

London EC4



ONE RED LION
COURT

4,011 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 4,011 sq ft of self-contained HQ office space, with private entrance and end-of-journey amenities.



Ground floor welcome area



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



Lower ground floor kitchen



Ground floor meeting room



Ground floor meeting room

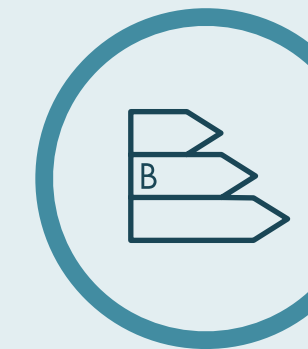
PREMIUM FINISHES



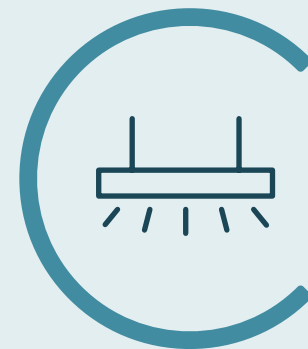
Comprehensively refurbished



Fully fitted office space



EPC B rating



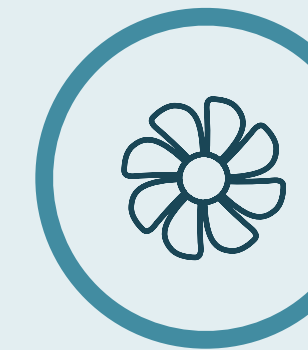
New suspended linear LED lighting



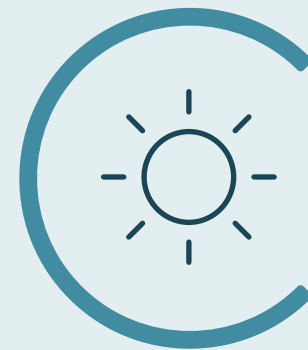
New aluminium windows



New end of journey facilities



New VRF air conditioning



Excellent natural light



ACCOMMODATION

SPACE THAT WORKS

Floor	Sq m	Sq ft
First	114.0	1,227
Ground	134.0	1,442
Lower Ground	124.6	1,341
Total	372.6	4,011



