

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



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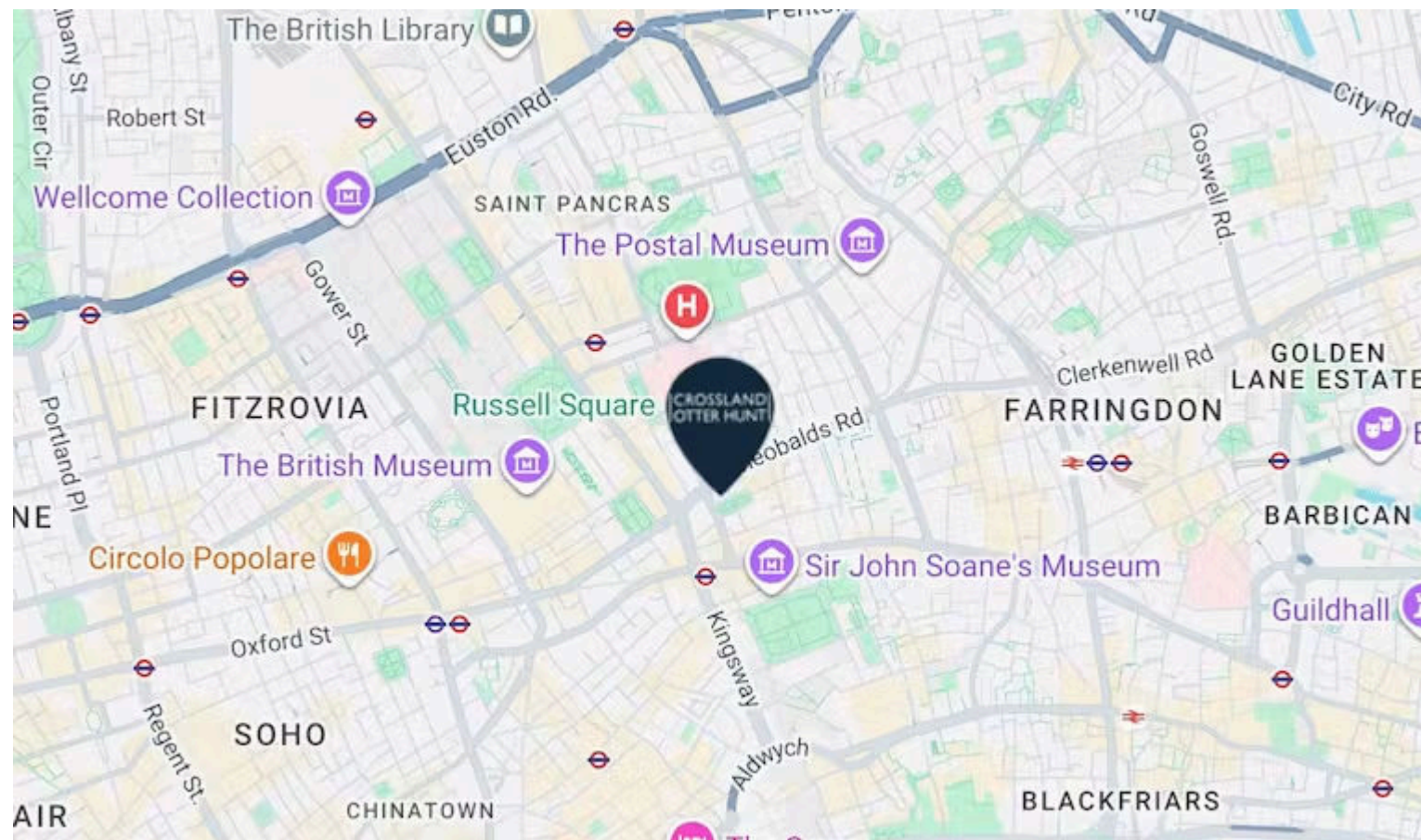
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Nearest Stations



Holborn
(0.1 Miles)

