

34 Red Lion Square, London, WC1R 4SG

Office To Let | £130,000 per annum | 1,438 to 2,893 sq ft

A self-contained CAT A workspace is coming available in Q4 2026, delivered as a fresh blank canvas ready for an occupier to shape. www.shbre.co.uk



To Let

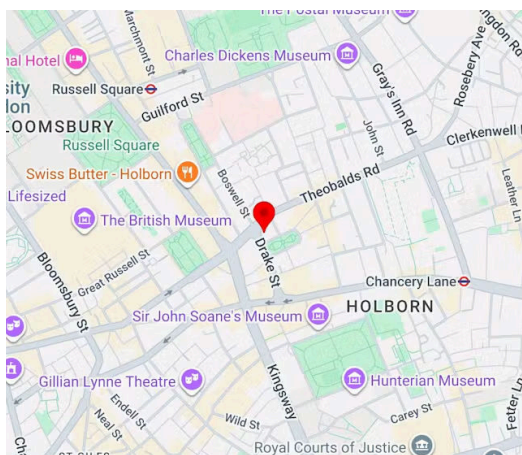
1,438 to 2,893 sq ft

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WC1R 4SG**

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- Self-contained workspace
- Private access from Red Lion Square
- Internal Interconnecting staircase
- New LED lighting
- Kitchenettes
- Demised WC's



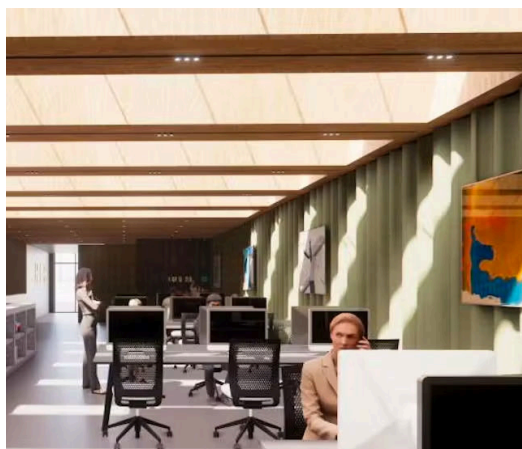
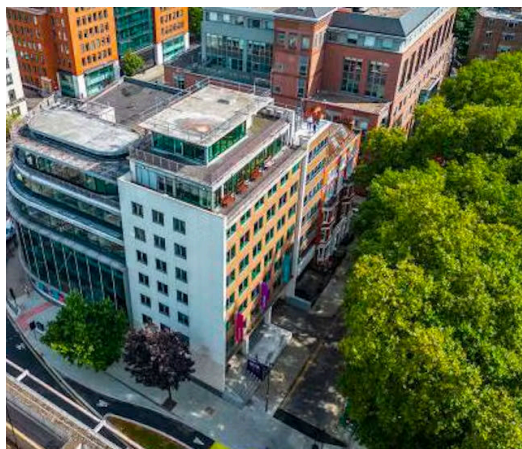


Description

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.



Summary

- Availability: Available Immediately
- Rent: £130,000 per annum
- Business rates: £35,000 per annum
- Service charge: £15,188 per annum
- Car parking charge: n/a
- EPC: C
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

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Accommodation

Name	sq ft	sq m	Availability
Ground	1,455	135.17	Available
Lower Ground	1,438	133.59	Available
Total	2,893	268.76	

