

# 14 RED LION SQUARE, LONDON WC1R 4QH

---

FREEHOLD OFFICE BUILDING FOR SALE WITH VACANT POSSESSION  
ON ONE OF CENTRAL LONDON'S HISTORIC SQUARES

SUITABLE FOR OWNER OCCUPATION, REFURBISHMENT & RESIDENTIAL CONVERSION





## EXECUTIVE SUMMARY

- Located in the **heart of Midtown** between the City of London and the West End.
- The property is situated on the **historic Red Lion Square** located between Theobald's Road and High Holborn within close proximity to Holborn Underground Station.
- **Grade II listed Georgian townhouse** office building of **3,956 sq ft (NIA) / 5,438 sq ft (GIA)** arranged over lower ground, ground and three upper floors.
- **Freehold.**
- Available with full vacant possession.
- **Opportunity to refurbish** as offices.
- A resolution to grant **planning permission** for change of use from office use (Class B1a) to residential use (Class C3) has been approved.
- Offers are invited in excess of **£4,500,000**, subject to contract, and exclusive of VAT.
- A purchase at the asking price reflects a capital value of £1,137 per sq ft (NIA) and £827 per sq ft (GIA).





## LOCATION

Red Lion Square is prominently situated in Midtown, one of Central London's most dynamic and exciting sub-markets.

The building is strategically positioned at the heart of Central London in a core location linking together the West End and Covent Garden to the west, the City of London and Farringdon to the east, Kings Cross to the north and Southbank and Waterloo to the south.

The vibrant location has attracted a diverse range of occupiers from the world's leading legal, corporate, banking, technology, media and professional firms. In addition to being a recognised commercial centre, Midtown houses some of London's most visited cultural attractions including The British Museum; The Royal Courts of Justice and Somerset House.

Midtown's educational and legal reputation has been built upon the presence of historic institutions such as the London School of Economics and Political Science (LSE) and the Inns of Court.

The diversity of occupiers encapsulates Midtown's evolution in recent years as the area has flourished. Occupiers and residents alike are drawn by the ever changing and cosmopolitan environment as Midtown has become a fashionable dining and hotel destination. These include the Hoxton Hotel, Hubbard & Bell and the 5-Star Rosewood Hotel.

The property benefits from excellent connections with Holborn, Chancery Lane, Farringdon and Russell Square Underground and Mainline Stations all within close proximity. Connectivity will be further enhanced with the opening of Crossrail at Farringdon in 2018.





## Local Occupiers

### Legal

1. Mishcon de Reya LLP
2. Farrer & Co
3. Bird & Bird
4. Hogan Lovells
5. Irwin Mitchell
6. Weil
7. Freshfields Bruckhaus Deringer

### Financial and Corporate

8. Deloitte
9. J Sainsbury
10. SVG Capital
11. Goldman Sachs
12. Reed Business Information
13. Mitsubishi
14. McKinsey & Company
15. CVC Capital
16. Tate & Lyle
17. McCann London
18. Unilever
19. JP Morgan
20. Merrill Lynch

### Media and Technology

21. Google/NBC
22. Amazon
23. Saatchi & Saatchi
24. WSP Group
25. Warner Brothers
26. Verizon
27. Industrial Light & Magic (Disney)
28. MediaCom
29. COS



## CONNECTIVITY

The Property is situated in close proximity to a number of Mainline rail and Underground stations, providing excellent connections across London;

- Holborn Station (3 minute walk) providing access to the Underground network via the Central and Piccadilly lines.
- Chancery Lane (6 minute walk) providing access to the Underground via the Central line.
- Russell Square Station (7 minute walk) providing access to the Underground via the Piccadilly line.
- Farringdon Station (12 minute walk) providing access to Underground, Mainline, Thameslink and Crossrail services.

### The Elizabeth Line (Crossrail)

The Property will benefit substantially from the introduction of Crossrail (The Elizabeth Line), the east-west rail link that will cross Central London linking Reading and Heathrow in the west to Abbey Wood and Shenfield in the east.