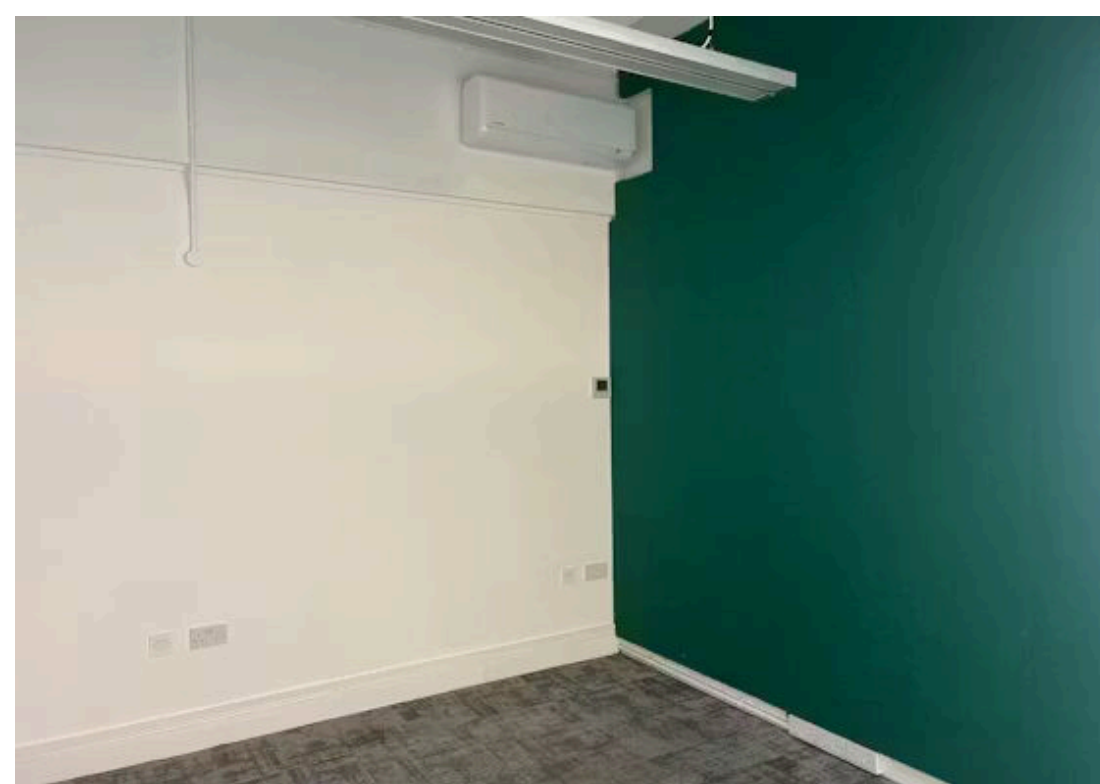
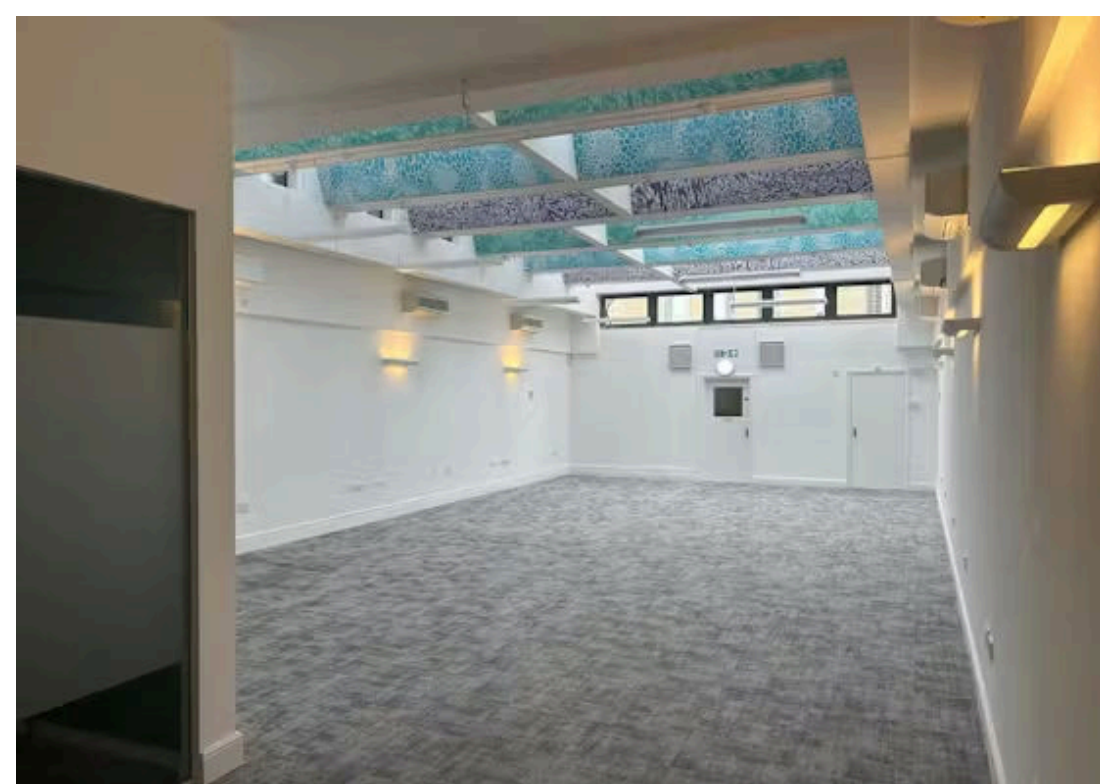


