

# CROSSLAND OTTER HUNT

34 Red Lion Square,  
London,  
WC1R 4SG

Ground & Lower Ground opportunity  
in Red Lion Square for lease.

2,893 sq ft (268.77 sq m)

020 7408 1114  
[www.coh.eu](http://www.coh.eu)





# CROSSLAND OTTER HUNT

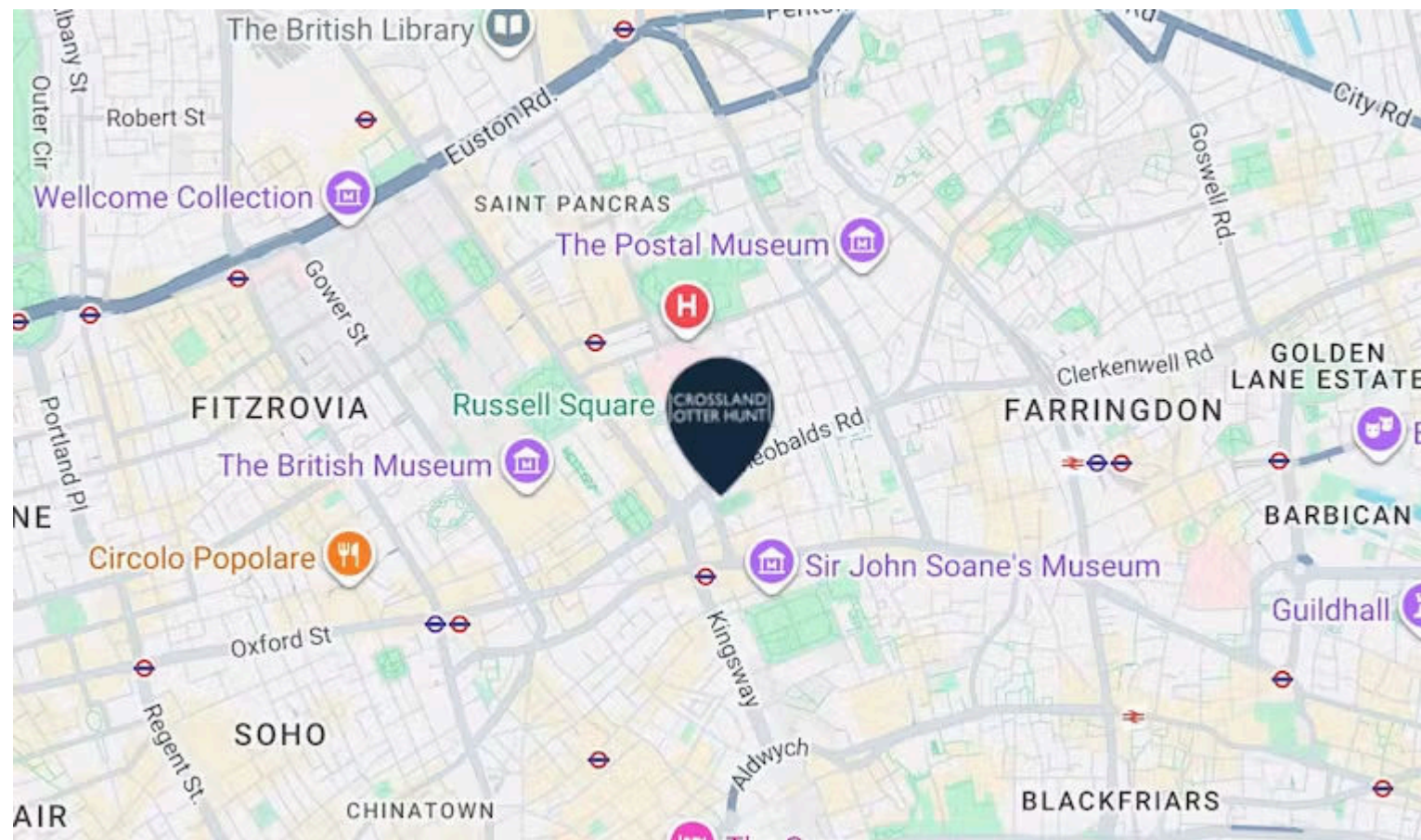
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## Nearest Stations



