



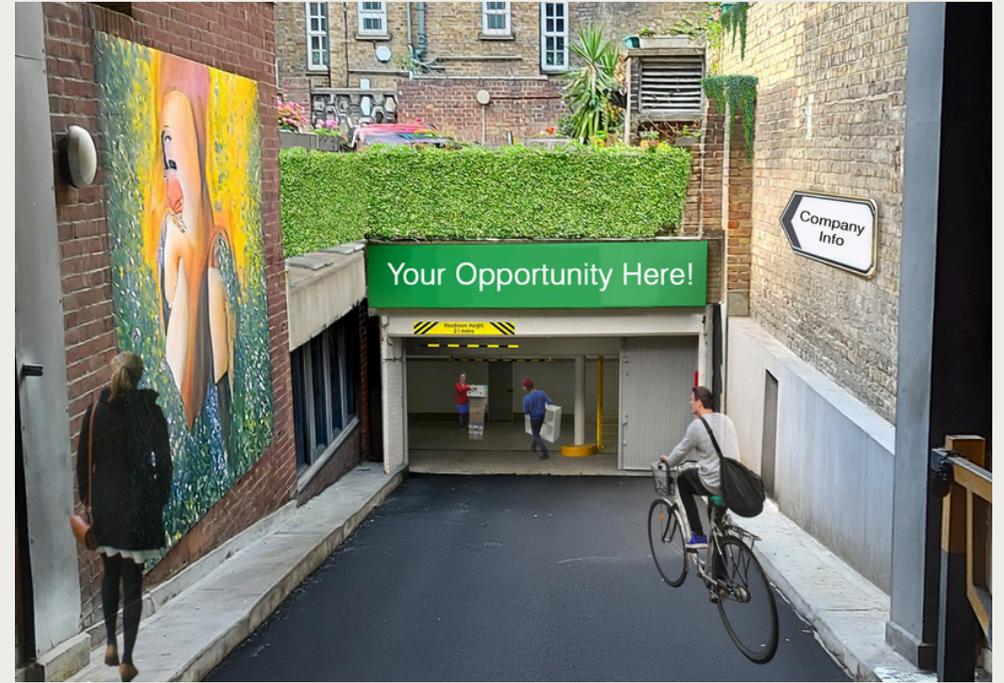
# *24 Eagle Street*

LONDON WC1



x





# *To Let*

Underground Car Park  
Suitable for multiple uses within Class E  
Alternative Uses Will Be Considered



**EUSTON**

**KX ST PANCRAS**

**BRITISH MUSEUM**

**GREAT ORMOND ST  
HOSPITAL**

**OXFORD STREET**

**HOLBORN**

**EAGLE STREET  
VACANT SPACE**

**LINCOLN'S INN FIELDS**

**CHANCERY LANE**

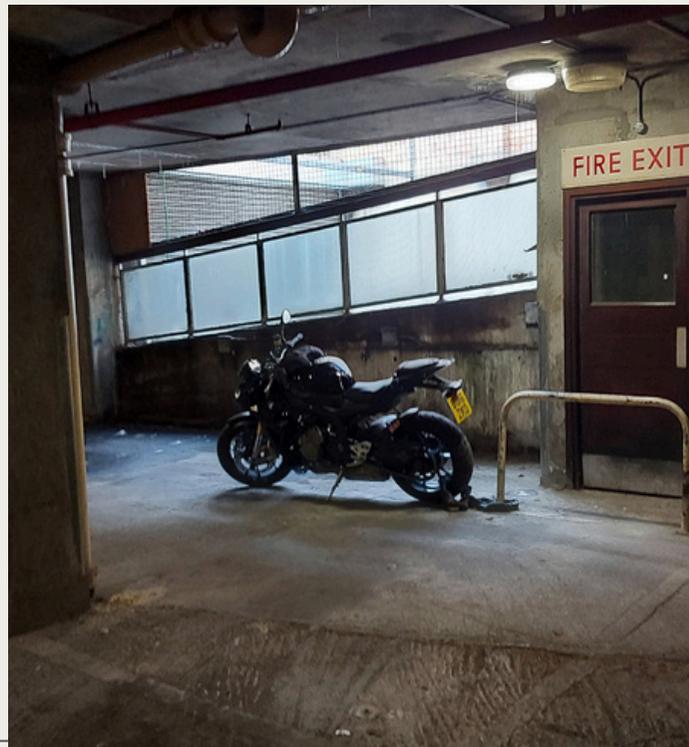
# Description

London Borough of Camden (LBC) is inviting Expressions of Interest (EOI) from experienced operators to transform a former underground carpark in the heart of Holborn into a vibrant commercial or community-led destination.

Comprising approximately 750 sq m (8,073 sq ft) beneath the Red Lion Square Estate, the site benefits from direct access via Eagle Street and excellent transport connectivity by foot, bus and rail. While in close proximity to residential uses, local residents and the Council are keen to see this currently underutilised asset brought back into active use that enhances the area's social and economic fabric.

