

Farebrother

Churchill House, 35 Red
Lion Square, London, WC1R
4SG

Office/Sui Generis HQ
Opportunity - Subject To
Planning Consent
33,355 SQ FT

farebrother.com
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EXPERIENCED TRUSTED REAL ESTATE ADVISORS

DESCRIPTION

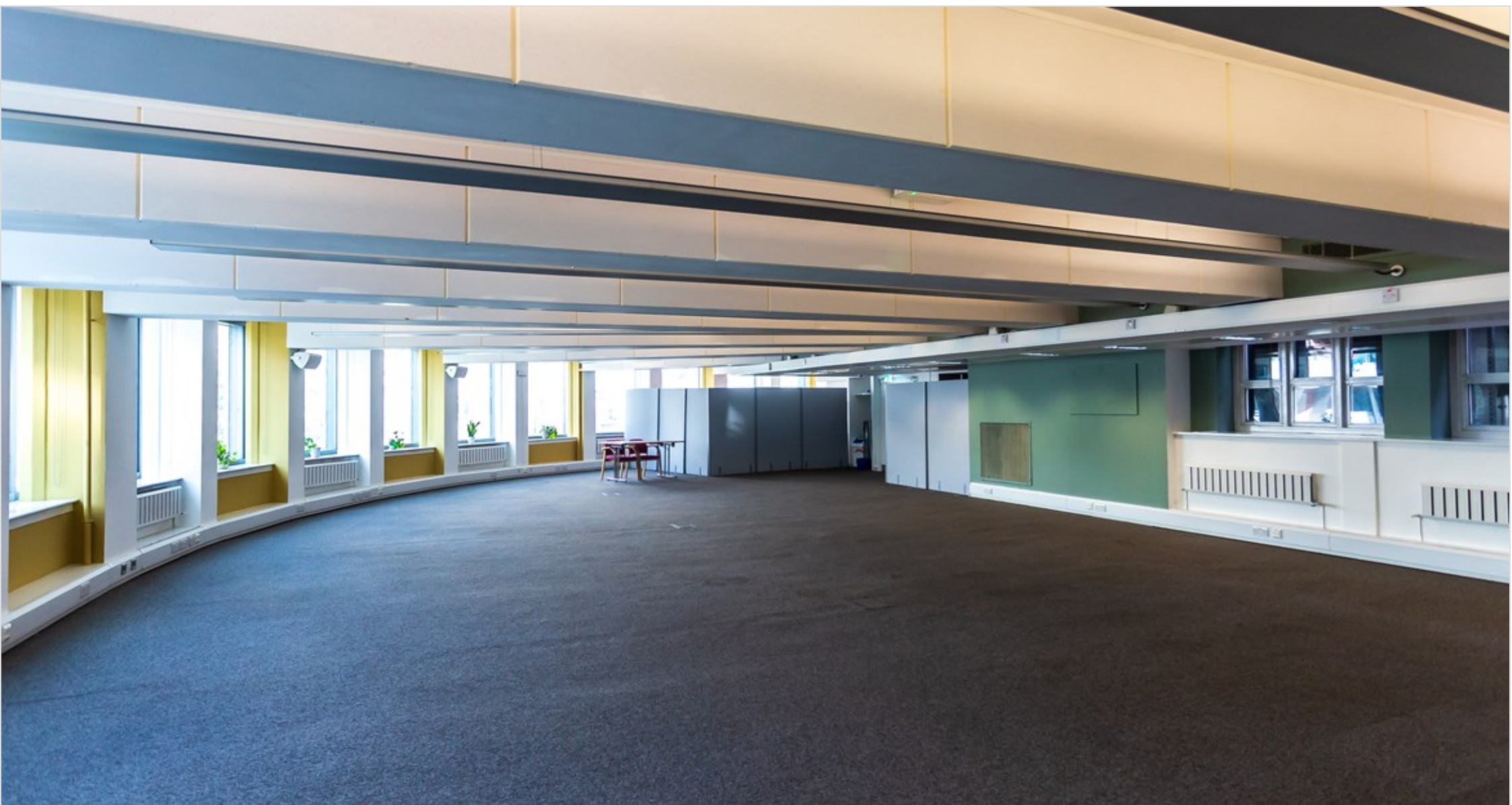
Grade B office space to let - Possession available from end of June 2026

The property is bound by Theobalds Road to the north and Red Lion Square to the south. The building was last refurbished in 2006. The existing accommodation provides Grade B specification offices featuring a central lightwell that provides good levels of natural light, and excellent outlook on to Red Lion Square. Typical floorplates within the building are c.4,500 sq ft. The accommodation is presented in existing fitted condition.

