

London EC4



ONE RED LION  
COURT

4,285 Sq Ft Self-Contained  
Fully Fitted Offices To Let





OVERVIEW

# A NEW PERSPECTIVE

One Red Lion Court offers contemporary office space that comes fully-fitted and self-contained, in a prime Midtown location.

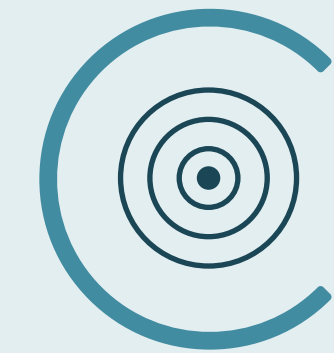
The workspace is arranged over the Lower Ground, Ground and First floors and offers 4,285 sq ft of self-contained HQ office space, with private entrance and end-of-journey amenities.



Ground floor welcome area



First floor office space



Self contained HQ opportunity



Fully fitted office space



Prime Midtown location



New end of journey facilities





Ground floor office space





SPECIFICATION

# READY TO START

The floors are stylishly fitted and furnished, complete with collaborative breakout spaces, kitchenettes, soft seating, open plan desks and meeting rooms – perfect for businesses looking to get straight to work.



Lower ground floor office space



Ground floor meeting room



Lower ground floor kitchen



Ground floor meeting room

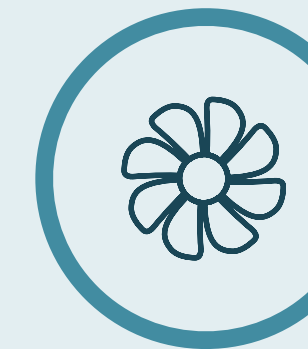
## PREMIUM FINISHES



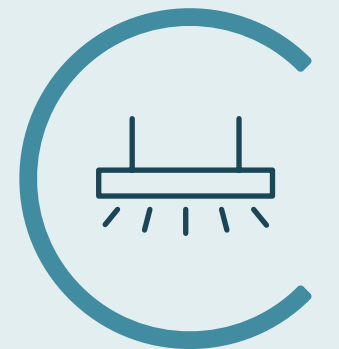
Comprehensively refurbished



Fully fitted office space



New VRF Air Conditioning



New suspended linear LED lighting



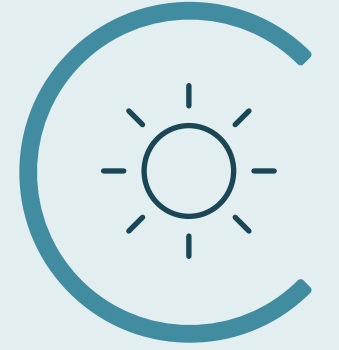
New aluminium windows



New end of journey facilities



Refurbished WCs



Excellent natural light





ACCOMMODATION

# SPACE THAT WORKS

Floor	Sq m	Sq ft
First	122.5	1,318
Ground	136.6	1,471
Lower Ground	130.0	1,496
<b>Total</b>	<b>398.1</b>	<b>4,285</b>



