

# Red Lion Studios

## Farringdon

### EC1A 9BU

Sensational fully refurbished, fitted, furnished and work ready office space available in the heart of Farringdon.

1,975 - 5,542 sq ft available across 1<sup>st</sup> & 6<sup>th</sup> floors.

Available by way of traditional leases or fully managed, fitted, furnished and work ready.

# Internal Workspace

22 - 80+ workstations 

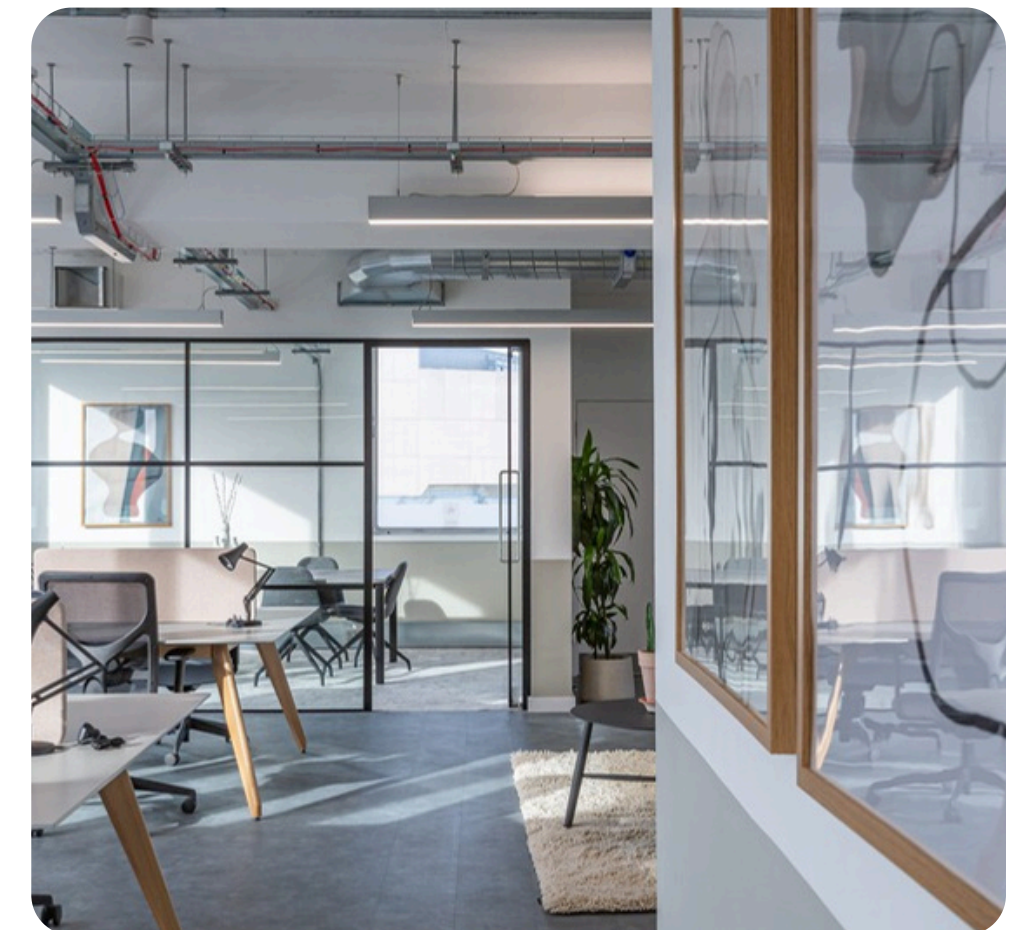
Communal business lounge 

Private meeting rooms 

Teapoint / Kitchens 

Cycle storage 

Shower facilities 



# Amenities

- Fully refurbished, stylish office suites available
- Lease terms offered via conventional or fully managed basis
- High-quality fit-outs featuring dedicated kitchens, meeting rooms, and lounge areas
- Comprehensive building amenities including a onsite concierge and a communal business lounge
- Excellent end-of-trip facilities with secure cycle storage and modern showers on-site
- Prime Farringdon location in close proximity to Farringdon, Barbican, and St Paul's stations