Holborn  
(0.1 Miles)



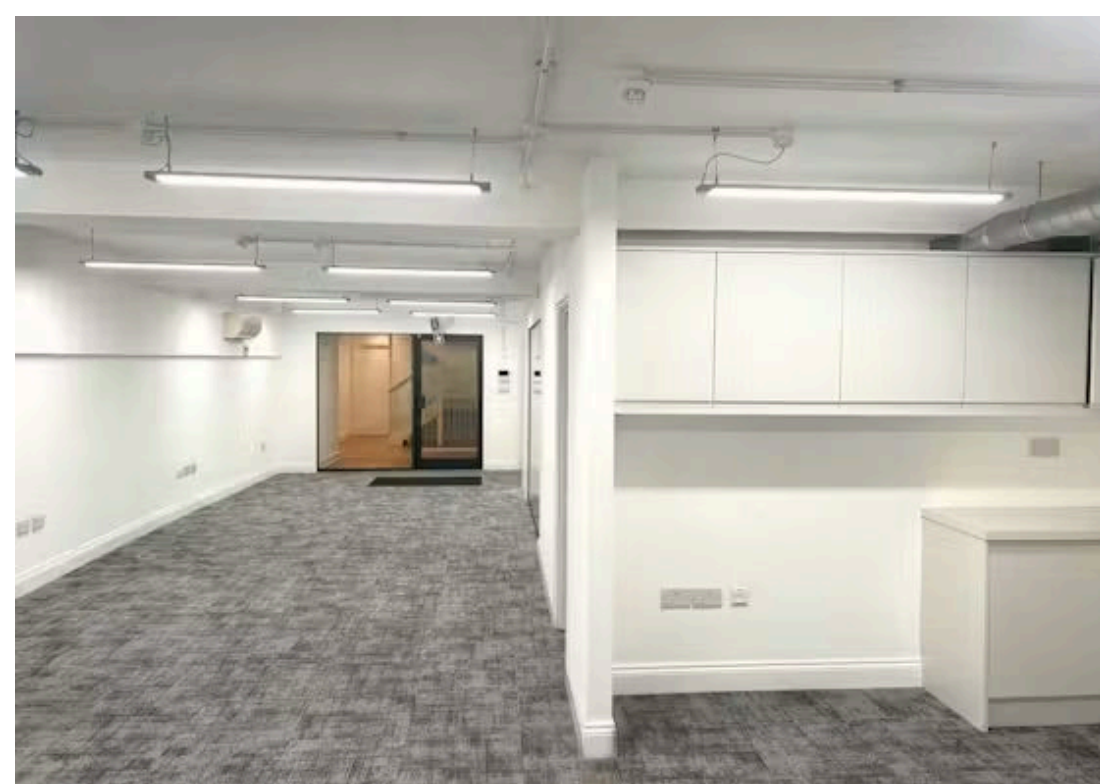
Chancery Lane  
(0.3 Miles)



Russell Square  
(0.3 Miles)

34 Red Lion Square occupies a prime Midtown location overlooking the attractive garden square of Red Lion Square. The property benefits from excellent connectivity, with Holborn, Chancery Lane, Russell Square and Farringdon stations all within easy walking distance, providing access to the Central, Piccadilly, Elizabeth, Circle, Hammersmith & City and Metropolitan lines, as well as Thameslink services. The surrounding area offers an extensive range of amenities, including cafés, restaurants, bars, gyms and retail outlets. Occupiers can also enjoy the cultural and leisure attractions of the West End, Covent Garden and the British Museum, all of which are located nearby, making Red Lion Square a highly desirable business location in the heart of Midtown.





