

HOLYER HOUSE

From 944 to 2,010 sq ft of contemporary workspace.

20-21 Red Lion Court | London | EC4 3EB



Holyer House is a newly-refurbished workspace offering up to 2,010 sq ft and boasting many impressive features including a communal roof terrace.

Holyer House: a dynamic and comprehensive redevelopment.

The building boasts modern office accommodation, fantastic end of trip facilities and a stunning communal roof terrace.

The available 3rd and 4th floors provide partially fitted space with an abundance of natural light, kitchenettes and exposed services. In addition to this, incoming tenants will also benefit from bookable meeting rooms, air conditioning and exposed services.



Restaurants/Bars/Pubs

- 1 CORD by Le Cordon Bleu
- 2 Club Gascon
- 3 Cigalon
- 4 Luca
- 5 LEYDI
- 6 Ye Olde Cock Tavern
- 7 The Old Bank of England
- 8 The Harrow
- 9 Ye Olde Cheshire Cheese
- 10 The Old Bell Tavern

Amenities

- 11 The Gym Group
- 12 Gymbox
- 13 Virgin Active
- 14 Inner Temple Gardens
- 15 Lincoln's Inn Fields





In the thick of it.

Holyer House is located on the west side of the exclusive pedestrianised Red Lion Court, running north/south between Fleet Street and New Street Square, close to its junction with Fetter Lane.

The surrounding area is home to a broad cross-section of offices, residential and high end restaurants, hotels, bars and cafes.

The area has traditionally been synonymous with London's legal sector however, in recent years it has attracted a diverse multi-sector occupier base, being strategically located mid-way between the West End and the City of London.

Building specifications.



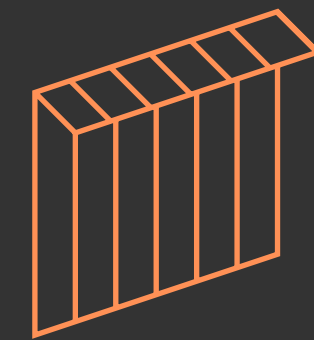
Passenger Lift



Air Conditioning



Showers & Lockers



Galvanised Perimeter Trunking



Partially Furnished



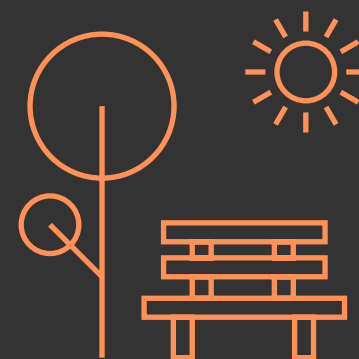
LED Lighting



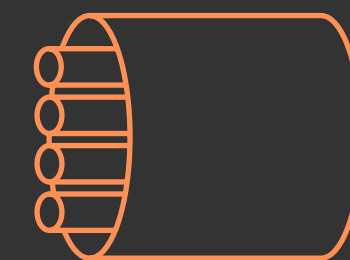
Bookable Meeting Rooms



Bike Storage



Communal Roof Terrace



CAT6 Data Cabling



Kitchenette



EPC 'A'

Schedule of accomodation.

UNIT	SIZE (SQ FT)	RENT (PSF)	BUS. RATES (PSF)	SRV. CHARGE (PSF)	TOTAL COST (PA)	TOTAL COST (PCM)	AVAILABILITY
Third	1,066	£57.50	£23	£13	£99,671	£8,306	Available
Fourth	944	£57.50	£23	£13	£88,264	£7,355	Available
Total	2,010	£57.50	£23	£13	£187,935	£15,661	Available

