

CROSSLAND
OTTER HUNT

34 Red Lion Square,
London,
WC1R 4SG

Ground & Lower Ground opportunity
in Red Lion Square for lease.

2,893 sq ft (268.77 sq m)

020 7408 1114
www.coh.eu

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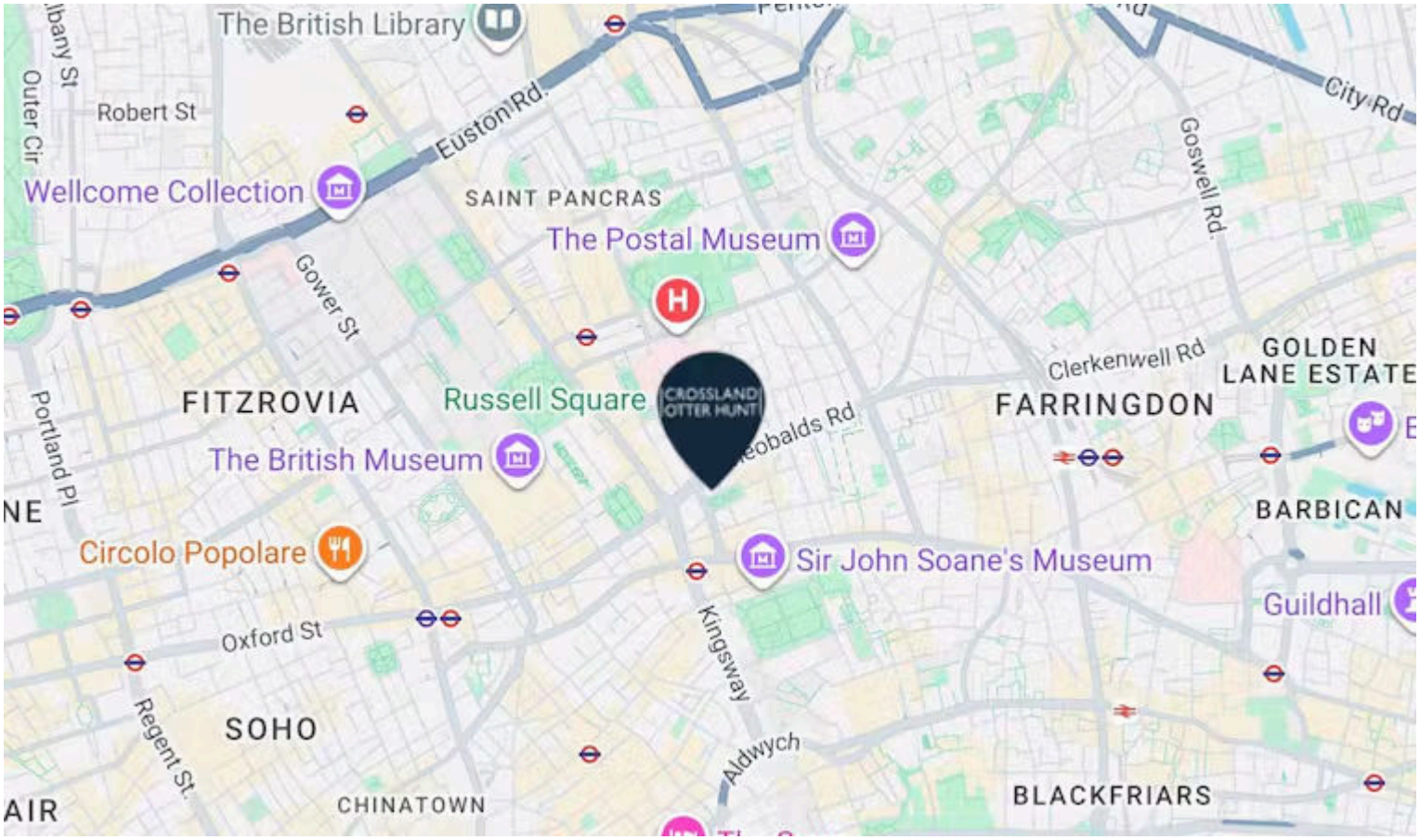
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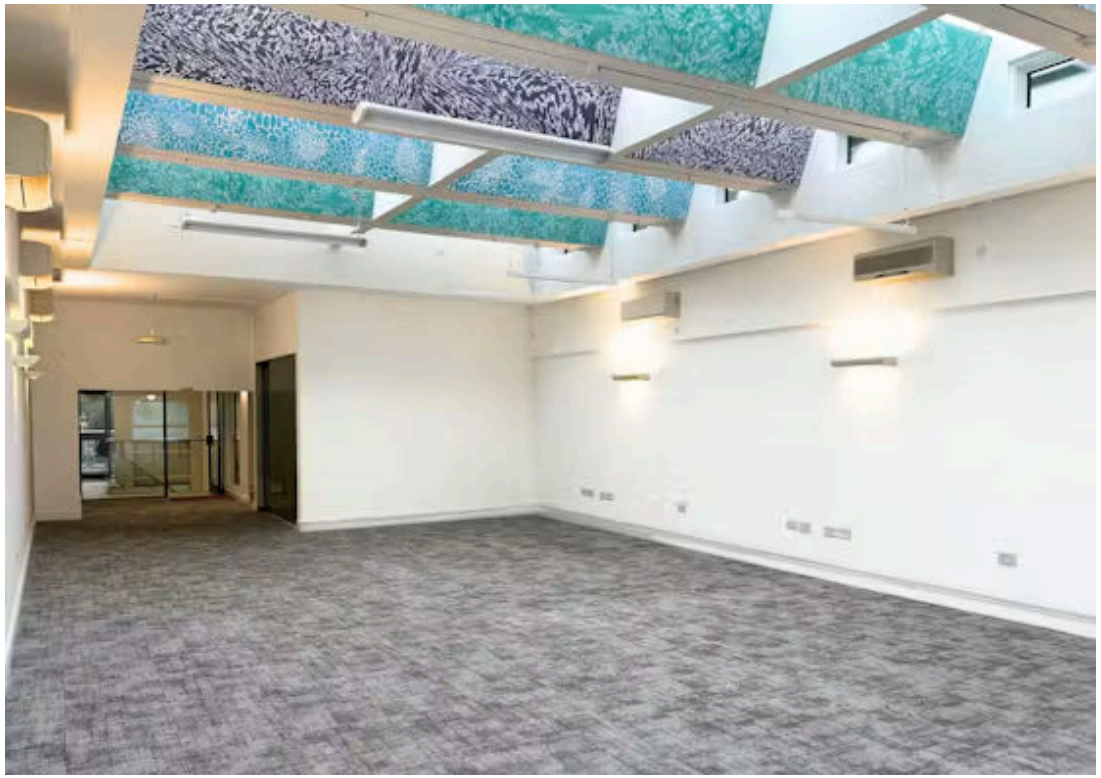
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Nearest Stations

