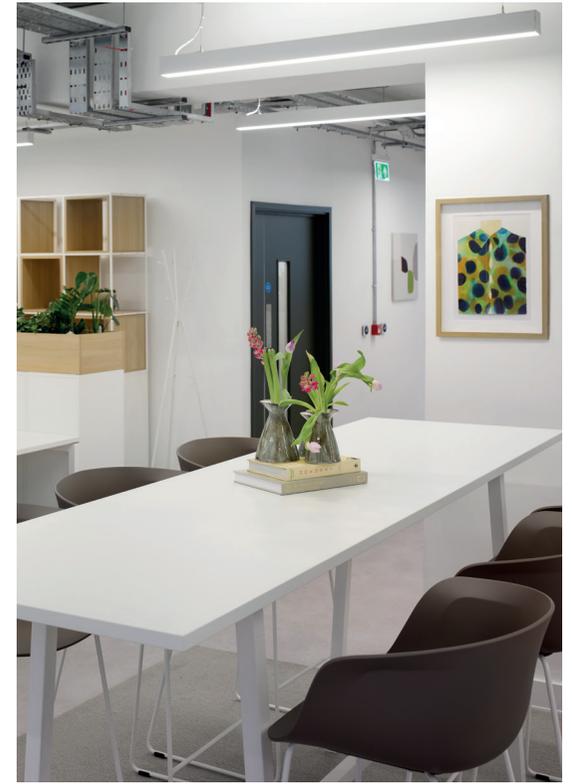




# RED LION STUDIOS

LONDON EC1

Between 1,464 sq ft - 5,422 sq ft of refurbished office space available in a fully fitted Cat B configuration.  
Available by way of a conventional lease or on a fully managed basis.



**Red Lion Studios is situated between the junction of Giltspur Street and Snow Hill, near the Holborn Viaduct. The Farringdon area provides vibrant local scenes close to the City Centre.**

The sixth and first floors have been fully refurbished to provide smart and stylish fitted office suites.



# THE BUILDING BOASTS THE FOLLOWING AMENITIES:



Manned Reception



Communal Breakout Space



Cycle Storage



Shower Facilities



Lifts



Air Conditioning



First Floor EPC A  
Sixth Floor EPC B



Fully Refurbished



Ground Floor Reception



Lower Ground Floor Communal Breakout Area



Ground Floor Lift Lobby



Lower Ground Floor Cycle Storage



Exterior

# ACCOMMODATION

| Floor          | Sq Ft        | Specification         | Availability |
|----------------|--------------|-----------------------|--------------|
| Sixth          | 1,464        | Fully Fitted to CAT B | Coming Soon  |
| Third*         | -            | Fully Fitted to CAT B | Let          |
| First Suite A* | 1,959        | Fully Fitted to CAT B | Available    |
| First Suite B* | 2,034        | Fully Fitted to CAT B | Available    |
| <b>Total</b>   | <b>5,422</b> |                       |              |

\* Estimated floor areas. Subject to change following completion of the refurbishment works and a measured survey.

## FIRST FLOOR SUITE A 1,959 SQ FT

- 22 Desks

---

- 1 8-10 Person Meeting Room

---

- 1 4-6 Person Meeting Room

---

- 1 Breakout Space

---

- 1 Collaboration Space

---

- 1 Lounge Area

---

- 1 Kitchen

## FIRST FLOOR SUITE B 2,034 SQ FT

- 28 Desks

---

- 1 8-10 Person Meeting Room

---

- 1 Breakout Space

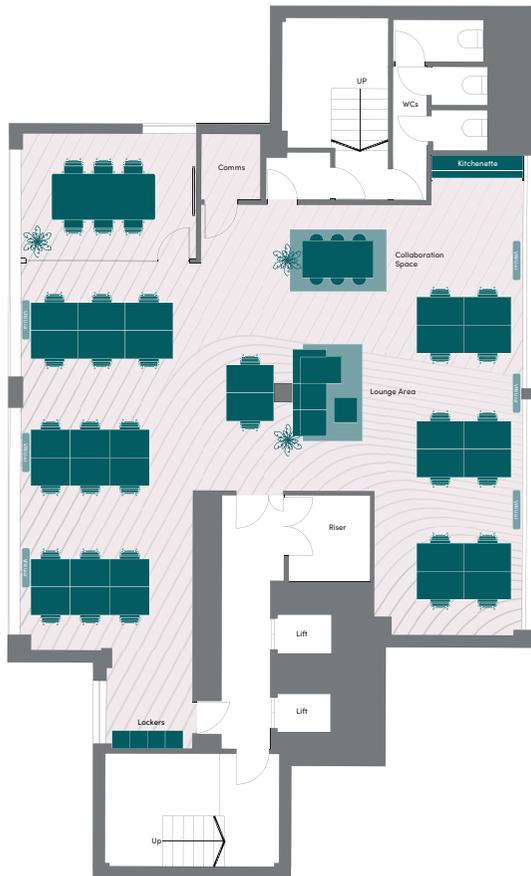
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- 1 Lounge Area

---

- 1 Kitchen

Phone booths and meeting booths at first floor level available subject to agreement.



