

20 Red Lion Street,
Holborn, London, WC1R 4PQ



SHARED FITTED OFFICE TO LET | FROM 3,000 – 6,006 SQ FT



Location

The building is well located off High Holborn with excellent transport links in very close proximity as well as a good mix of restaurants, bars, and retailers. Holborn (Central and Piccadilly lines) and Chancery Lane (Central line) are both within short walking distance with Farringdon Station (Circle, Hammersmith & City, Metropolitan Lines and Thameslink) within close proximity.

Floor Areas

Floor	sq ft	sq m
3 rd floor	3,000 – 6,006	279 - 558
TOTAL (approx.)	3,000 – 6,006	279 - 558

*Measurement in terms of *NIA

Description

The 3rd floor at 20 Red Lion Square offers the perfect opportunity to share a beautifully fitted office in this recently refurbished Grade A office building. The floor provides a bright reception with a large open plan desking area, meeting rooms and an excellent kitchen/breakout area.

The current occupier would like to offer the opportunity to either share the costs of the floor to include the rent rates and service charge, with both occupiers benefitting from fantastic work space. There is also the opportunity to split the floor or offer as a whole floor.

Paul Dart, Partner

07502 306240

Rebecca Saxon, Associate Partner

07899 677034

Holborn

Developed as a medieval suburb of the City, this area of central London makes the connection between the City and the West End. Holborn has been traditionally popular with the legal fraternity, although the area has recently attracted more diverse occupiers including Sainsbury's and Warner Brothers. The weekday market at Leather Lane has been in operation for 400 years, serving anyone from workers looking for a lunchtime feed to hipsters seeking a coffee shop hangout.

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract October 2020

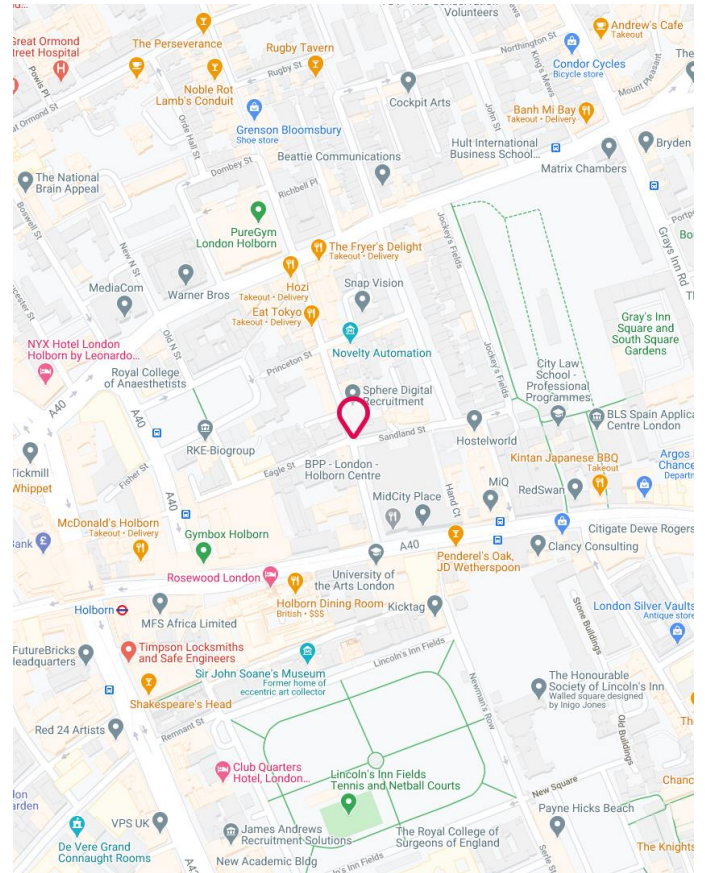
020 7025 1390

4 Golden Square London W1F 9HT

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Terms

Tenure:	Leasehold
Lease:	Flexible lease available
Rent:	£67.50 psf pax
Rates:	TBC
Service Charge:	Approximately £8.50 psf pax
EPC Rating:	TBC

Amenities

- Fully fitted
- Shared use of meeting rooms, reception and kitchen
- Three passenger lifts
- Recently refurbished building (2019)
- VRF air conditioning
- Full access raised floors
- Cycle spaces
- Seven showers
- Lockers and a drying rooms
- WiredScore Platinum
- BREEM Very Good/Excellent

Paul Dart, Partner

📞 07502 306240
✉️ pdart@monmouthdean.com

Rebecca Saxon, Associate Partner

📞 07899 677034
✉️ rsaxon@monmouthdean.com

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