

34 Red Lion square, Holborn, London, WC1R 4SG

2,893 sq ft

Description

A self-contained CAT A workspace is coming available in Q4 2026, delivered as a fresh blank canvas ready for an occupier to shape. The floor will offer modern services, clean finishes and the ability to configure the environment exactly to your operational needs.

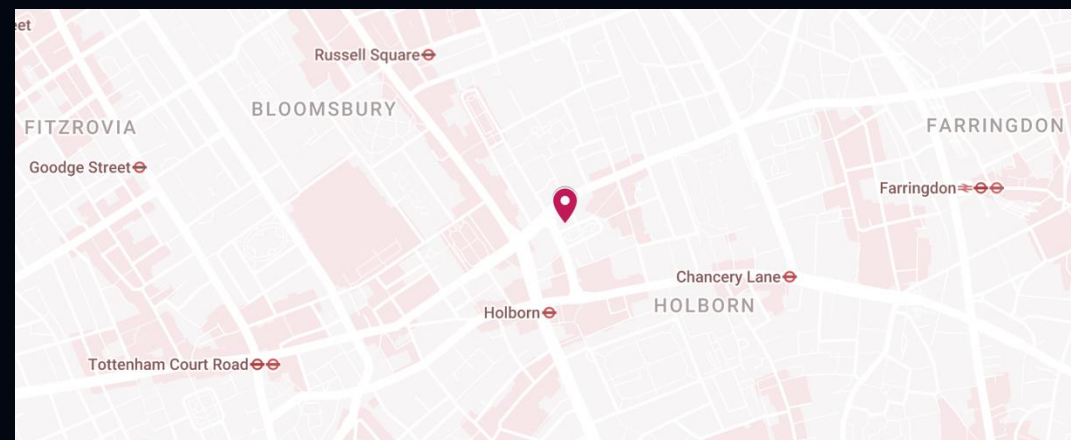
Fronting Red Lion Square, the space benefits from a calm, green outlook while sitting in the heart of Midtown. Holborn, Tottenham Court Road and Covent Garden stations provide excellent London-wide connectivity, making it easy for teams and visitors to reach the building from across the capital.

Location

The building sits in the heart of Midtown, moments from Holborn Station and overlooking Red Lion Square. It's an easy walk to Russell Square and Tottenham Court Road, placing the workspace within one of London's best-connected pockets. The area blends green space, strong transport links and a busy professional community, making it a practical and well-positioned base for teams working across the West End, City and wider London.

Specification and Amenities

- Self-contained workspace
- Private access from Red Lion Square
- Feature vaulted ground floor ceiling and skylights
- Internal interconnecting staircase
- Comfort cooling
- New LED lighting
- Kitchenettes
- Demised WC's
- EPC - C



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Schedule of Areas

Floor	Sq Ft.	Sq. m,	Available
Ground	1,455	135.2	Q4 2026
Lower Ground	1,438	133.6	Q4 2026
TOTAL	2,893	268.8	

Lease Options

A new agreements/leases available directly from the landlord on terms by arrangement.

Financials

Rent: £130,000

Rates: £35,000

S/C: £15,188

Viewings

Strictly by appointment through SHB.



Rhys Evans

Director

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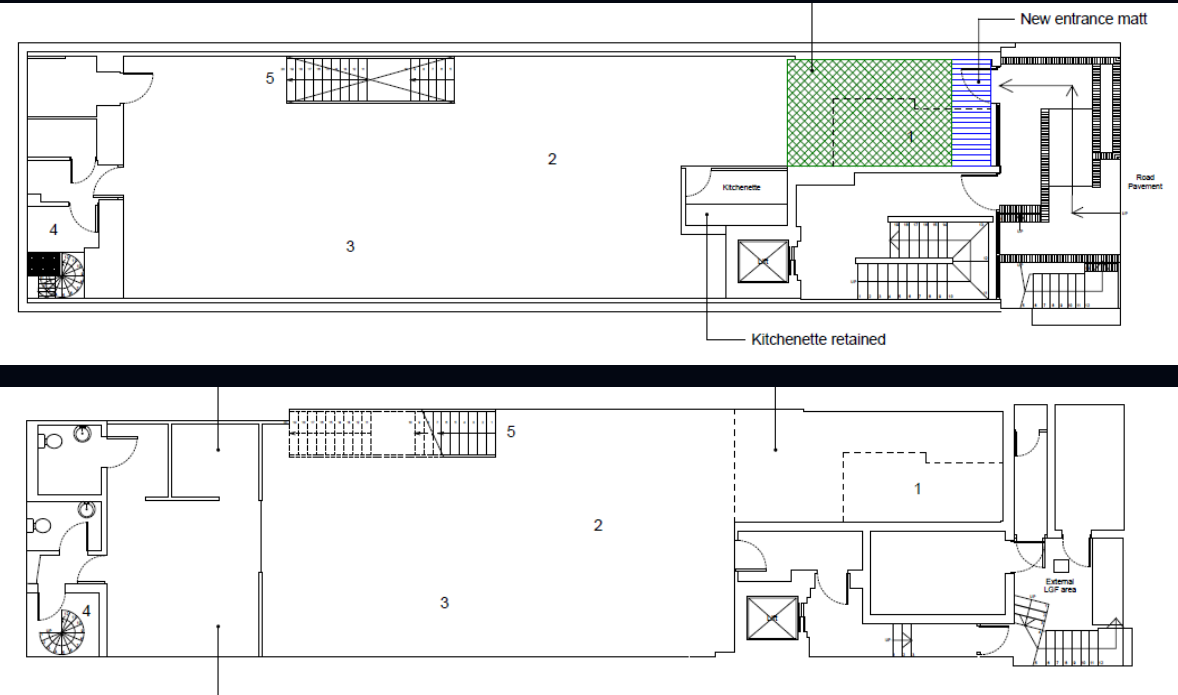


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