New aluminium windows



4 meeting rooms

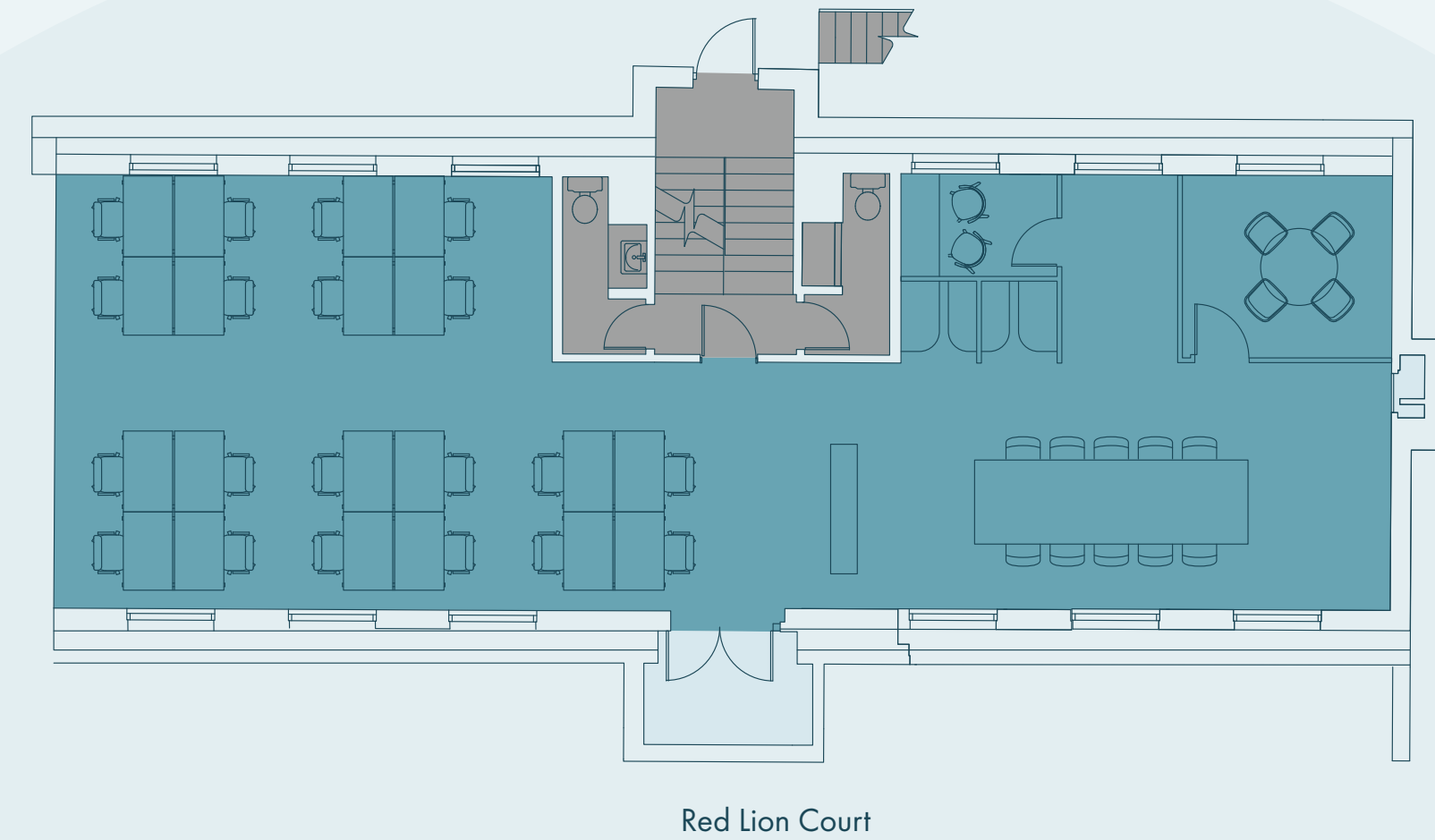


4 breakout areas

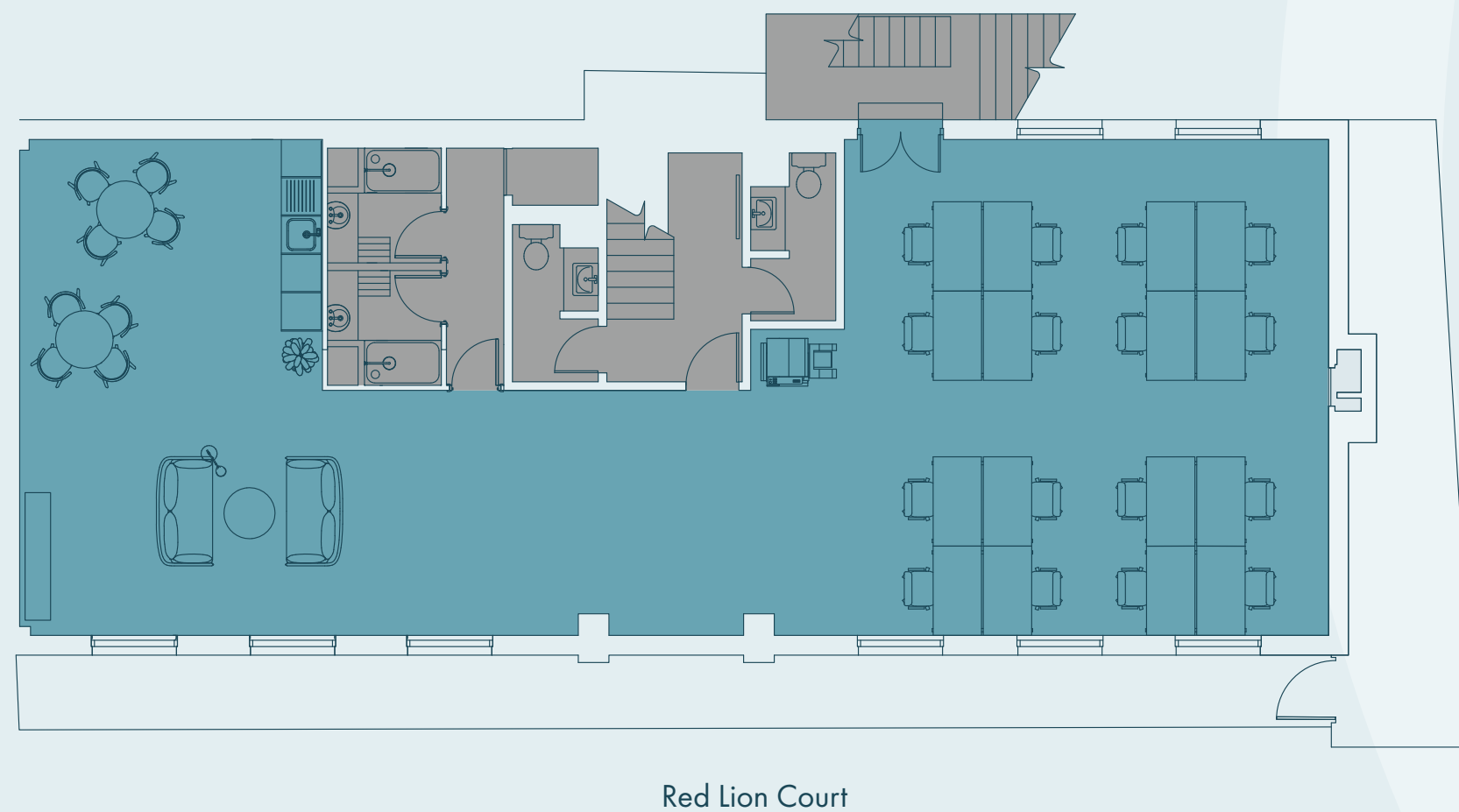


2 kitchens

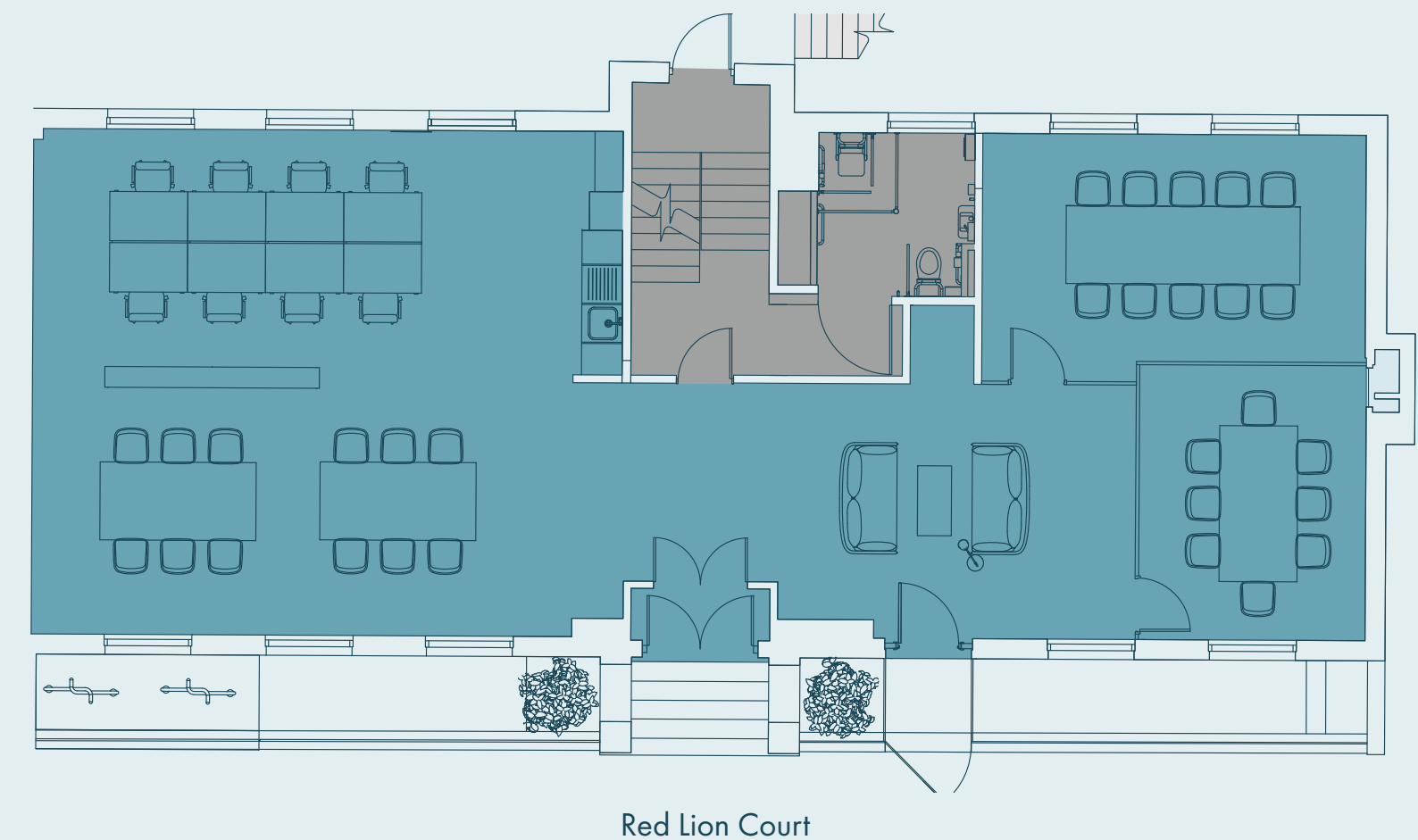
First Floor 1,318 sq ft / 122.5 sq m



Lower Ground Floor 1,496 sq ft / 130.0 sq m



Ground Floor 1,471 sq ft / 136.6 sq m







## LOCATION

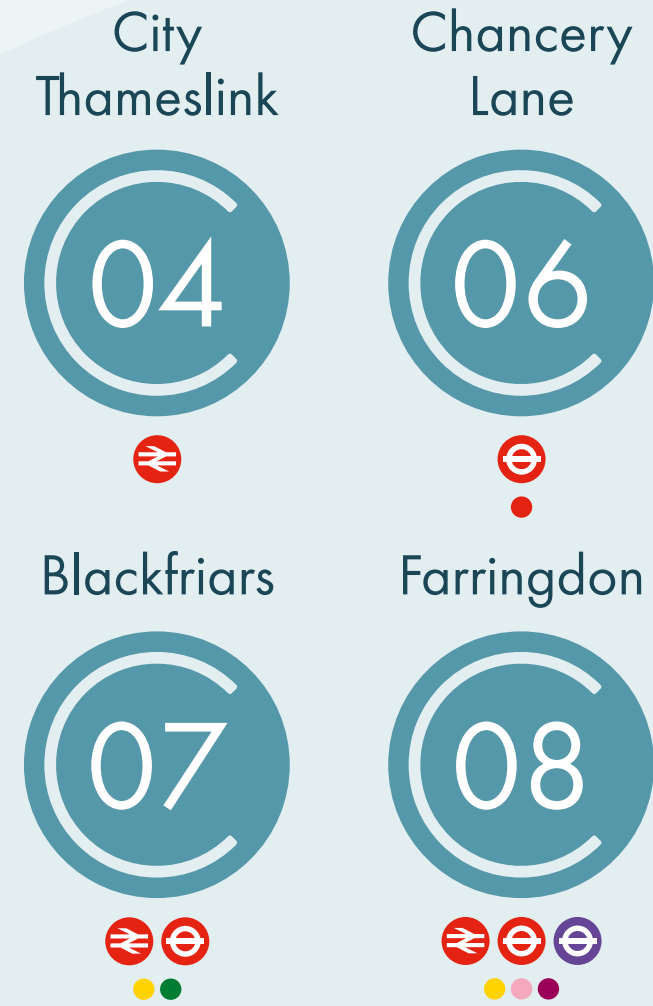
# A PLACE TO TAKE TIME OUT

The surrounding area provides occupiers with a perfect mix of retail and leisure amenities.

The building is ideally located to move around town with Blackfriars, City Thameslink and Chancery Lane stations all nearby.



## WALK TIMES FROM THE BUILDING (Source: TFL)



## LOCAL AMENITIES

### Restaurants

- 01 The Refinery
- 02 Clifford's restaurant
- 03 CORD
- 04 Nusa Kitchen
- 05 Gaucho
- 06 Pegasus
- 07 Brasserie Blanc
- 08 Paternoster
- 09 Garbanzos

### Bars & Cafés

- 01 Six Clerks
- 02 Black Parrot
- 03 The Glean
- 04 Fleets
- 05 Bounce Farringdon
- 06 The Viaduct Tavern
- 07 Editor's Tap
- 08 Baranis
- 09 Daly's Wine Bar

### Gyms & Hotels

- 01 Gymbox Farringdon
- 02 The Gym Group
- 03 Anytime Fitness
- 04 The Z City Hotel
- 05 Apex
- 06 Hyatt Regency
- 07 The Chronicle
- 08 Lost Property



## FURTHER INFORMATION

### Viewings

Strictly through joint sole letting agents:

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Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. June 2024.