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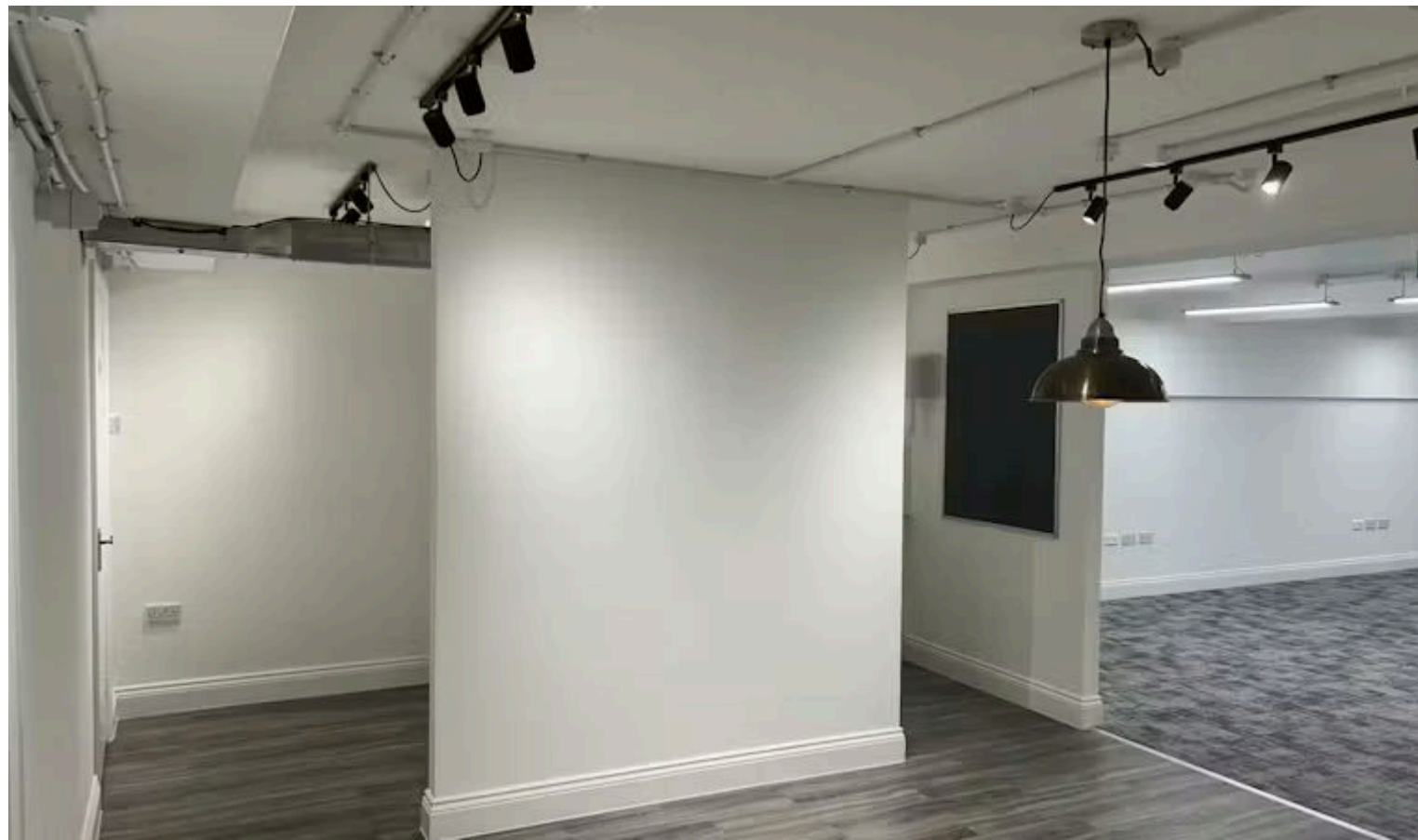
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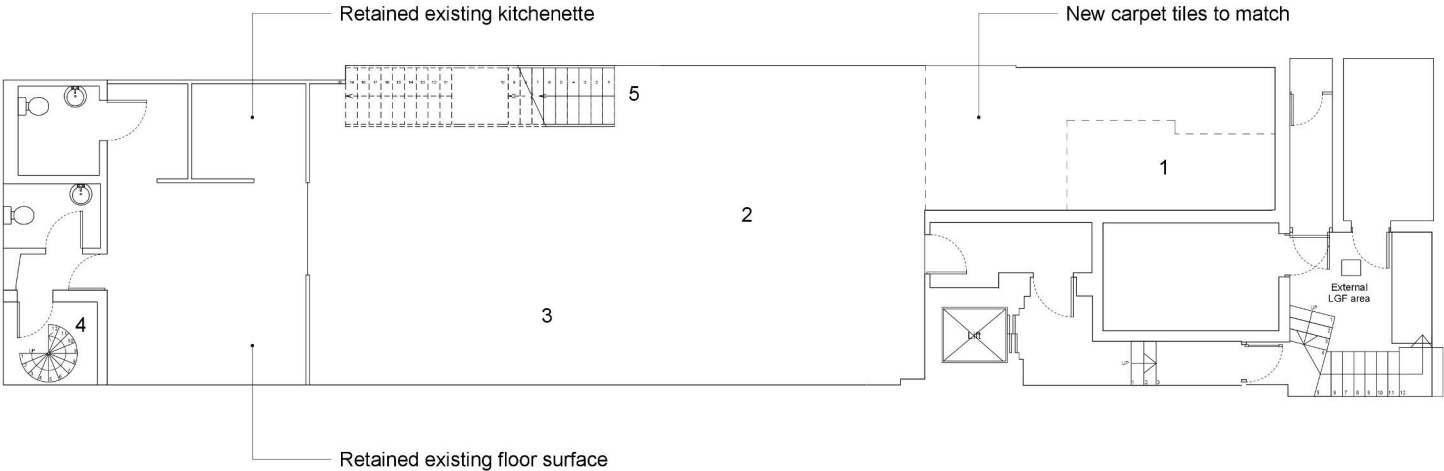
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- Self Contained
- LED lighting
- Excellent street frontage
- Demised WC's
- Tea Point