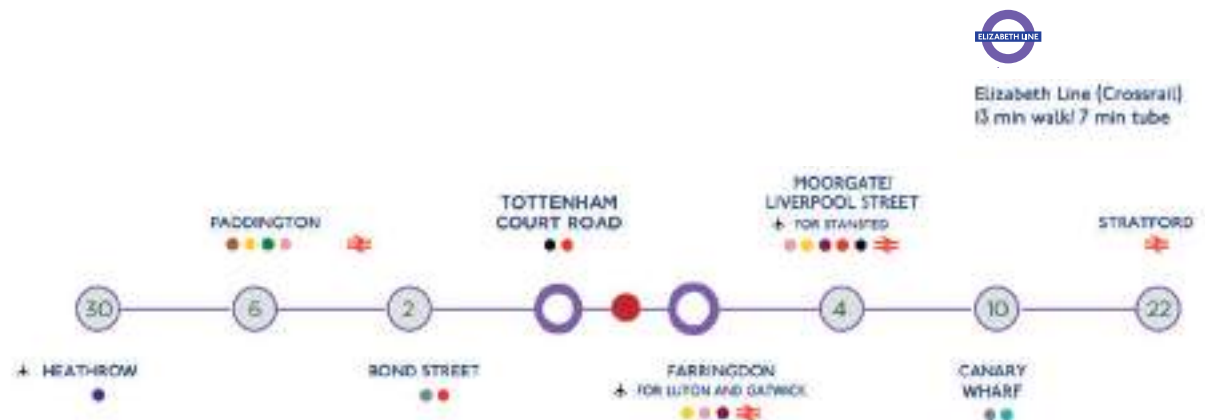
The Elizabeth Line will transform rail travel across London, increasing capacity by 10% and bringing an extra 1.5 million people to within a 45 minute journey time of Central London. It is estimated that 200 million passengers each year will use Crossrail services. A brand new station has recently been completed at Farringdon which will provide direct access to Crossrail and is a 12 minute walk from Red Lion Square.

### Holborn Station

Holborn Underground Station is London's 11th busiest Underground Station with approximately 63 million users per annum. Transport for London (TfL) has recently undertaken a consultation for the upgrade of the station. Proposals include a new station entrance to be located in Procter Street.

The upgrade would:

- Significantly increase passenger capacity at Holborn Station whilst reducing congestion
- The Introduction of a second ticket hall on Procter Street
- Reduction in journey and connection times, with 8 new escalators
- Provision of step-free access
- External and internal improvements to the aesthetic of the station
- Improve fire, evacuation and security protection



## SITUATION

Red Lion Square is a tree lined square which was formally laid out by Nicholas Barbon in 1698. The subject property is prominently located on the south side of Red Lion Square in the heart of London's Midtown. The square links Theobald's Road to the north with High Holborn to the south, both major arterial routes through Midtown. The property itself occupies a prominent position on the south side of Red Lion Square, at its junction with Dane Street and is bounded to the south by Eagle Street.

## DESCRIPTION

14 Red Lion Square comprises a mid-terraced Grade II listed Georgian townhouse built by Nicholas Barbon in 1686.

The property provides office accommodation arranged over lower ground, ground and three upper floors. The building is accessed directly from Red Lion Square with a spacious entrance hall leading to the common areas. All floors provide a blend of office accommodation benefitting from good natural light, views over the square and generous floor-to-ceiling heights throughout.

The accommodation currently benefits from the following specification;

- Period Features
- Air-conditioning
- Kitchenette facilities
- Male & female WC's
- Shower facilities
- Rear terrace (1st floor)
- Self-contained access to the lower ground floor
- Storage vault



## TENURE

Freehold with vacant possession.

## ACCOMMODATION

The property provides the following floor areas:

DESCRIPTION	GIA SQ. FT	NIA SQ. FT
Lower Ground	1,286	904
Ground	1,128	763
First	1,017	778
Second	1,033	791
Second - Half Landing	73	-
Third	901	720
<b>TOTAL</b>	<b>5,438</b>	<b>3,956</b>

## PLANNING / RESIDENTIAL

Located within the London Borough of Camden, the property is Grade II listed and falls within the Bloomsbury Conservation Area.

The current use of the property is B1a Office. A resolution to grant planning permission to convert the property to residential subject to a Section 106 Agreement has been approved by Camden Council. Further information is available on request.

## REFURBISHMENT

The Property offers an excellent opportunity for investors and owner occupiers through refurbishment.



