



RED LION STUDIOS

LONDON EC1

Between 1,389 sq ft - 6,811 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



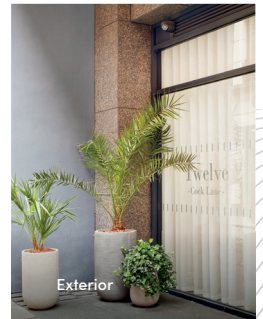
Ground Floor Lift Lobby



Lower Ground Floor Communal Breakout Area



Lower Ground Floor Cycle Storage



Exterior

ACCOMMODATION

Floor	Sq Ft	Specification	Availability
Sixth	1,464	Fully Fitted to CAT B	Available
Fifth	1,389	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
Total	6,811		

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

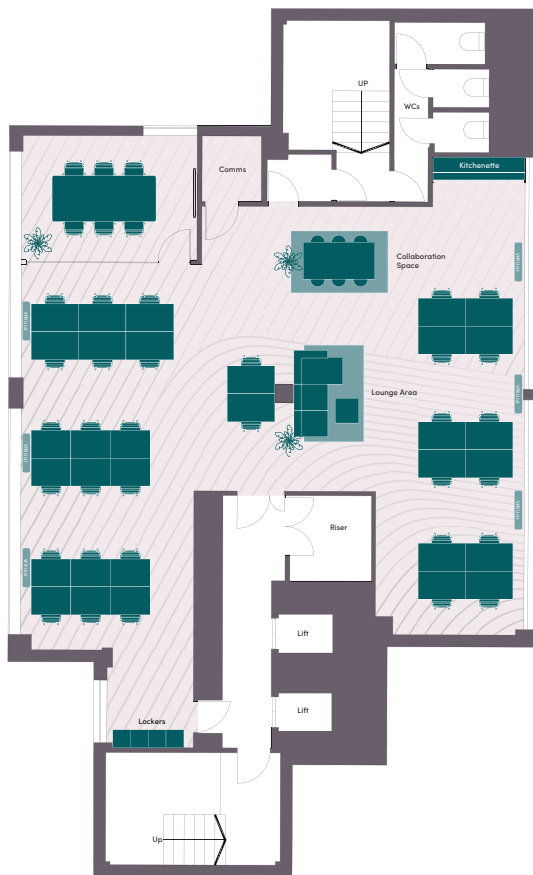
FIRST FLOOR SUITE A 1,959 SQ FT

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.



SIXTH FLOOR 1,464 SQ FT

30 Desks
1 6 Person Meeting Room
1 Collaboration Space
1 Lounge Area
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

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

DW Daniel Watney
Partnership

Charlie Browne

07787 123448

cbrowne@danielwatney.co.uk

Frank Hawkins

07394 802129

fhawkins@danielwatney.co.uk

beem

Ralph Dorey

07866 742263

ralph@beemre.co.uk

Nigel Wallnöfer

07773 375718

nigel@beemre.co.uk

Kitt.

Ben Danaher

07896 783568

ben.danaher@kittoffices.com

Leah Noray

07703 744148

leah@kittoffices.com

Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. April 2026.

Designed and produced by Sears-Davies www.searsdavies.com

REDLIONSTUDIOS.CO.UK