

One Red Lion Court, EC4A Office To Let



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

- Prime Midtown location
- Self-contained building
- Extensively refurbished
- Fully fitted

One Red Lion Court

London, EC4A 3EB







Summary

Available Size	4,285 sq ft / 398.09 sq m			
Rent	£62.50 per sq ft			
Rates Payable	£18 per sq ft 2024/25 estimate			
Service Charge	N/A			
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days			

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	1,318	122.45	Available
Upper Ground	1,471	136.66	Available
Lower Ground	1,496	138.98	Available
Total	4,285	398.09	

Property Highlights

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. 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.

Location

The building is ideally located to move around town with Blackfriars, City Thameslink and Chancery Lane stations all nearby. The surrounding area provides occupiers with a perfect mix of retail and leisure amenities.

Specification

Comprehensively refurbished
Fully fitted office space
New VRF Air Conditioning
New suspended linear LED lighting
New aluminium windows
End of journey facilities
Excellent natural light



Jamie Major 07799 341569 jamie.major@avisonyoung.com



Alice Elder 07962 342 826 Alice.elder@avisonyoung.com



Rachael Currie 07979 475 052 rachael.currie@avisonyoung.com













Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.

2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However,

- any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

 3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

 4. All prices quoted are exclusive of VAT.

- 5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.













Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.

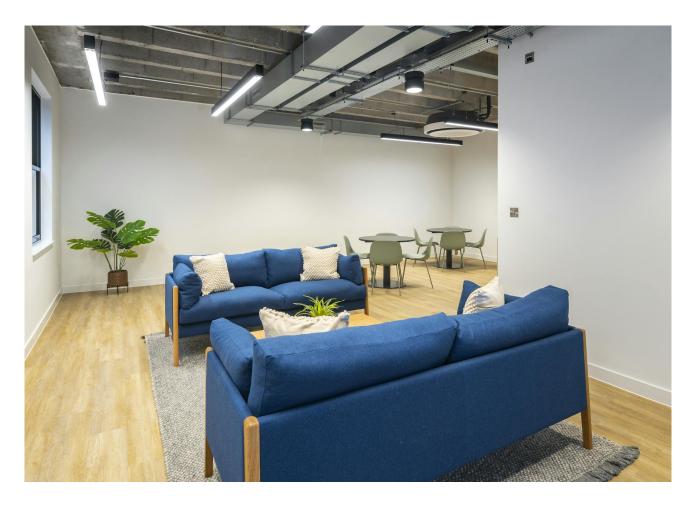
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However,

- any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

 3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

 4. All prices quoted are exclusive of VAT.
- 5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.









Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.

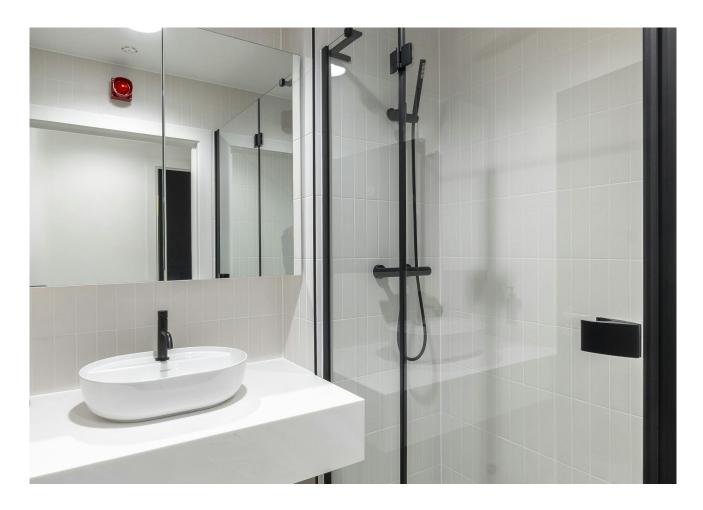
2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However,

- any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

 3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

 4. All prices quoted are exclusive of VAT.
- 5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.









Avison Young hereby gives notice that the information provided either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions:

1. The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.

2. All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However,

- any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

 3. No person in the employment of Avison Young, or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure.

 4. All prices quoted are exclusive of VAT.
- 5. Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.