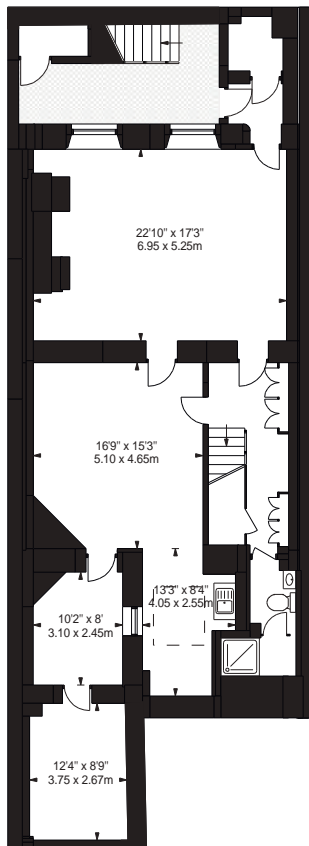


# FLOOR PLANS

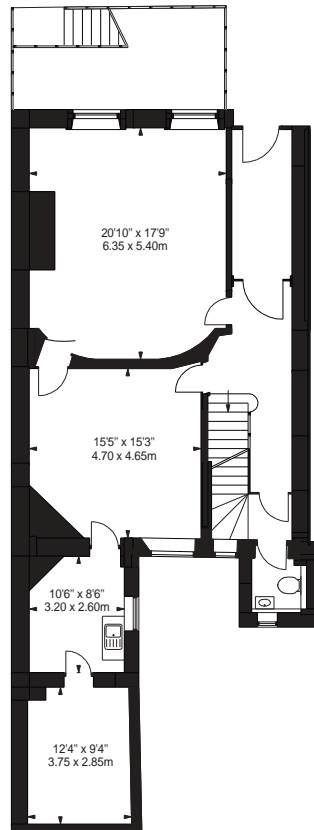
## 14 RED LION SQUARE WC1

APPROX. GROSS INTERNAL AREA \*  
5438 Ft<sup>2</sup> - 505.21 M<sup>2</sup>

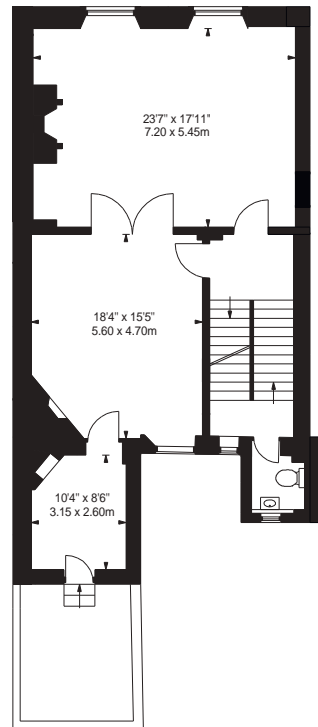
Illustration For Identification Only, Not to Scale  
All Calculations include Any/All Areas Under 1.5m Head Height.  
\* As Defined by RICS - Code of Measuring Practice