Internally, the lower ground floor contains an auditorium, the ground floor provides a reception and cafeteria with open plan office space and meeting rooms on the upper floors.

The 7th floor terrace offers expansive views across the London skyline.





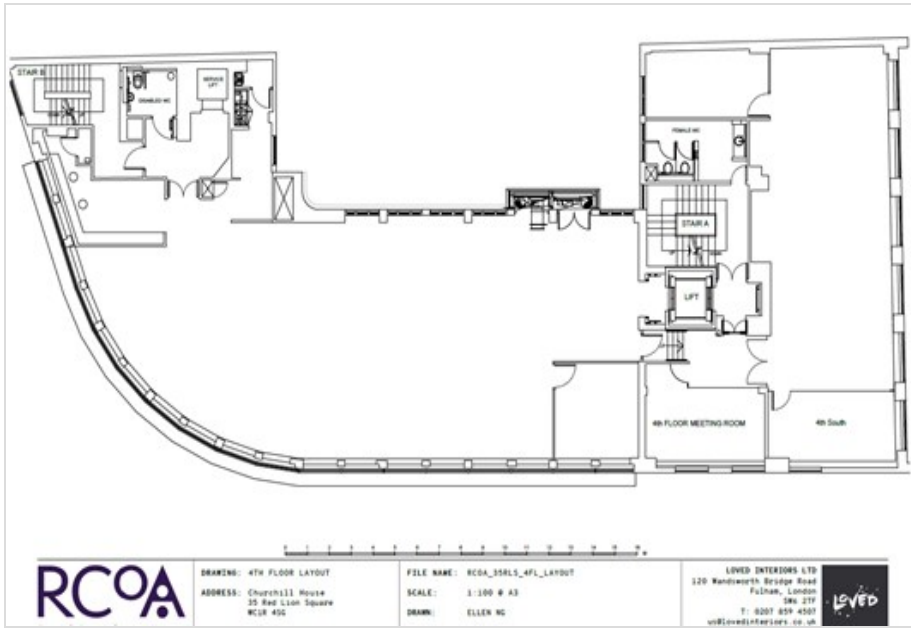
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ACCOMMODATION

FLOOR	AREA (SQ FT)	AVAILABILITY	DESK SUITABILITY NO
8th Floor	469	Available	4 - 7
7th Floor	946	Available	8 - 14
6th Floor	3,126	Available	28 - 48
5th Floor	4,138	Available	37 - 63
4th Floor	4,557	Available	41 - 70
3rd Floor	4,588	Available	41 - 70
2nd Floor	4,351	Available	39 - 66
1st Floor	4,231	Available	38 - 65
Ground Floor	4,059	Available	36 - 62
Lower Ground Floor	2,890	Available	26 - 44
Total	33,355		

AMENITIES

-Offered in existing fitted condition	-7th floor terrace offering expansive views
-Air conditioning	-100-seat auditorium on Lower Ground floor
-Conference space on 6th floor	-Reception and cafeteria on Ground floor
-Meeting rooms	



FURTHER INFORMATION

Rent

£Rent on Application

Service Charge

TBC

Rates

Approx. £20.50 per sq ft

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Subject to contract. Farebrother for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither Farebrother nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. April 2025

LOCATION

Located in the heart of Holborn, within the London Borough of Camden, the area is a well-established knowledge with world class academic, cultural, scientific and professional organisations set within a vibrant retail and leisure scene.

The building is located 5 minute walk away from Holborn (Central and Piccadilly Lines), 5 minute cycle to Tottenham Court Road (Northern, Central & Elizabeth Lines), and 10 minutes to Kings Cross via public transport.



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