



Gale  
Priggen+Co

020 7404 5043  
info@galepriggen.co.uk  
galepriggen.co.uk

## Quantum House

Red Lion Court

London EC4

645/1,001 sq ft

### Location

The building is situated on the west side of Red Lion Court, a pedestrianized thoroughfare located on the north side of Fleet Street close to its junction with Fetter Lane.

Transport links in the area are excellent with St Pauls, Chancery Lane (Central line), City Thameslink and Temple (District & Circle lines) stations are all within short walking distance.

### Accommodation

The available offices are on the 1<sup>st</sup> and 3<sup>rd</sup> floors of this well-appointed building. The accommodation has been recently refurbished and is arranged to provide plan format.





## Floor Areas & Outgoings

Floor	FT <sup>2</sup>	Rent	S/C	Rates	Total
1	1,001	£50,100	£10,010	£18,018	£78,128
3	645	£35,475	£6,450	£11,610	£53,535

## Amenities

- \* Fully cabled
- \* Comfort cooling
- \* Passenger lift
- \* Dedicated fibre connectivity
- \* Impressive manned building reception
- \* 24 hr access
- \* Good natural light
- \* Shared kitchen/breakout area
- \* Shower
- \* Shared meeting room facility

## Lease

New flexible lease/s are available for a terms by arrangement, contracted out of rights of renewal and compensation under the Landlord and Tenant Act 1954 sections 24-8 (part II as amended)

## Possession

Immediately upon completion of legal formalities.

## Viewing

Strictly by appointment through joint sole letting agents

**Gale Priggen & Co T: 02074045043**

Clarke Buxton – [cb@galepriggen.co.uk](mailto:cb@galepriggen.co.uk)

Tony Priggen – [tpg@galepriggen.co.uk](mailto:tpg@galepriggen.co.uk)

**Farebrother T: 020 7405 4545**

Alex Krivinskas – [akrivinskas@farebrother.com](mailto:akrivinskas@farebrother.com)

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