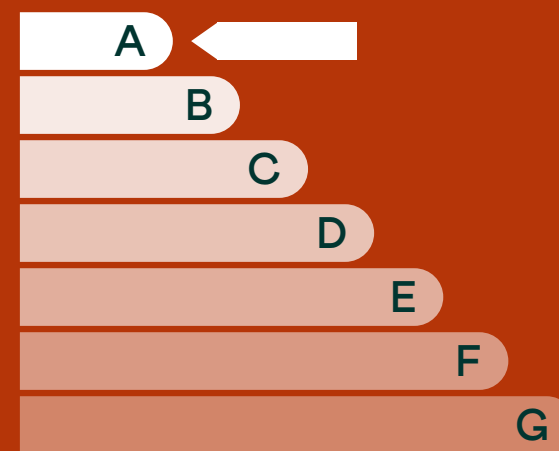
# Targeting leading industry credentials



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%.

## Development team

Castleforge has gathered a renowned team of independent architectural, design and technical practices to create and deliver One Golden Lane.

# ONE

DEVELOPER



A leading UK-based private real estate investor and developer, with a proven track record of delivering thoughtful innovation that limits environmental impact and contributes positively to occupiers' wellbeing and local communities.



160 Aldersgate Street

Mountbatten House, Southampton



ARCHITECT

## Hawkins\Brown

An internationally acclaimed architectural practice, creating places with personality and purpose that are well-made, well-used and well-loved. Since 1988, the practice has won, or been shortlisted for, over 250 industry awards.

INTERIOR DESIGN  
& ARCHITECT

## BARR GAZETAS

A highly experienced team of architects and designers, creating places for working that feed productivity and promote calm, with many subtleties of mood and texture in between.



Riverscape, 10 Queen Street Place

WELCOME

LOCATION

WORKPLACE

AVAILABILITY

SUSTAINABILITY

TEAM

# ONE

LANDSCAPE ARCHITECT



ANDYSTURGEONDESIGN

Winner of numerous awards, including nine Gold Medals and three Best in Show at the RHS Chelsea Flower Show, the practice blends strong design, natural materials and innovative planting to create bold, timeless gardens and landscapes.



1 Broadgate

PROJECT MANAGEMENT  
& COST CONSULTANCY

## GT GARDINER & THEOBALD

An independent construction and property consultancy priding themselves as ethical leaders in their field, supporting charitable causes, giving back to the communities they help to build.



Battersea Power Station

MEP, SUSTAINABILITY  
& SMART TECHNOLOGY

# ARUP

As a leader in green buildings Arup are dedicated to sustainable development and for over 75 years have been using imagination, technology and rigour to shape a better world.



80 Charlotte Street

WELCOME

LOCATION

WORKPLACE

AVAILABILITY

SUSTAINABILITY

TEAM

# ONE



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WELCOME

LOCATION

WORKPLACE

AVAILABILITY

SUSTAINABILITY

TEAM

A development by

