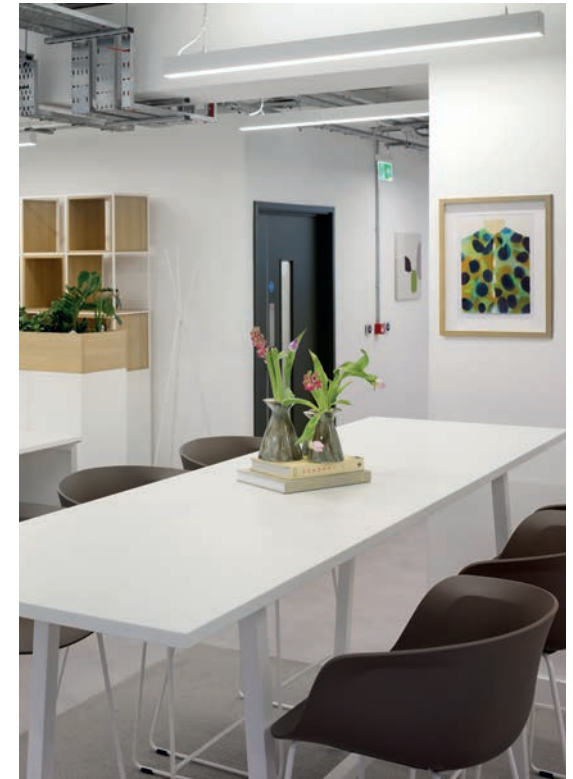




# RED LION STUDIOS

LONDON EC1

3,993 sq ft of refurbished office space available in a fully fitted Cat B configuration from 1,959 sq ft.  
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 first floor has been fully refurbished to provide two smart and stylish fitted office suites.





## THE BUILDING BOASTS THE FOLLOWING AMENITIES:



Manned Reception



Communal Breakout Space



Cycle Storage



Shower Facilities



Lifts



Air Conditioning



EPC Rating B



Fully Refurbished



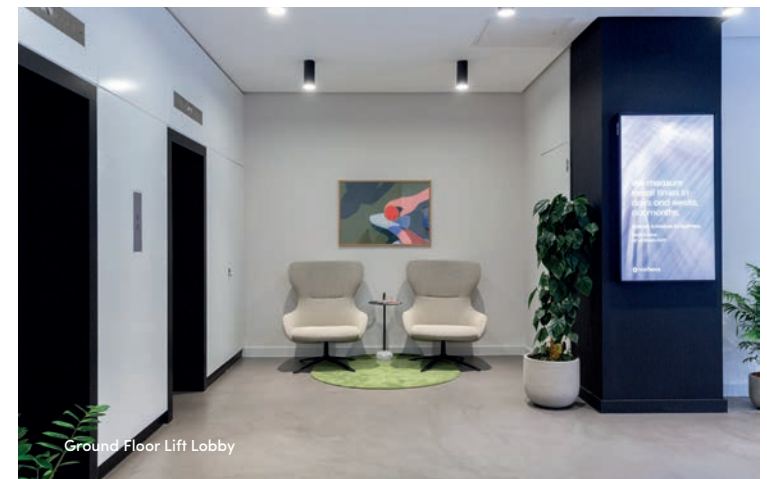
Ground Floor Reception



Lower Ground Floor Communal Breakout Area



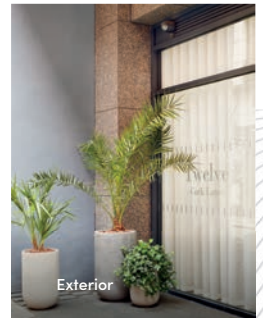
Ground Floor Reception



Ground Floor Lift Lobby



Lower Ground Floor Cycle Storage



Exterior

# ACCOMMODATION

Floor	Sq Ft	Specification	Availability
Sixth	-	Fully Fitted to CAT B	Let
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
Total	3,993		

\* 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
1 Lounge Area
1 Kitchen

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



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







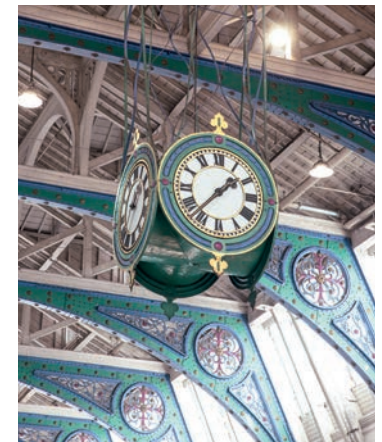
Red Lion Studios is located near Smithfield Market, with plenty of fashionable bars and restaurants nearby.

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

7	8	8	8	10
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



**BNP PARIBAS  
REAL ESTATE**

**Kitt.**

**Robert Rooney**

07469 403225

robert.rooney@realestate.bnpparibas

**Catriona McLeod**

07350 404707

catriona.mcleod@realestate.bnpparibas

**Ben Rainbow**

07909 487189

ben.rainbow@realestate.bnpparibas

**Ben Danaher**

07896 783568

ben.danaher@kittoffices.com

**Genevieve Hudson**

07727 311249

geni.hudson@kittoffices.com

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