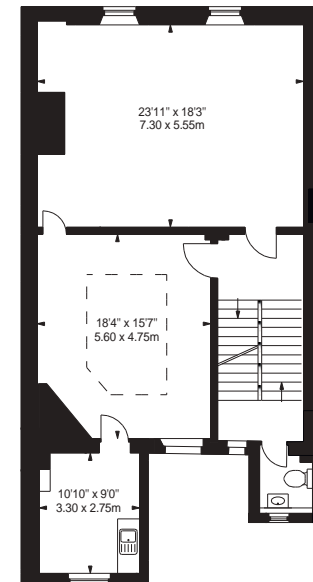
LOWER GROUND FLOOR



GROUND FLOOR



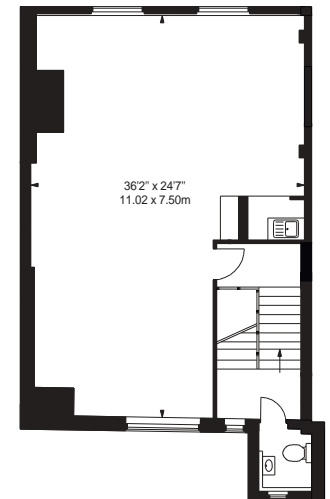
FIRST FLOOR



SECOND FLOOR

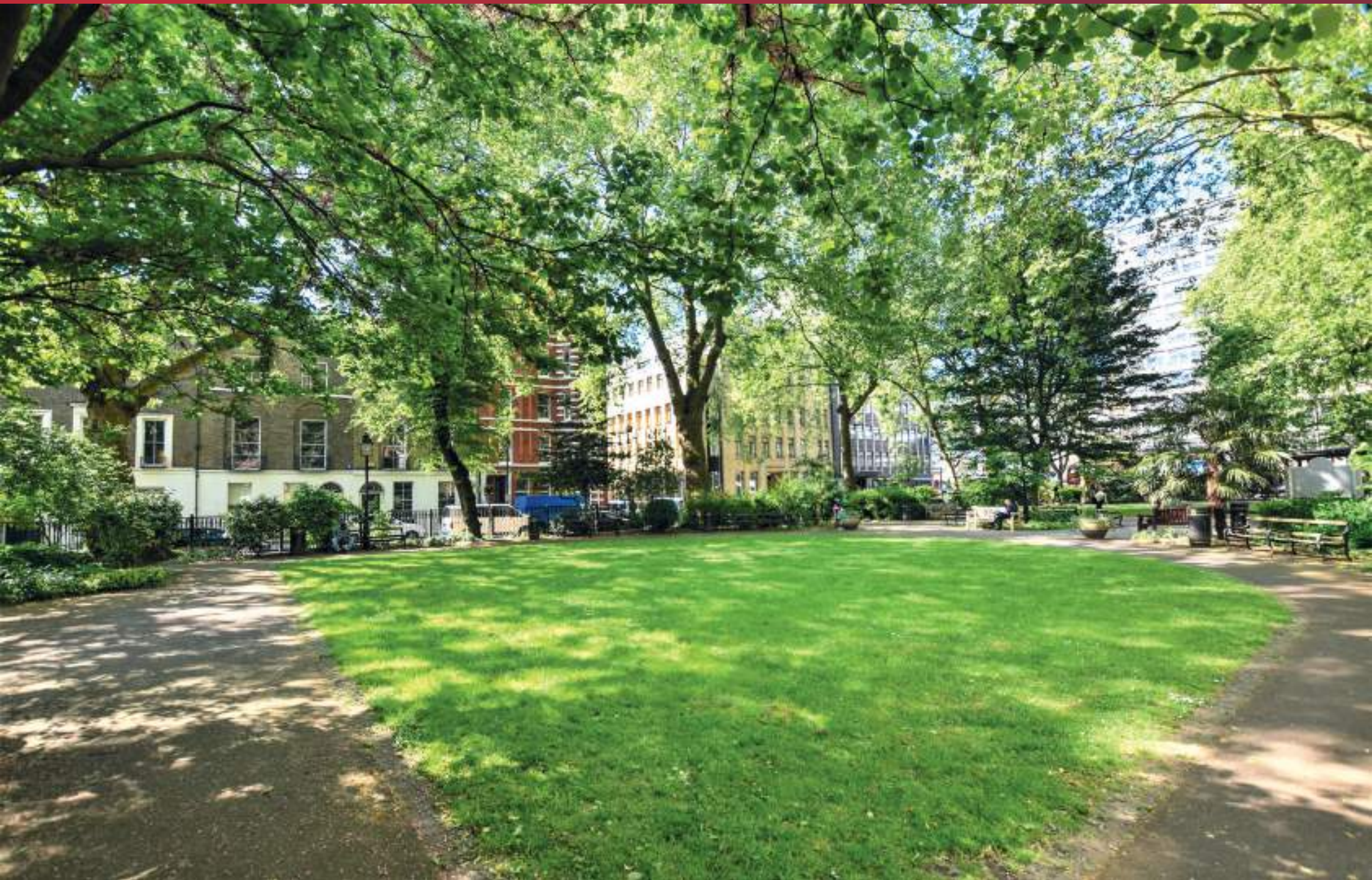


SECOND FLOOR  
HALF LANDING



THIRD FLOOR







## EPC

The property has an Energy Performance Certificate Rating of C (62). A copy of the full report is available upon request.

## VAT

We understand the property is elected for VAT.

## PROPOSAL

We are instructed to seek offers in excess of **£4,500,000**, (Four million, five hundred thousand pounds), subject to contract, which reflects a capital value of £1,137 per sq ft (NIA) and £827 per sq ft (GIA).

---

## CONTACT

For further information or to arrange a viewing, please contact the joint agents:



**Richard Wolfryd**  
r.wolfryd@estate-office.com  
+44 (0)20 7266 8500  
+44 (0)7711 822 588

**Daniel Minsky**  
d.minsky@estate-office.com  
+44 (0)20 7266 8500  
+44 (0)7866 466 526



**James Keisner**  
jk@tspuk.com  
+44 (0)20 7284 9057  
+44 (0)7917 735 618

**Jonathan Vanstone-Walker**  
jvw@tspuk.com  
+44 (0)20 7284 9044  
+44 (0)7412 632 774

DISCLAIMER: The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute or constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permissions for use and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must themselves by inspection or otherwise as to the correctness of each of them. No person in the employment of Estate Office, their clients or any joint agents have authority to make or give any representation or warranty whatsoever in relation to this property. May 2018.