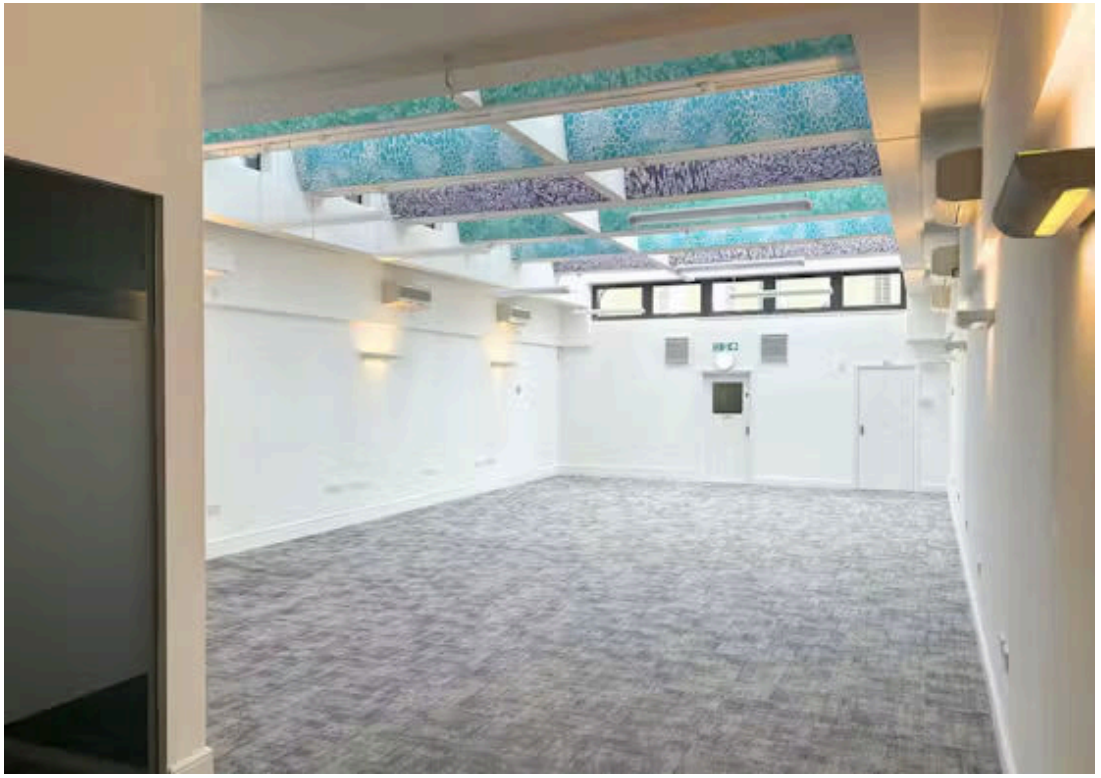
- Holborn (0.1 Miles)
- Chancery Lane (0.3 Miles)
- Russell Square (0.3 Miles)