New aluminium windows



4 meeting rooms

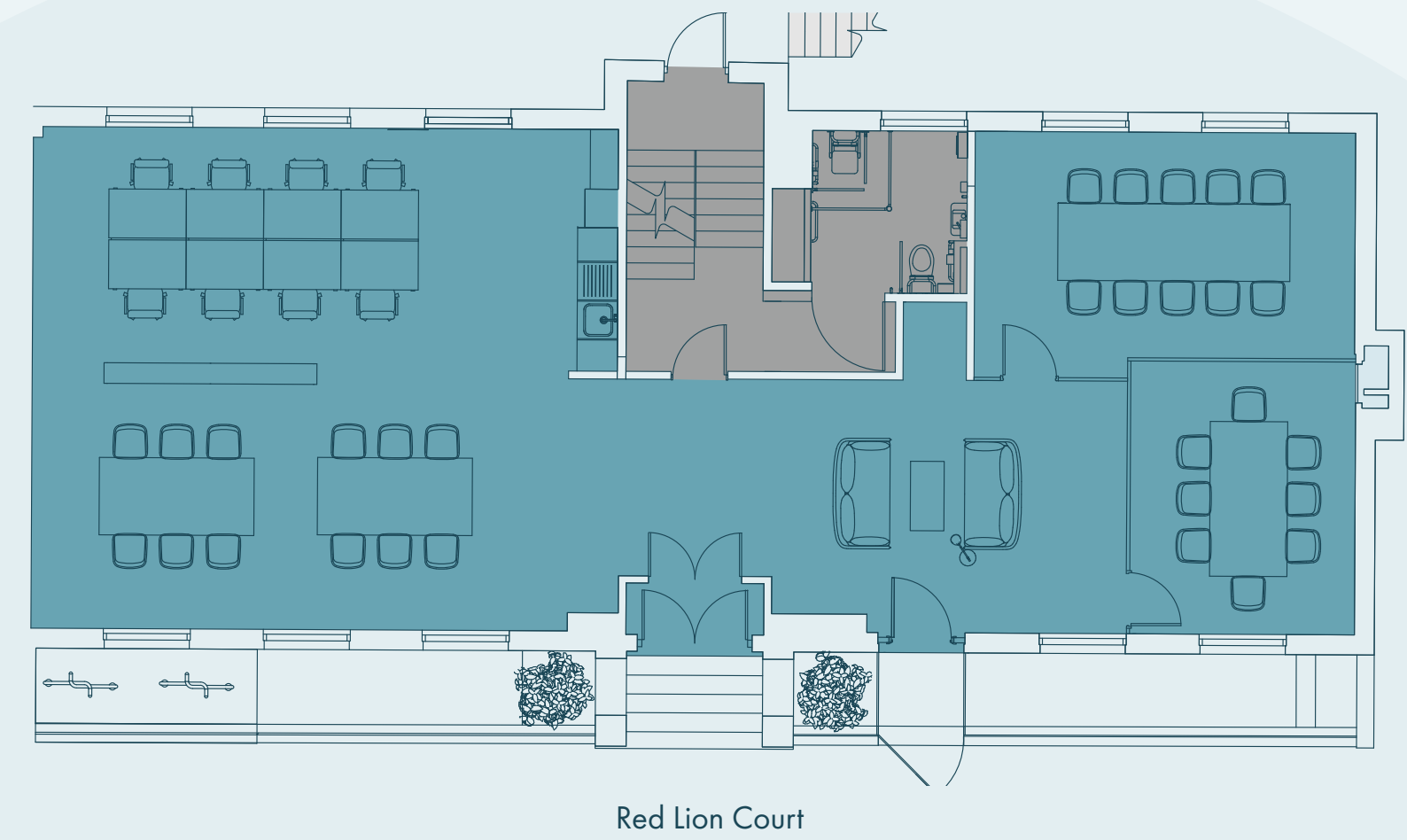


4 breakout areas

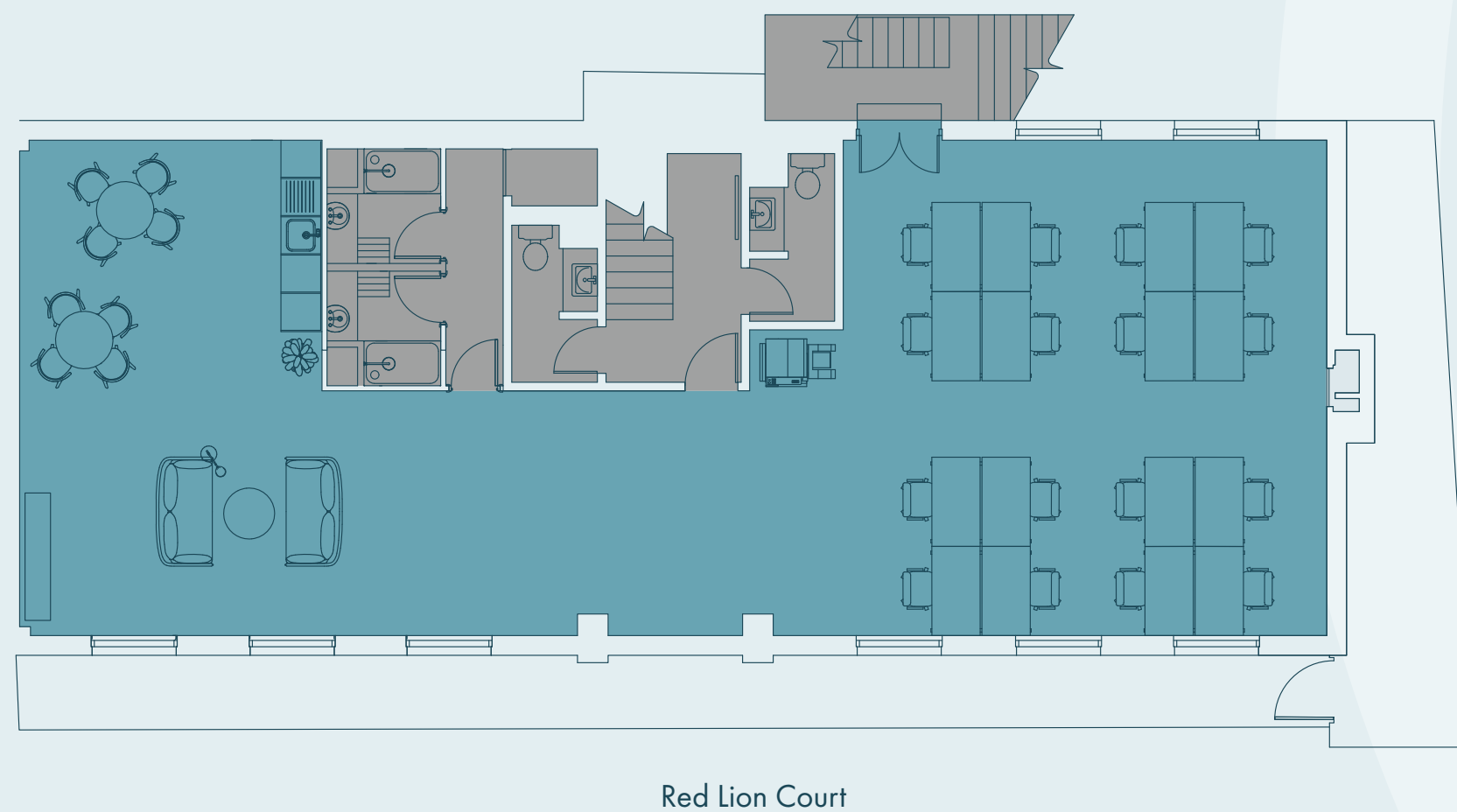


2 kitchens

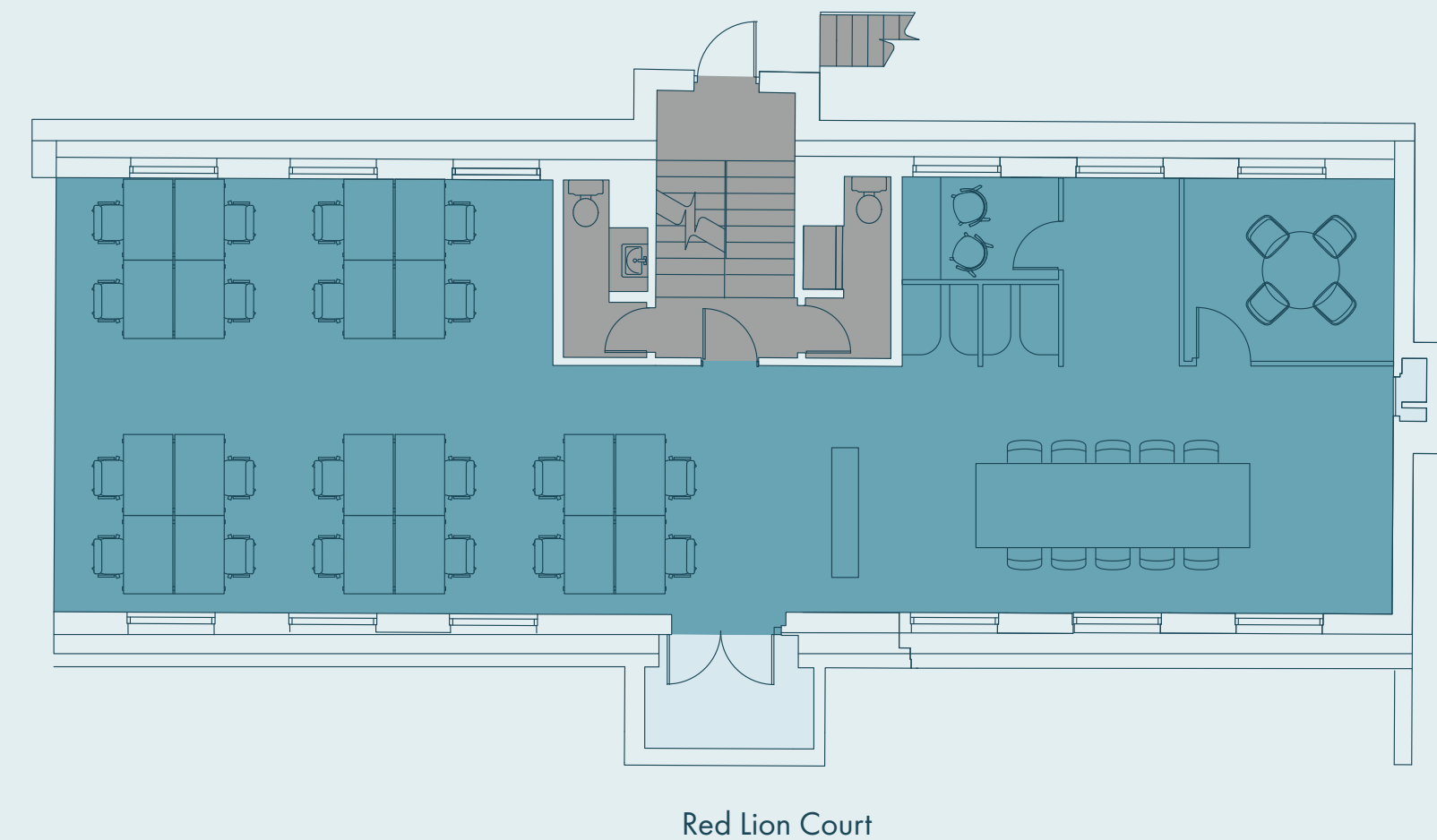
Ground Floor 1,442 sq ft / 134.0 sq m



Lower Ground Floor 1,341 sq ft / 124.6 sq m



First Floor 1,227 sq ft / 114.0 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. August 2024.