

MANAGED
WORKSPACE
OPPORTUNITY



20-21 RED LION
COURT, EC4A

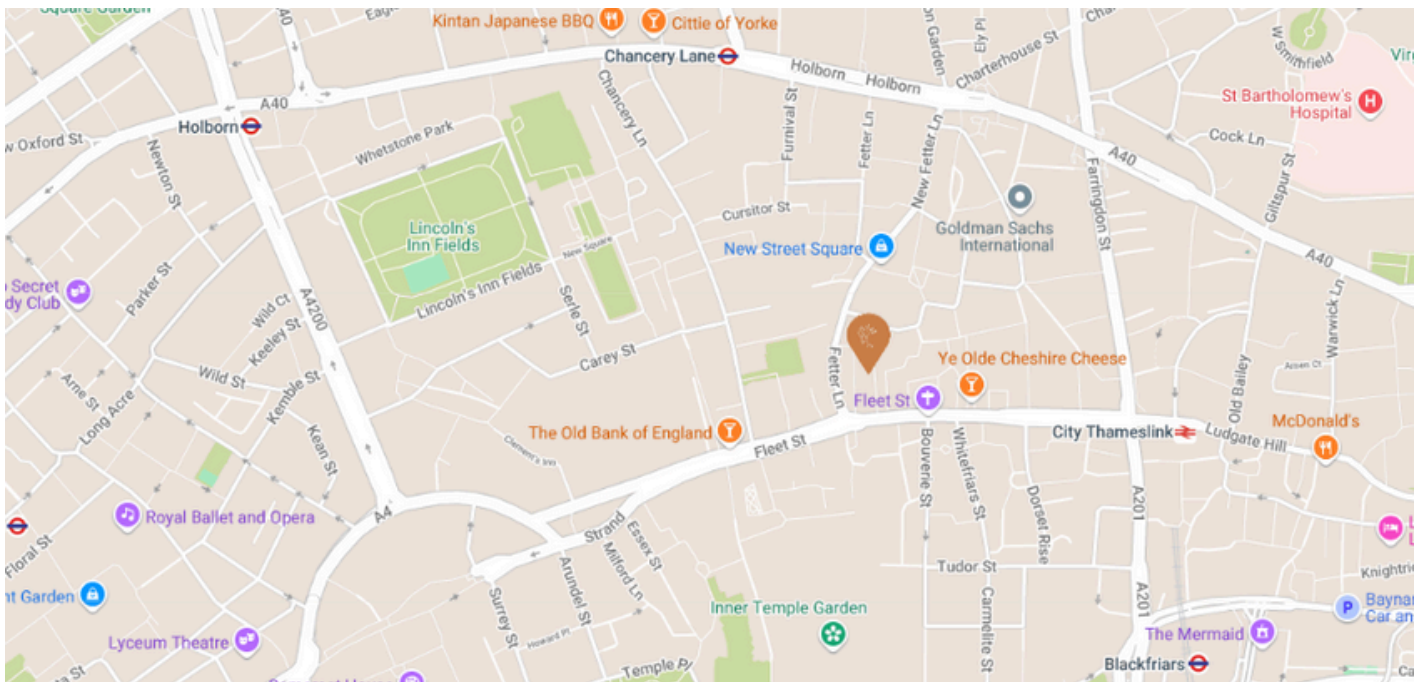
3RD FLOOR
1,066 SQ. FT
4TH FLOOR
944 SQ. FT

REDEFINING THE
TRADITIONAL

REIMAGINED WORKSPACE

Holyer House has undergone a full refurbishment, offering versatile office spaces, superb end-of-trip facilities, and a striking communal roof terrace. Tenants will also have access to a passenger lift, bookable meeting rooms, and excellent transport links. The 3rd and 4th floors are available, featuring abundant natural light, kitchenettes, and exposed services.

BUILDING LOCATION



Location

20-21 Red Lion Court
Holyer House
London
EC4A 3EB

Holyer House is positioned on the west side of the pedestrianised Red Lion Court, between Fleet Street and New Street Square, close to Fetter Lane. The area is a vibrant mix of offices, residences, and high-end dining, once known for its legal sector but now home to a wide range of industries. Its central location offers excellent access to both the West End and the City of London.

OFFICE AMENITIES



Air Conditioning



Kitchen Areas



Passenger Lift



Roof Terrace



Showers & Changing
Facilities



Lockers



Meeting Rooms



Bike Storage



Existing Fit Out



Good Natural Light

Design your space reflecting you
and your business in an
attractive property.

WHAT CAN BE INCLUDED AT YOUR CHOICE



PROPERTY EXPENDITURE

Rent
Rates
Service Charges
Insurances

CAPITAL EXPENDITURE

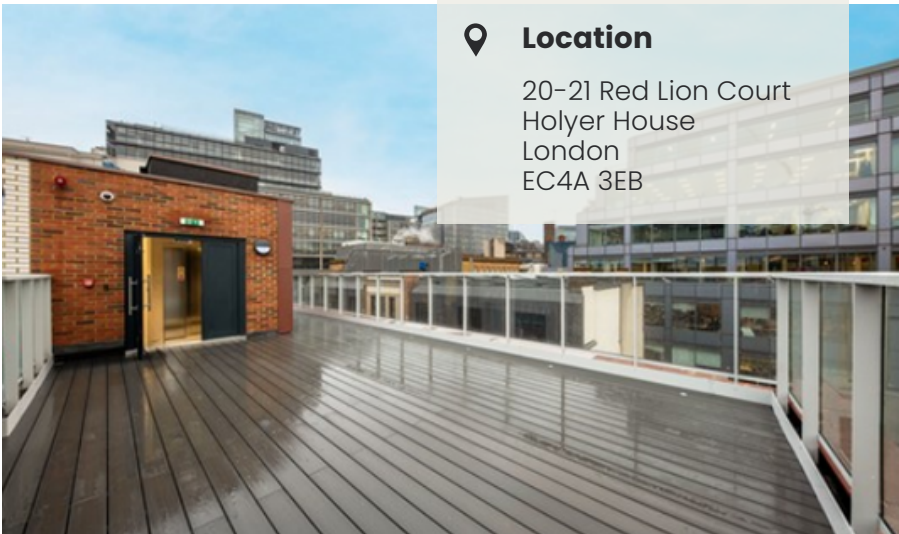
Building Surveys
Design & Fit-Out Works*
Furniture Fixtures & Fittings
Stamp Duty Land Tax
Legal Fees & Property Searches
Acquisition Fees

OPERATIONAL EXPENDITURE

Utilities
Cleaning & Waste Disposal
Facilities Management
Repairs & Maintenance
Health & Safety & Compliance
Security
IT Connectivity

Location

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*To a Pre-Agreed Value

PRICING

3rd Floor	FROM £163 PER SQ. FT	LICENCE FEE PCM FROM £12,800+ VAT
4th Floor	FROM £163 PER SQ. FT	LICENCE FEE PCM FROM £14,500+ VAT





IDENTITY

workspace

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