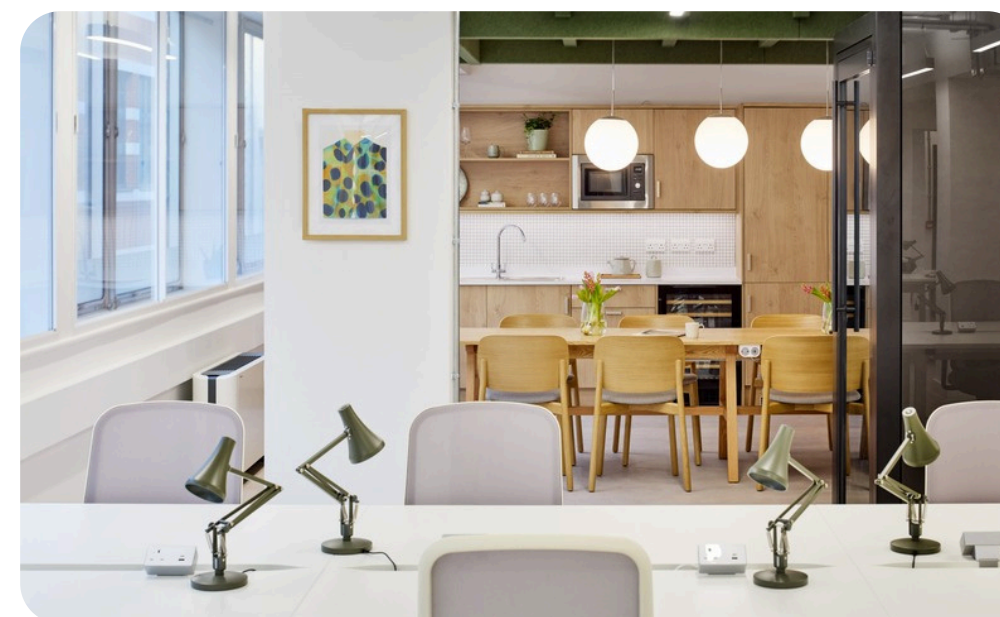
# Property Description

Red Lion Studios offers an outstanding opportunity to occupy high-quality, "media-style" workspace that is fully fitted, furnished, and work-ready from day one. The refurbished office suites boast a modern, creative aesthetic featuring stylish lounge areas, dedicated collaboration spaces, and sleek private kitchens.

Beyond the private suites, tenants enjoy exclusive access to a vibrant communal business lounge and breakout area on the lower ground floor, perfect for informal meetings or a change of scenery. The building is further enhanced by premium amenities including a manned reception, full air conditioning, passenger lifts, and end-of-trip facilities such as secure cycle storage and showers.

The space is available on either a traditional or a fully managed basis, which includes:

- Connectivity & Utilities: High-speed broadband and all demise electricity costs.
- Facility Management: Professional cleaning, waste management, and ongoing maintenance and repairs.
- Operational Support: Comprehensive health and safety compliance and the handling of business rates.
- Enhanced Experience: Access to an in-house team of experts to ensure an exceptional workplace environment.
- For a truly bespoke environment, the managed service can be further customized to include foliage rental, healthy snacks, and premium tea and coffee services.



# Location

Red Lion Studios is perfectly positioned in the heart of the vibrant Farringdon and Smithfield area, offering a rich tapestry of local culture and convenience.

The building is surrounded by a wealth of amenities, from the historic Smithfield Market to an array of fashionable bars, cafes, and restaurants perfect for team lunches or evening entertaining.

For moments of quiet, the area provides excellent access to local green spaces and iconic landmarks, with the stunning architecture of St Paul's Cathedral just a short stroll away.

The location boasts exceptional connectivity, making it an ideal hub for any creative or media-focused business:

- **Farringdon Station:** Located less than a 10-minute walk away, providing access to the Elizabeth Line, Underground, and Thameslink services.
- **City Thameslink:** A mere 3-minute walk from the front door. St Paul's Station: Reachable in approximately 8 minutes on foot.
- **Barbican Station:** Just a 10-minute walk through the local neighborhood.
- **Chancery Lane:** Conveniently located within 10 minutes for Central Line access.



# Traditional lease

A traditional full repairing and insuring (FRI) lease means that, in addition to your rent, you are fully responsible for all ongoing maintenance, repairs, and the building's insurance costs.



Floor/unit	Size sq ft	Rent per sq ft	Service charge per sq ft	Business rates per sq ft	Total per year
6th	1,464	£62.50	£16.97	£21.00	£147,088.08
1st - Suite A	1,959	£57.50	£16.97	£21.00	£187,025.73
1st - Suite B	2,034	£57.50	£16.97	£21.00	£194,185.98
Total	5,457	£58.84	£16.97	£21.00	£528,299.79

# Fully managed

With a single monthly payment, a managed lease combines typical outgoings, including rent, utilities, maintenance, and office services provided by the landlord.



Floor/unit	Size sq ft	Inclusive rent per sqft	Inclusive rent per month	Including rent per year
6th	1,464	£160.00	£19,520	£234,240
1st - Suite A	1,959	£149.00	£24,324	£291,891
1st - Suite B	2,034	£149.00	£25,256	£303,066
Total	5,457	£151.95	£69,100	£829,197

# What's included

Within a managed lease, the landlord looks after you, your team and your space.

