

34 Red Lion Square

Holborn, London, WC1R 4SG

Self-contained blank canvas CAT A
workspace available Q4 2026

2,893 sq ft / 268.8 sq m

SELF-CONTAINED WORKSPACE

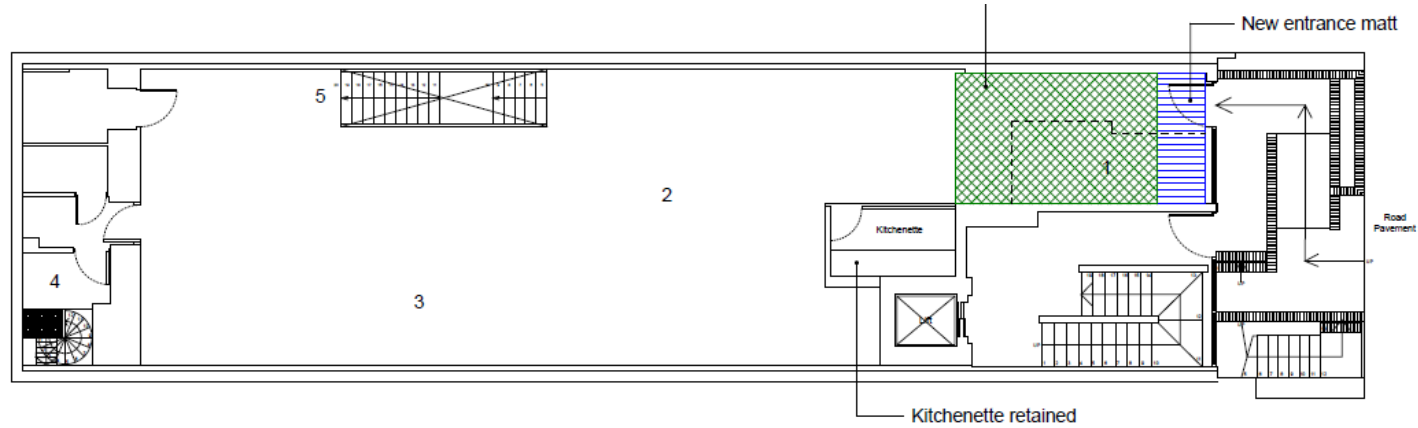
FRONTING RED LION SQUARE

GREAT LONDON CONNECTIVITY

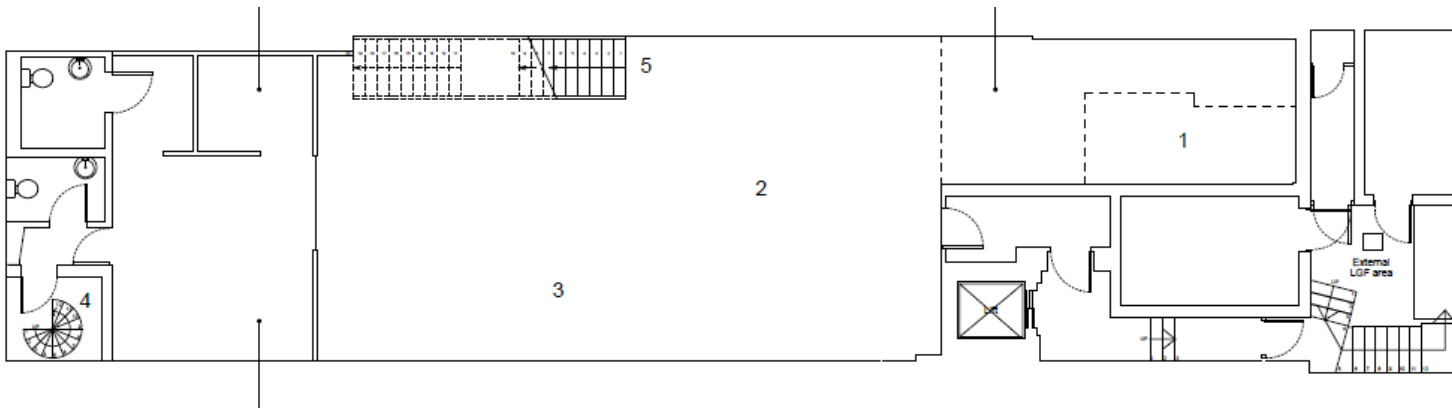


Proposed layouts

Ground floor – 1,455 sq ft / 135.2 sq m



Lower ground floor – 1,438 sq ft / 133.6 sq m





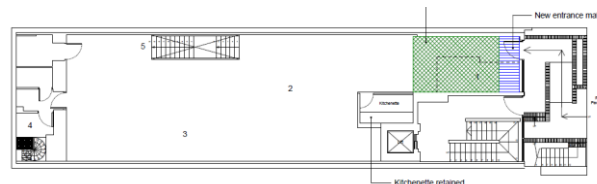


Amenities

- 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



Floor Plan (ground floor)



(Lower ground floor)



Indicative only. Not to scale.

Floor Areas

Floor	Sq ft	Sq m
Ground	1,455	135.2
Lower Ground	1,438	133.6
Total	2,893	268.8

Location & Connectivity



[Google Maps](#)



[What Three Words](#)



Holborn

2 mins



Russell Square

7 mins



Tottenham Court Road

12 mins

Outgoings (£ per annum)

Rent	Business Rates	S/C	Total
£130,000	£35,000	£15,188	£180,188

Term

A new leases are available direct from the landlord on terms by arrangement

Simon Lee: 07769 745449
simon@stage-re.co.uk



@stagere



@stagerelondon

James Guyer: 07885 770728
james@stage-re.co.uk



@stage_re_spotlight