Tuckerman
CHARTERED SURVEYORS

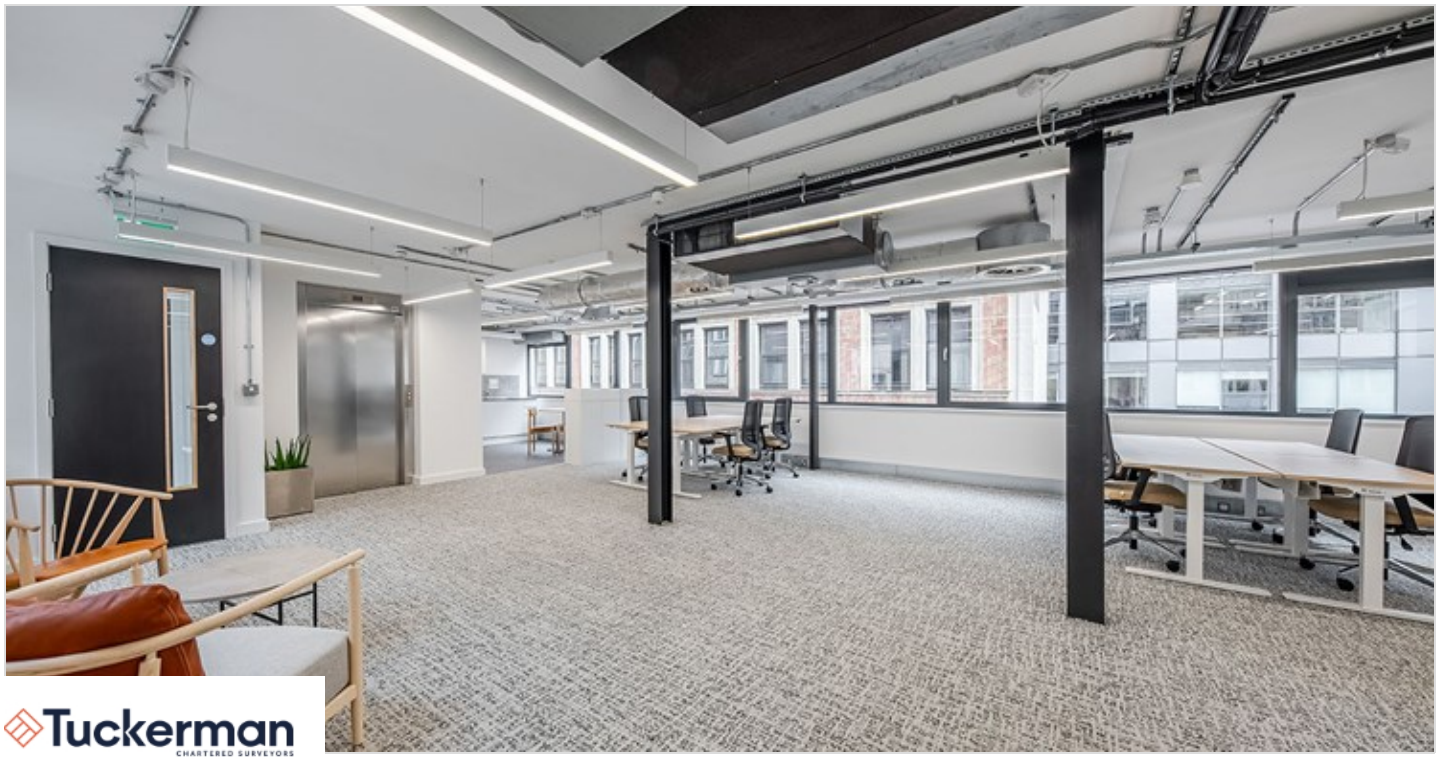
Holyer House, 20-21 Red Lion Court, London, EC4A 3EB

FULLY FITTED OFFICES TO LET
WITH ROOF TERRACE
944 - 2,010 SQ FT



tuckerman.co.uk
020 7222 5511





Description

Holyer House has undergone a comprehensive redevelopment, providing dynamic, high-quality office accommodation with excellent end-of-trip facilities and a stunning communal roof terrace.