34 Red Lion Square occupies a prime Midtown location overlooking the attractive garden square of Red Lion Square. The property benefits from excellent connectivity, with Holborn, Chancery Lane, Russell Square and Farringdon stations all within easy walking distance, providing access to the Central, Piccadilly, Elizabeth, Circle, Hammersmith & City and Metropolitan lines, as well as Thameslink services. The surrounding area offers an extensive range of amenities, including cafés, restaurants, bars, gyms and retail outlets. Occupiers can also enjoy the cultural and leisure attractions of the West End, Covent Garden and the British Museum, all of which are located nearby, making Red Lion Square a highly desirable business location in the heart of Midtown.









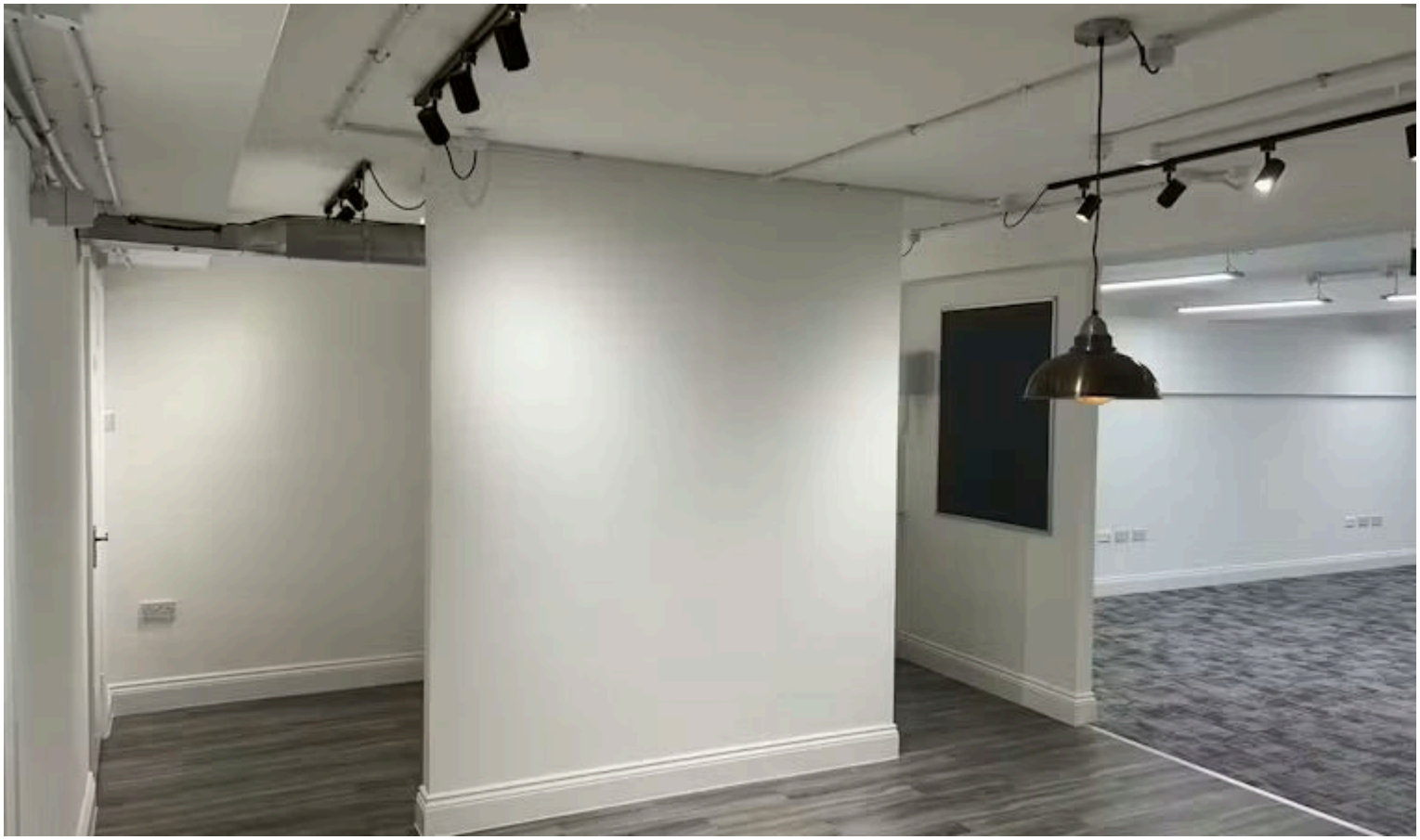
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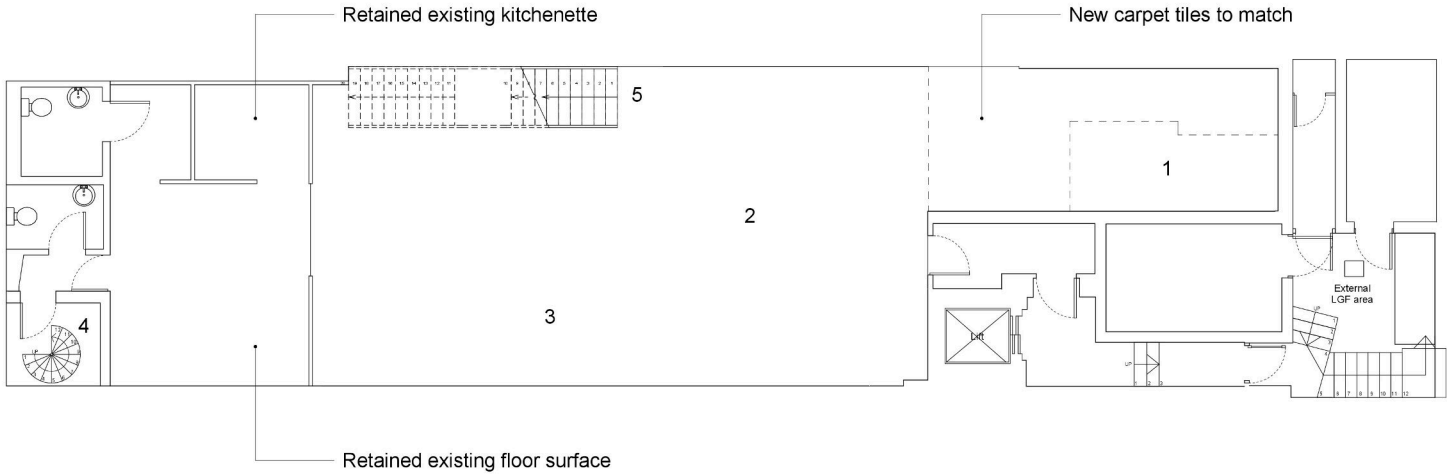
- Self Contained
- LED lighting
- Excellent street frontage
- Demised WC's
- Tea Point

