

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



FITTED OFFICE TO LET | 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	6,006	558
TOTAL (approx.)	6,006	558

*Measurement in terms of *NIA

Description

The 3rd floor at 20 Red Lion Square offers beautifully fitted office in this 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 floor can be split to provide a unit of c.3,000 sq ft.

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.

Bert Murray, Partner

07775 521102

Paul Dart, Partner

07502 306240

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 July 2023

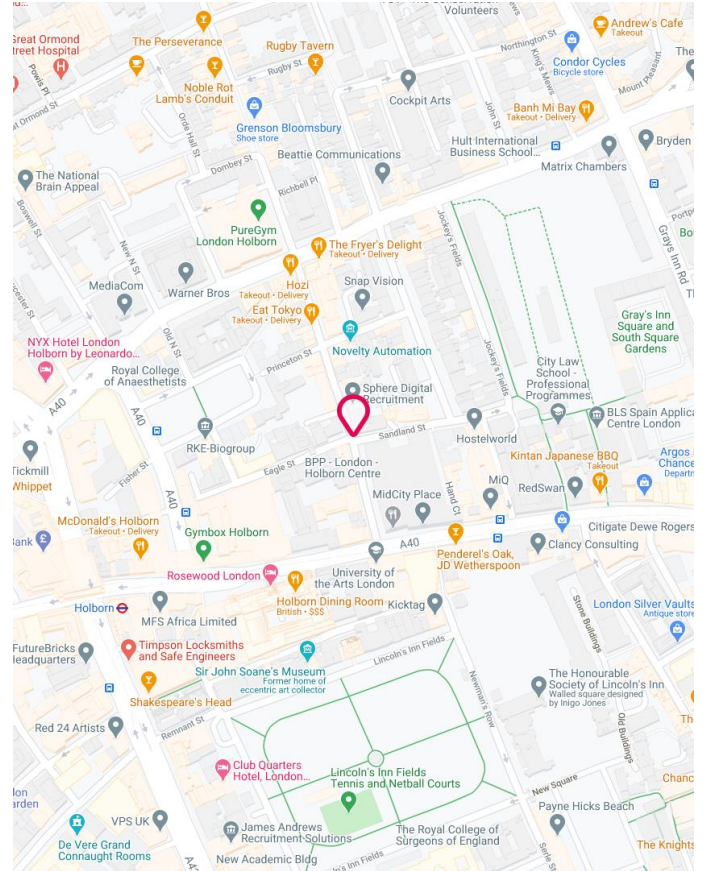
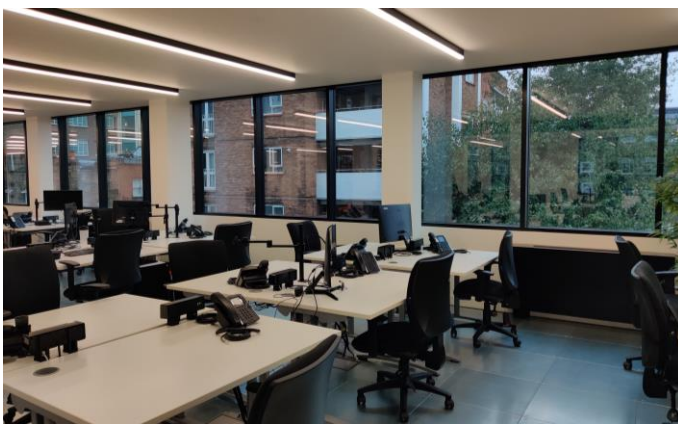
020 7025 1390

4 Golden Square London W1F 9HT

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Terms

Tenure:	Leasehold
Lease:	Assignment until April 2030 is available
Rent:	£67.50 psf pax
Rates:	£22.00 per sq ft estimated
Service Charge:	Approximately £12.00 psf pax
EPC Rating:	TBC

Amenities

- Fully fitted
- Meeting rooms, reception and kitchen
- Three passenger lifts
- VRF air conditioning
- Full access raised floors
- Cycle spaces
- Seven showers
- Lockers and a drying rooms
- WiredScore Platinum
- BREEAM Very Good/Excellent
- Floor can be split

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