NB:

An allowance for electrical amendments + light fitting adjustments to be made to the main space where the ceiling baffles are.  
At present there are two differing types of fluorescent fixtures. A choice and method to be agreed so that a singular fluorescent type remains.



Remedial Notes:

1. Current void where lift and stair previously were to be infilled.
2. New localised carpet tiles to the space + new raised access floor to match to the voided area [1.] once infilled.
3. Painting and decoration remedial's to the main space to the high level ceiling baffles and to some localised areas where partitions have been removed.
4. Remedial to escape stair and lobby where flaking painting / sand and remedial damp patches, repaint
5. New staircase and newly opened up structural void for the staircase to be located within.

Disclaimer:  
This document is for information only. It is not to be used for construction or other purposes. It is the responsibility of the client to ensure that the information is accurate and that it is used for the intended purpose.

Sheet 1/2

| Rev | Reason for Issue | Date     | Drawn | Check |
|-----|------------------|----------|-------|-------|
| P02 | For information  | 13/05/20 | Apt   | Apt   |
| Rev | Drawn            | 20/05/20 | Apt   | Apt   |

Consultants:  
Architect: Apt

**Apt**

235 St John Street London EC1V 4HG [www.aplondon.com](http://www.aplondon.com)

Client:  
**Frazer Capital**

Project:  
**Red Lion Square**

Drawing Title:  
**GA Plan-Of Remedials Required Level LGF**

Scale:  
**1:50**

Project No:  
**26007**

Stage:  
**Stage 2**

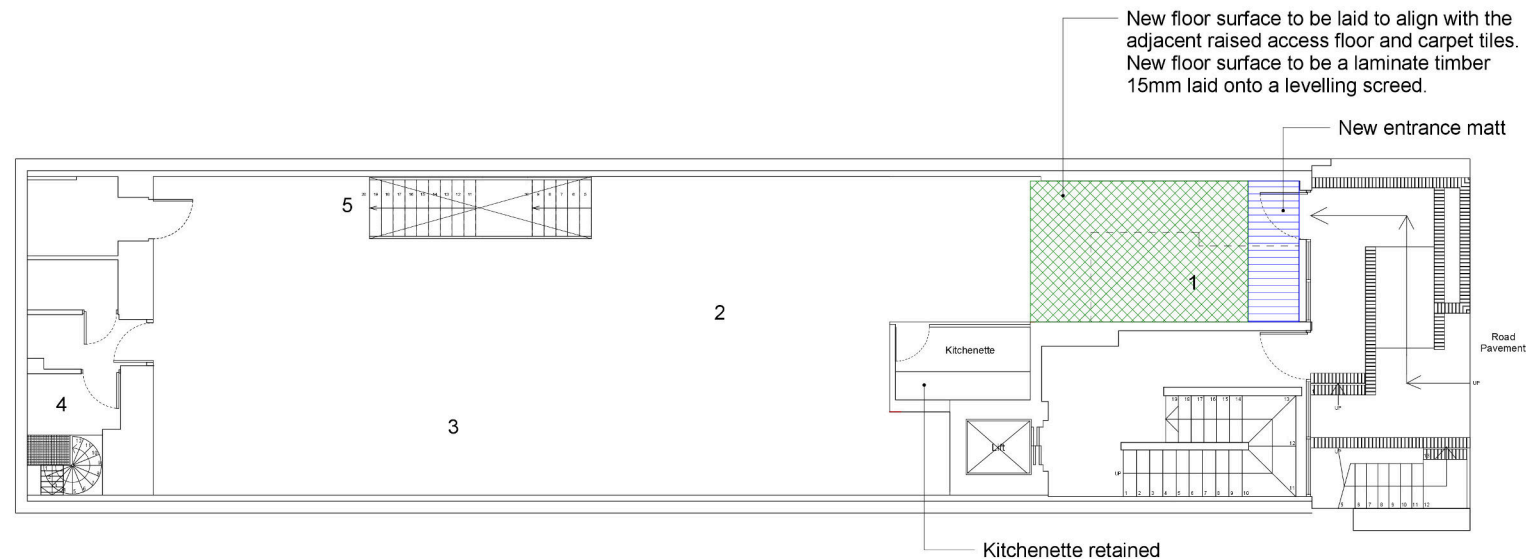
Revision:  
**P02**

Drawing No:  
**RLS-APT-XX-099L-DR-A-09-0500**



NB:

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 without permission of the owner.

Sheet 2/2

| Rev | Drawn           | Issue    | Date     | Drawn    | Issue    |
|-----|-----------------|----------|----------|----------|----------|
| P02 | For information | 13/05/20 | 13/05/20 | 13/05/20 | 13/05/20 |
| P01 | Draw Issue      | 20/04/20 | 20/04/20 | 20/04/20 | 20/04/20 |

Consultants:  
 Architect:

B.A.P.