Chancery Lane
(0.3 Miles)



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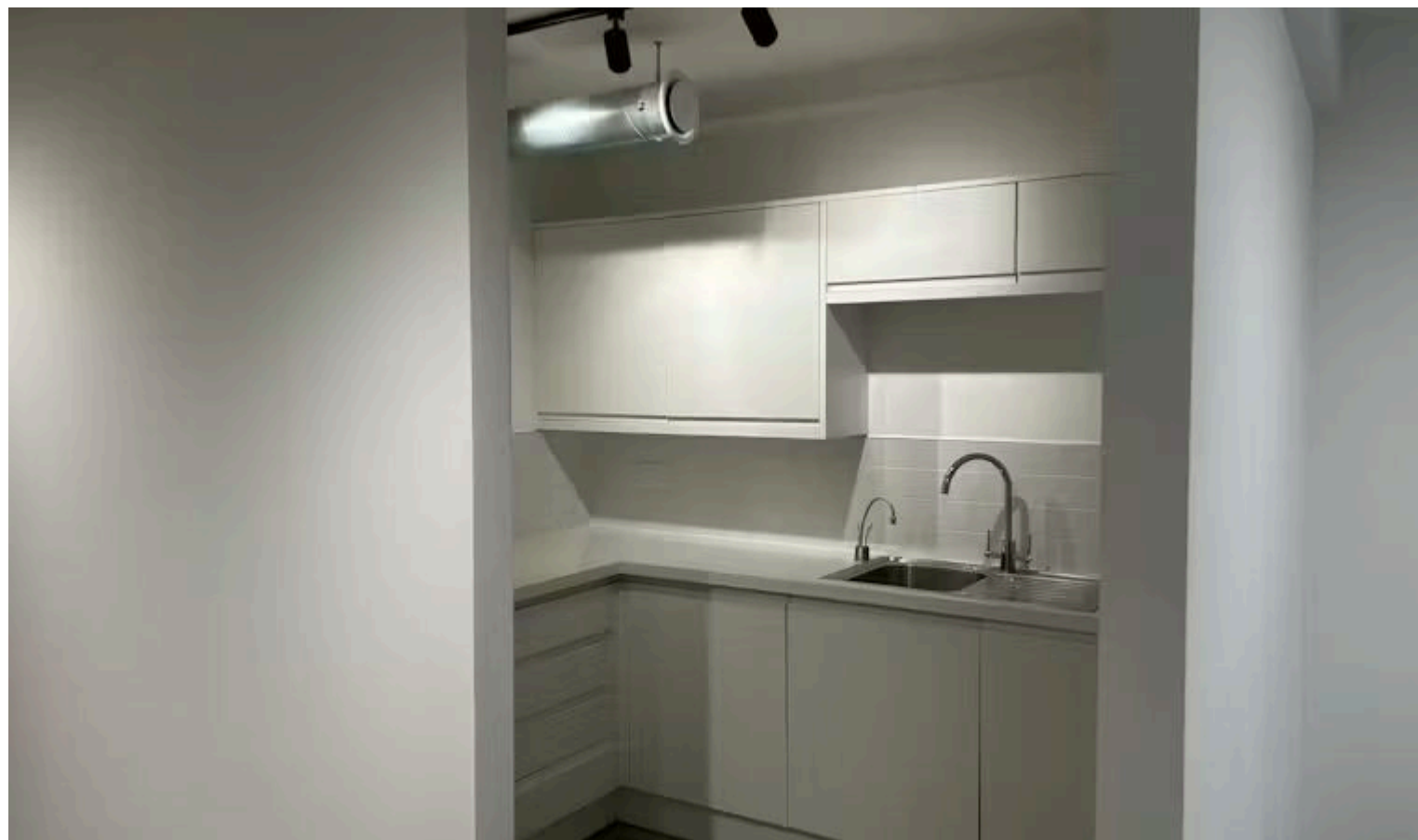
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- Self Contained
- LED lighting
- Excellent street frontage
- Demised WC's
- Tea Point

Accommodation

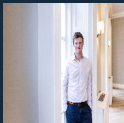
The accommodation comprises the following areas:

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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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