## SIXTH FLOOR 1,464 SQ FT

- 30 Desks

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- 1 6 Person Meeting Room

---

- 1 Collaboration Space

---

- 1 Lounge Area

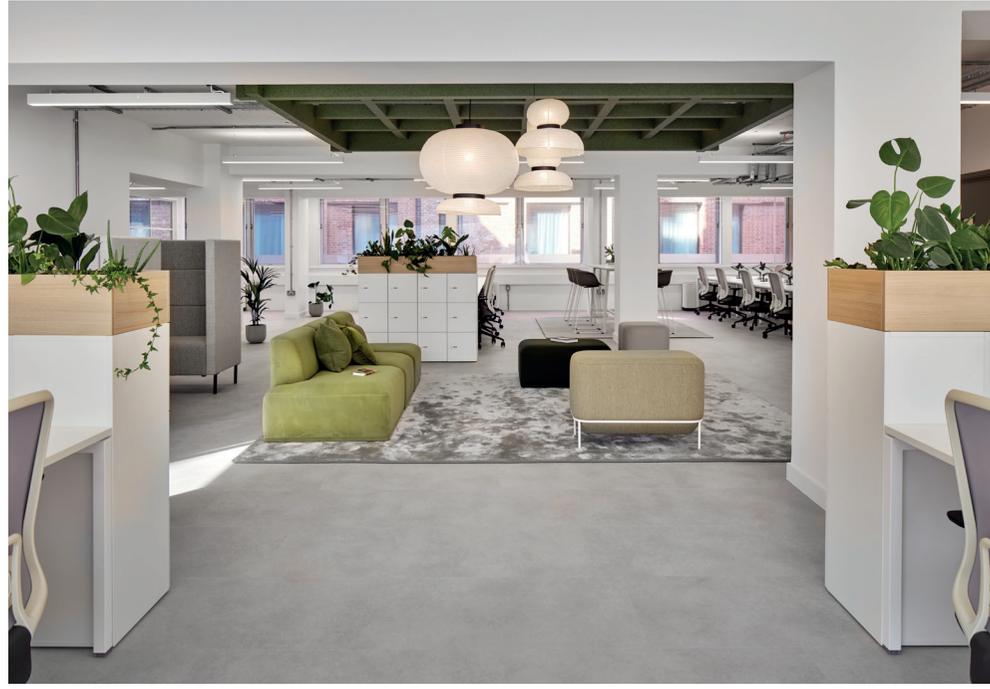
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- 1 Kitchen



Floorplans not to scale.  
For illustrative purposes only.





# FULLY MANAGED OPTION

For one simple monthly price, accommodation can be delivered with comprehensive core services and access to an in-house team of experts, ensuring an exceptional workplace experience for you and your team.

## CORE SERVICES



Cleaning & Waste Management



Maintenance & Repairs



Health & Safety



Broadband



Demise Electricity



Business Rates

## RECOMMENDED CUSTOMISATIONS



Tea & Coffee



Healthy Snacks



Foliage Rental & Care





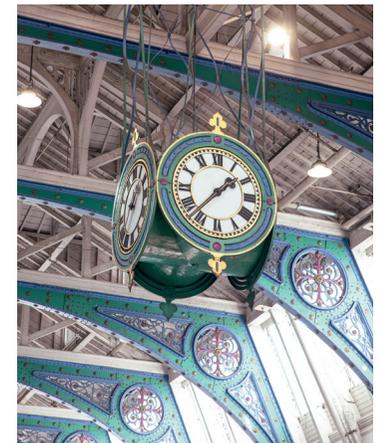
Red Lion Studios is located near Smithfield Market, with plenty of fashionable bars and restaurants nearby.

Farringdon Station is less than a 10-minute walk away. Other hubs, like St. Paul's and Chancery Lane, are also nearby.



### WALKING TIMES FROM RED LION STUDIOS

|                 |            |           |          |               |
|-----------------|------------|-----------|----------|---------------|
| <b>7</b>        | <b>8</b>   | <b>8</b>  | <b>8</b> | <b>10</b>     |
| Minutes         | Minutes    | Minutes   | Minutes  | Minutes       |
| City Thameslink | Farringdon | St Paul's | Barbican | Chancery Lane |



# TERMS

The space is available by way of conventional lease or fully managed agreement through Kitt.

**RED  
LION  
STUDIOS**

12 Cock Lane, EC1

# ALL ENQUIRIES



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REAL ESTATE**

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