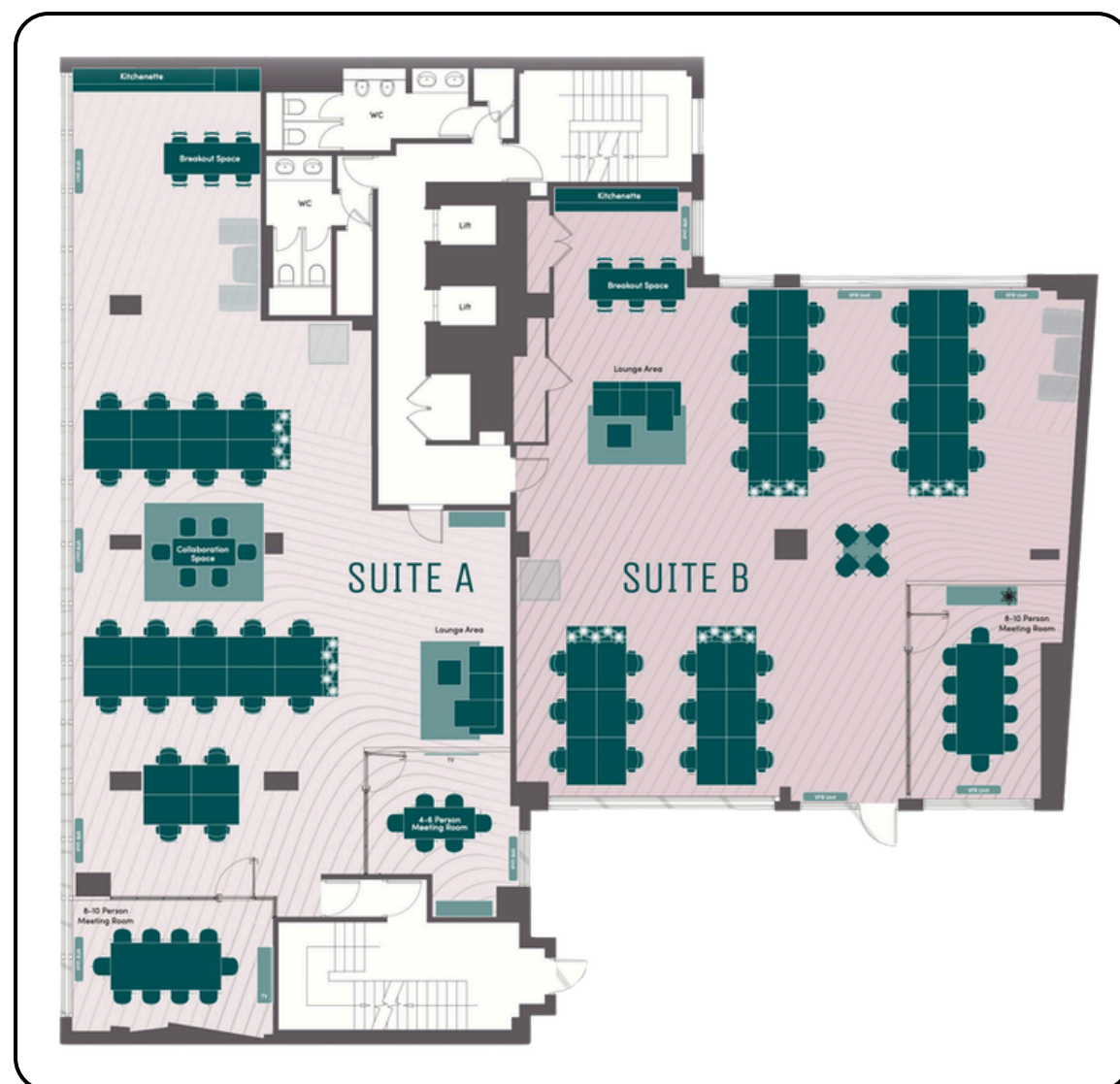
All office running costs are wrapped into one simple monthly payment, which includes a suite of services from community management and consumables maintenance and compliance.



Key services	Essential	Core	Premium
Rent, S/ch, Rates	✓	✓	✓
Fitout, furniture, dressing	✓	✓	✓
IT infrastructure	✓	✓	✓
Cleaning	✓	✓	✓
Facilities management	✓	✓	✓
Repair & maintenance	✓	✓	✓
Health & safety	✓	✓	✓
F&B consumables		✓	✓
Community manager		✓	✓
Enhanced catering			✓
Fresh plants			✓
Deep cleaning			✓
Enhanced IT			✓

# Floor plans - fitted & furnished

1<sup>st</sup> Floor, Suite A & B



6<sup>th</sup> Floor



## 1st floor - Suite A

- 22 Desks
- 8-10 Person Meeting Room
- 4-6 Person Meeting Room
- Breakout Space
- Collaboration Space
- Lounge Area
- Kitchen

## 1st floor - Suite B

- 28 Desks
- 8-10 Person Meeting Room
- Breakout Space
- Touchdown area
- Kitchen

## 6th floor

- 30 Desks
- 6 Person Meeting Room
- Collaboration Space
- Lounge Area
- Kitchen

Want to arrange  
a viewing?



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