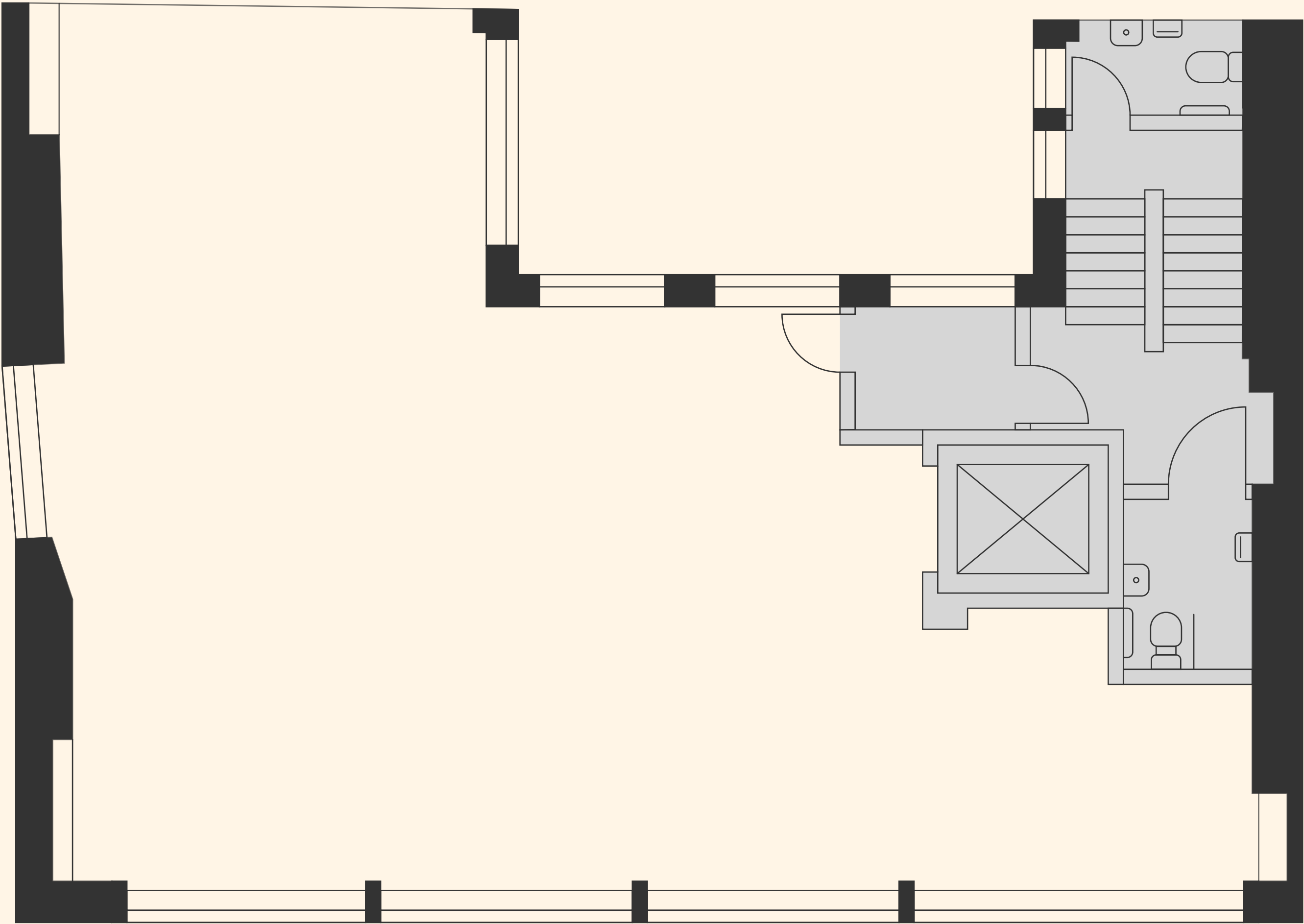
*all figures are approximate and exclusive of VAT



FLOORPLANS

Third Floor.