**Apt**

235 St John Street London EC1V 4HG www.aplondon.com

Client:  
**Frazer Capital**

Project:  
**Red Lion Square**

Drawing Title:  
**GA Plan - Of Remedials Required Level 00**

Scale:  
**1:50**

| Project No. | Stage   | Revision |
|-------------|---------|----------|
| 26007       | Stage 2 | P02      |

Drawing No.:  
**RLS-APT-XX-100L-DR-A-09-0501**

Accommodation

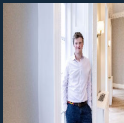
The accommodation comprises the following areas:

| NAME                  | SQ FT | SQ M   | RENT (SQ FT) | RATES PAYABLE (SQ FT) | SERVICE CHARGE (SQ FT) | TOTAL MONTH | AVAILABILITY |
|-----------------------|-------|--------|--------------|-----------------------|------------------------|-------------|--------------|
| Ground – Lower Ground | 2,893 | 268.77 | £44.94       | £12.11                | £5.25                  | £15,018.54  | Available    |
| Total                 | 2,893 | 268.77 | £44.94       | £12.11                | £5.25                  | £15,018.54  |              |

## CONTACT US



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jack@coh.eu



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phil@coh.eu

020 7408 1114

www.coh.eu

## Description

The available accommodation comprises a self-contained Ground and Lower Ground office duplex at 34 Red Lion Square. Benefiting from its own dedicated entrance and prominent street frontage, the unit offers occupiers a strong independent presence in a highly sought-after Midtown location. The office features LED lighting throughout and provides bright, efficient workspace arranged over two floors. The accommodation is due to be refurbished, offering upgraded office space suited to modern occupier requirements.

## Location

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## Viewings

Strictly through the joint sole agents, Crossland Otter Hunt, Stage RE and SHB RE

## Terms

Available on a new lease direct from the Landlord.

## EPC

Upon enquiry

## ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.



# |CROSSLAND| |OTTER HUNT|

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Visit Our Office  
3-5 Barrett Street  
London  
W1U 1AY