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Proposed Lower Ground Floor...

NB:

An allowance for electrical amendments + light fitting adjustments to be made to the main space where the ceiling baffles are.
At present there are two differing types of fluorescent fixtures. A choice and method to be agreed so that a singular fluorescent type remains.



Remedial Notes:

1. Current void where lift and stair previously were to be infilled.
2. New localised carpet tiles to the space + new raised access floor to match to the voided area [1.] once infilled.
3. Painting and decoration remedial's to the main space to the high level ceiling baffles and to some localised areas where partitions have been removed.
4. Remedial to escape stair and lobby where flaking painting / sand and remedial damp patches, repaint
5. New staircase and newly opened up structural void for the staircase to be located within.

Disclaimer
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Sheet 1/2

Rev	Reason for Issue	Date	Drw | Chk
P02	For Information	13/05/26	Apt | Apt
P01	Draft Issue	24/04/26	Apt | Apt

Consultants:
Architect: Apt

© Apt

Apt

235 St John Street London EC1V 4NS www.apt.london

Client
Frazer Capital

Project
Red Lion Square

Drawing Title
GA Plan-Of Remedials Required Level LGF

Scale
1:50

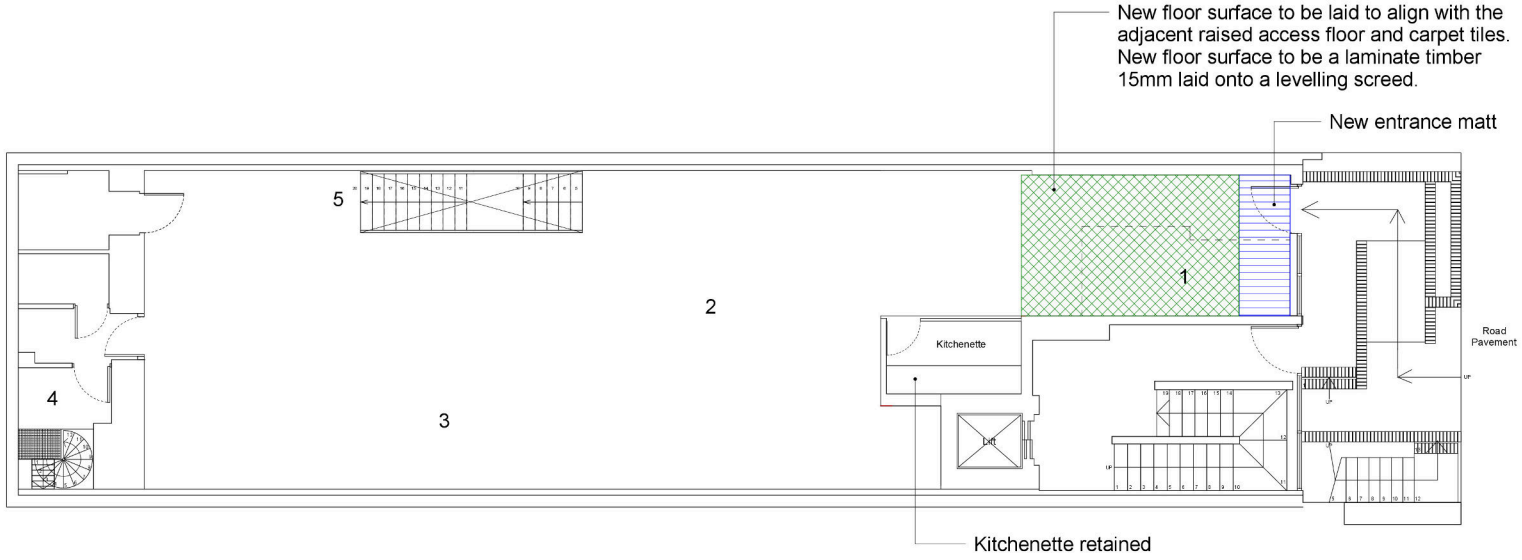
Project No.		Revision
26007	**Stage 2**	**P02**

Drawing No.
RLS-APT-XX-099L-DR-A-09-0500

Proposed Ground Floor – 34...

NB:

An allowance for electrical amendments + light fitting adjustments to be made to the main space where the ceiling baffles are.
At present there are two differing types of fluorescent fixtures. A choice and method to be agreed so that a singular fluorescent type remains.



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1. Current void where lift and stair previously were to be infilled.
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Sheet 2/2

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P02	For Information	13/05/26	Apt | Apt
P01	Draft Issue	24/04/26	Apt | Apt

Consultants:
Architect: Apt

235 St John Street London EC1V 4NS www.apt.london

Client
Frazer Capital

Project
Red Lion Square

Drawing Title
GA Plan- Of Remedials Required Level 00

Scale
1:50

Project No.		Revision
26007	**Stage 2**	**P02**

Drawing No.
RLS-APT-XX-100L-DR-A-09-0501

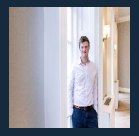
Accommodation

The accommodation comprises the following areas:

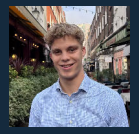
NAME	SQ FT	SQ M	RENT (SQ FT)	RATES PAYABLE (SQ FT)	SERVICE CHARGE (SQ FT)	TOTAL MONTH	AVAILABILITY
Ground - Lower Ground	2,893	268.77	£44.94	£12.11	£5.25	£15,018.54	Available
Total	2,893	268.77	£44.94	£12.11	£5.25	£15,018.54	

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OTTER HUNT

CONTACT US



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Description

The available accommodation comprises a self-contained Ground and Lower Ground office duplex at 34 Red Lion Square. Benefiting from its own dedicated entrance and prominent street frontage, the unit offers occupiers a strong independent presence in a highly sought-after Midtown location. The office features LED lighting throughout and provides bright, efficient workspace arranged over two floors. The accommodation is due to be refurbished, offering upgraded office space suited to modern occupier requirements.

Location

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Viewings

Strictly through the joint sole agents, Crossland Otter Hunt, Stage RE and SHB RE

Terms

Available on a new lease direct from the Landlord.

EPC

Upon enquiry

ANTI MONEY LAUNDERING

The successful applicant will be required to provide two forms of ID and proof/source of funds, to satisfy anti-money laundering protocols.

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