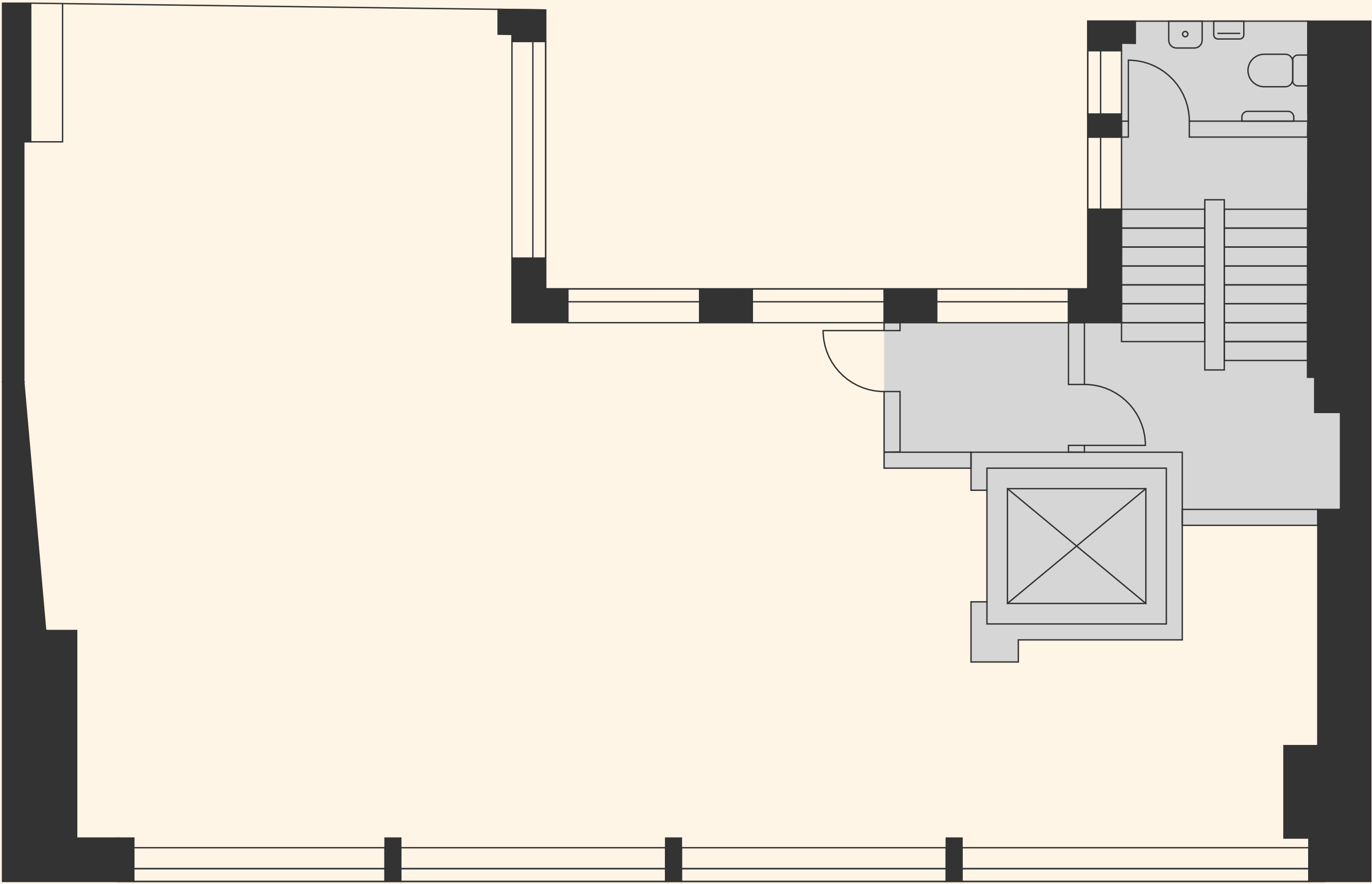
944 sq ft / 87 sq m

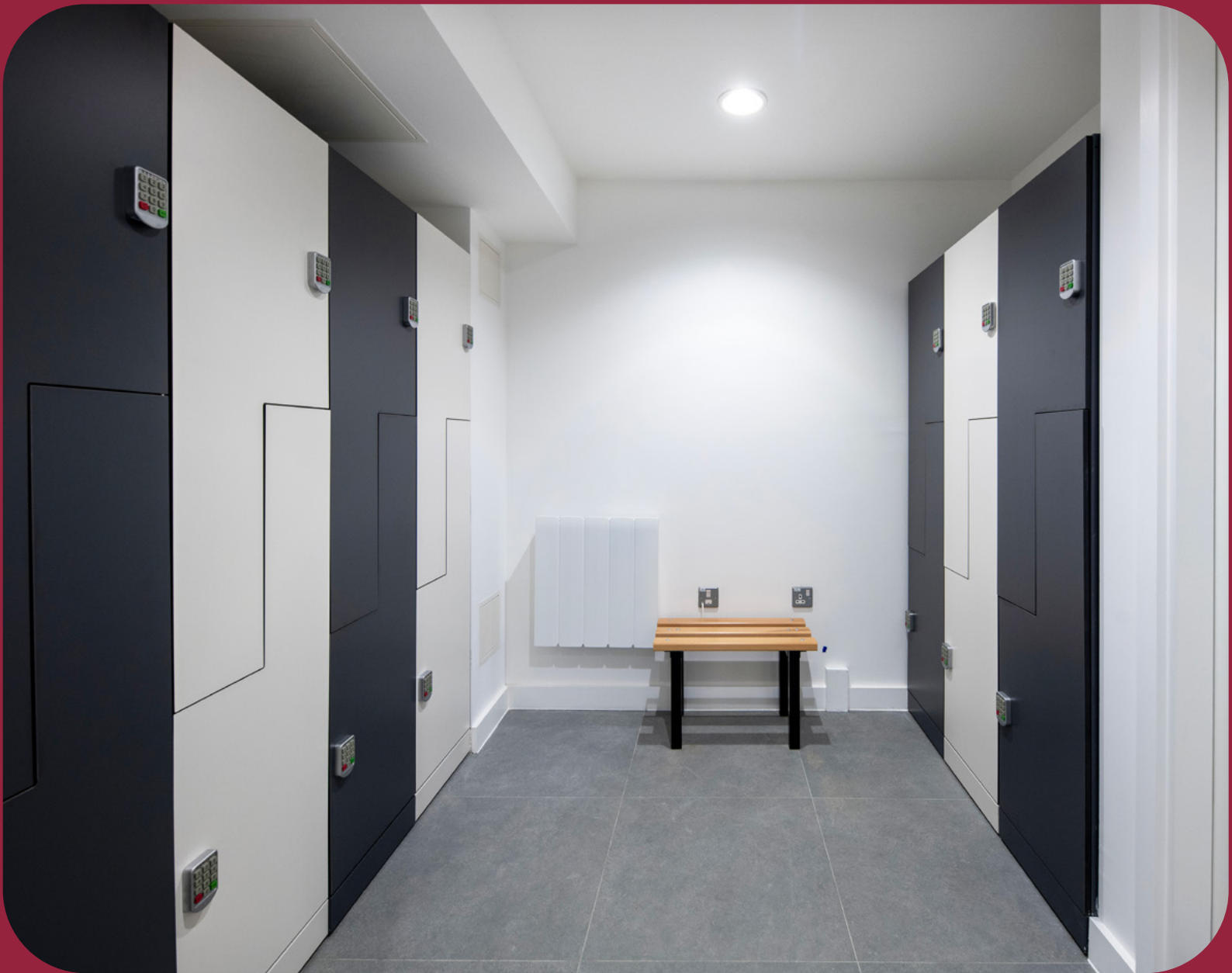


FLOORPLANS

Fourth Floor.

1,066 sq ft / 99 sq m





Further Information.

Lease Information

Available by way of a new lease(s) for a term by arrangement.

Rent

£57.50 per sq ft.

Service Charge

£13 per sq ft.

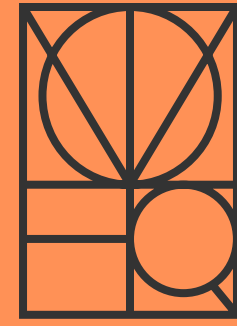
Rates

£23 per sq ft.

EPC

The property has an EPC rating within Band 'A'.





HOLYER HOUSE

For more information please contact:



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What3Words
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February 2025. Reference 2412008. Design by **JAMESandJAMES** | jamesjames.design