LBC will offer a 10–20 year lease, seeking an operator with a clear and deliverable vision that balances commercial viability with community benefit. The successful partner will refurbish the premises and deliver a concept aligned with Camden's strategic aims for placemaking, sustainability, and enterprise.

This is a rare opportunity to reimagine a hidden Holborn space into an exciting, purposeful new destination.





# Location



## Where to Enjoy

1. The Garden Cinema
2. Gillian Lynne Theatre
3. Aldwych Theatre
4. Sir John Soane's Museum
5. Peacock Theatre
6. Lincoln's Inn Fields
7. Curzon Cinema
8. Top Secret Comedy Club
9. Temple Church
10. Gray's Inn Gardens



## Where to Stay & Shop

1. The Hoxton
2. Tom Ford
3. Club Quarters Hotel
4. NYX Hotel
5. ARKET
6. Oliver Bonas
7. Charles Tyrwhitt
8. L'Oscar Hotel
9. Apple
10. Rosewood Hotel



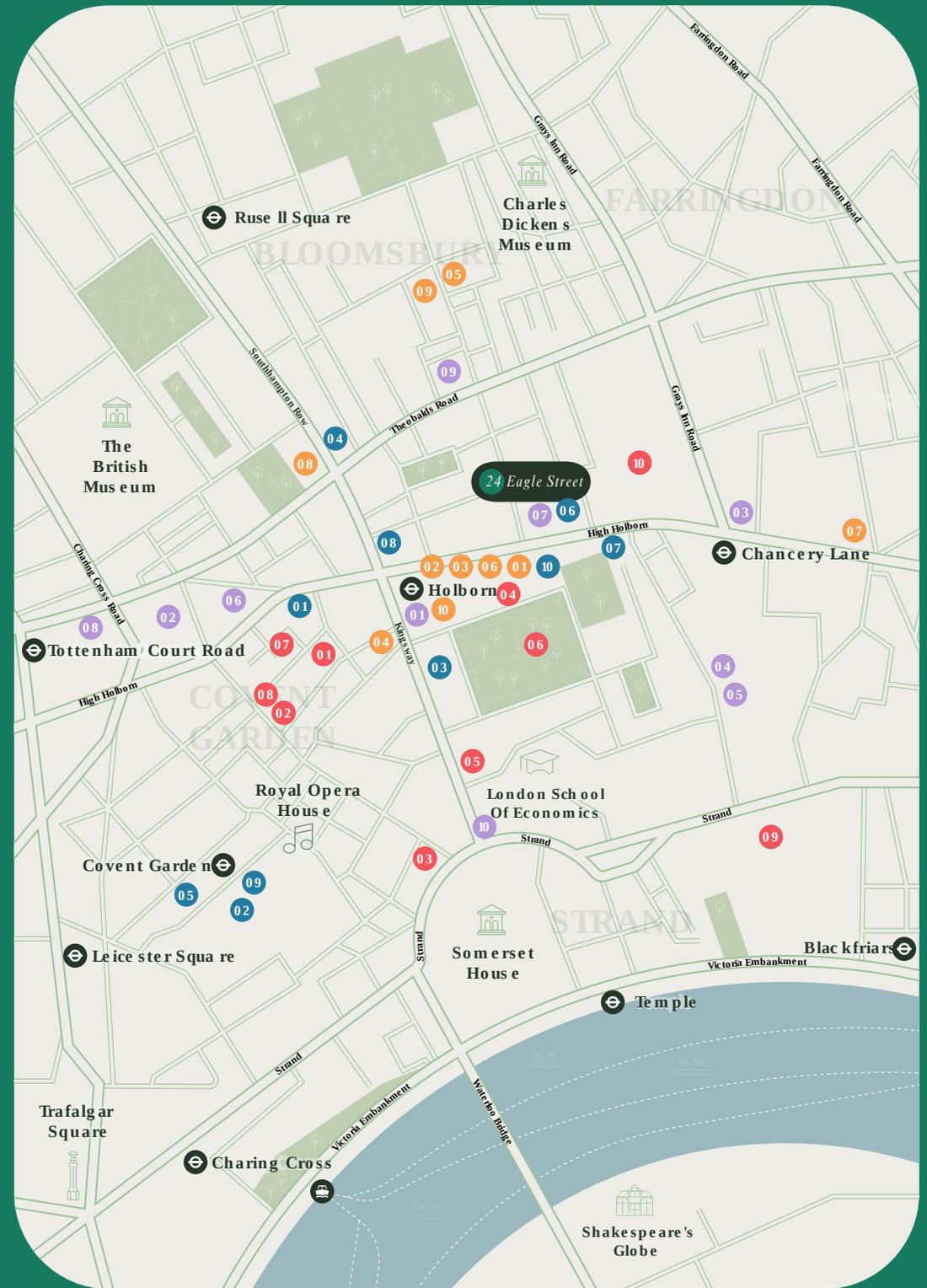
## Where to Eat & Drink

1. Beanberry Cafe
2. The Ship Tavern
3. Holborn Dining Room
4. Honest Burgers
5. La Fromagerie
6. Scarfes Bar
7. Bounce
8. All Star Lanes
9. Noble Rot
10. Redemption Roasters