The 3rd and 4th floors are available on a fully fitted basis, benefiting from excellent natural light, exposed services and dedicated kitchenette facilities. Occupiers also benefit from a passenger lift, bookable meeting rooms and excellent transport links.

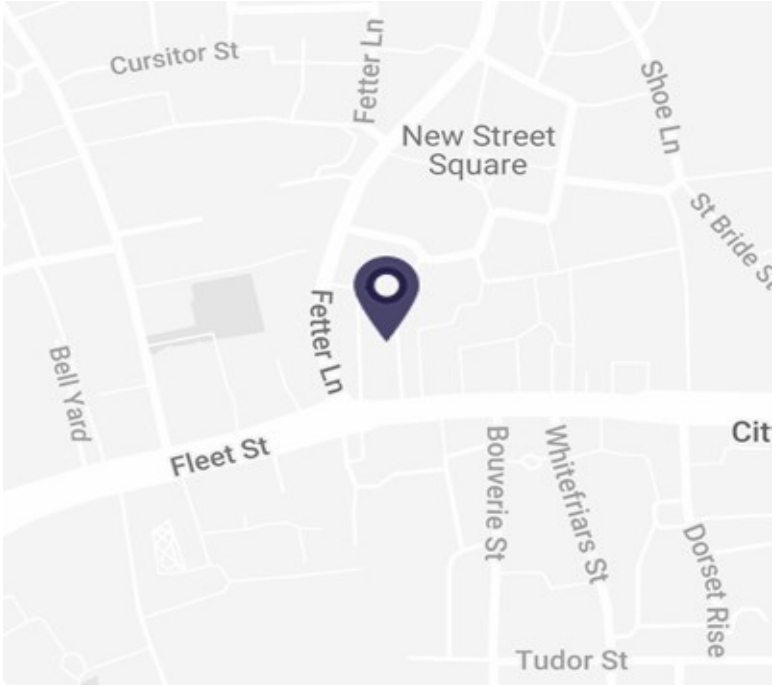
Tuckerman
CHARTERED SURVEYORS


Tuckerman
CHARTERED SURVEYORS



Location

Holyer House is located on the west side of the exclusive pedestrianised Red Lion Court, running north/south between Fleet Street and New Street Square, close to its junction with Fetter Lane. The surrounding area is home to a broad cross-section of offices, residential and high end restaurants, hotels, bars and cafes. The area has traditionally been synonymous with London's legal sector however, in recent years it has attracted a diverse multi-sector occupier base, being strategically located mid-way between the West End and the City of London.



Amenities

- Fully Fitted
- Passenger Lift
- Bookable Meeting Rooms
- Air Conditioning
- Bike Storage
- Showers & Lockers
- Communal Roof Terrace
- Galvanised Perimeter Trunking
- CAT6 Data Cabling
- Kitchenette
- LED lighting
- EPC 'A'

Tuckerman
CHARTERED SURVEYORS

Accommodation

Unit	Size (PSF)	Rent (PSF)	Bus. Rates (PSF)	Srv. Charge (PSF)	Total Cost PA	Total Cost PCM	Availability
4th	944	£57.50	£16.23	£13.00	£81,873.12	£6,822.76	Available
3rd	1,066	£57.50	£16.23	£13.00	£92,454.18	£7,704.52	Available
TOTAL	**2,010**						

*all figures are approximate and exclusive of VAT

Contacts

Jamie Christian
07561 852 667
jchristian@tuckerman.co.uk

Scott Fisher
sfisher@tuckerman.co.uk
07890 572225

Philip Martin
07811 103045
pmartin@tuckerman.co.uk

Lease Information

Available by way of a new lease.

Rent

£57.50 per sq ft.

Service Charge

£13.00 per sq ft.

Rates

£16.23 per sq ft.

EPC

The property has an EPC rating within Band 'A'.

Anti-Money Laundering. If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. Tuckerman 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 Tuckerman 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.