## Where to Know

1. Mishcon de Reya
2. Google
3. Sidara
4. Saatchi & Saatchi
5. Framestore
6. Twitch
7. Verizon
8. NBCUniversal
9. Argus Media
10. Herman Miller



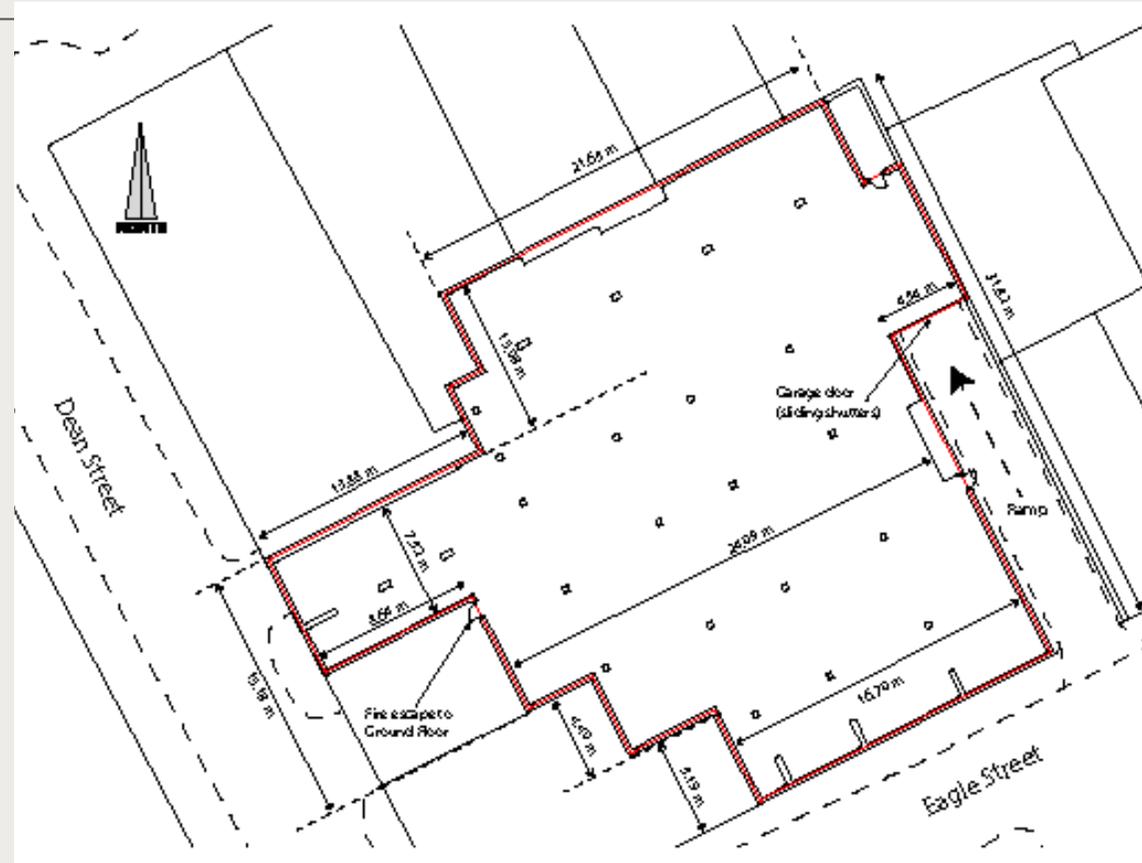
# Site Description

Eagle Street, the site is a 750 m<sup>2</sup> former below ground carpark beneath the residential blocks and communal areas of Red Lion Square Estate. The property features a vast open area with structural columns with scope for a number of different potential uses.

Natural light can be drawn from the access ramp and could create a pleasant welcome space to any potential use.

There is a secondary fire escape shared with residential blocks above.

Expressions of Interest should provide an outline of proposed alterations to the site and how they ensure that the site will remain consistent with the local context and with LBC's missions and sustainability goals.



# Finances

Total Size (sq.ft.)	8,073
Quoting Rent (p.a.)	£182,500
Estimated Rates Payable (p. a.)	TBC
Service Charge	TBC

# Further Information

## LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

## POSSESSION

Upon completion of legal formalities.

## LEGAL COSTS

Each party is to be responsible for their own legal costs.

## EPC

Available on request.

## VAT

The building is elected for VAT.

## FLOOR PLANS

Scaled floor plans available upon request.

Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.

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# Contact Us

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**RAPLEYS**



x

**RIB**

ROBERT IRVING BURNS