

TO LET Basement Car Park

Eagle Street Car Park
London, WC1V 6LJ

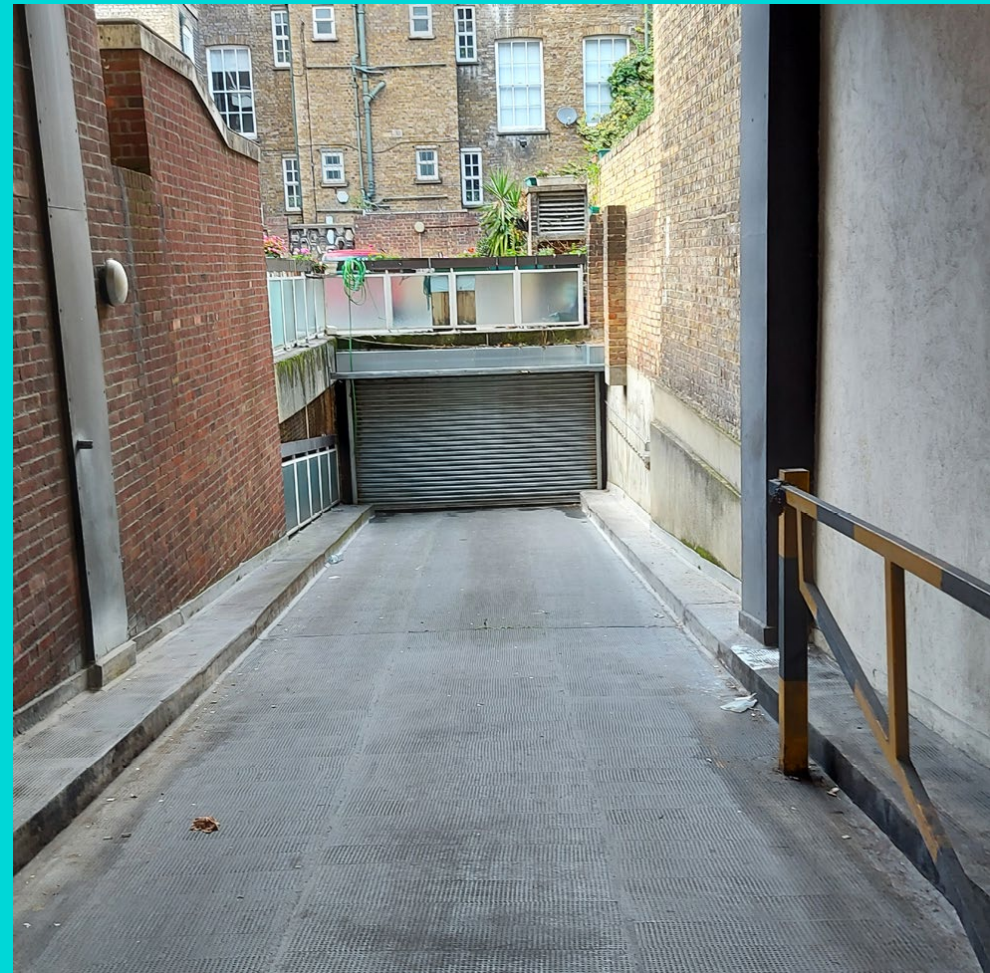
Key information

- ❑ Suitable for a range of Class E Uses
- ❑ Ramp down from street level
- ❑ In the heart of 'Midtown'
- ❑ Lease of 10-20 years

Contact

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Location

The site is accessed from Eagle Street via a vehicle ramp and is located beneath the Red Lion Square estate.

The site is in walking distance from Holborn, Chancery Lane and Tottenham Court Road Stations and the area is served by a number of bus services.

The area is in the heart of the London with the British Museum, London School of Economics, Great Ormond Street Hospital, West End Theatres and Oxford Street to name just a few local landmarks.

Close to many large office buildings, employers and hotels, independent shops, cafes and bars all serving local workers and residents alike.

The nearest green spaces are Red Lion Square to the north and Lincoln's Inn Fields to the south. The area is situated within the Central District Alliance Business Improvement District (BID), representing the needs of the local business community with a number of projects to improve visitor experience, public realm and local employment opportunities. Sites in prime locations like this are rarely available, and offer a number of potential opportunities to contribute to this thriving mixed-use community.

Description

The site is a 750 m2 former below ground car park beneath the residential blocks and communal areas of Red Lion Square Estate.

The property features an open area with structural columns with scope for a number of different potential uses.

Some natural light is available from the access ramp,

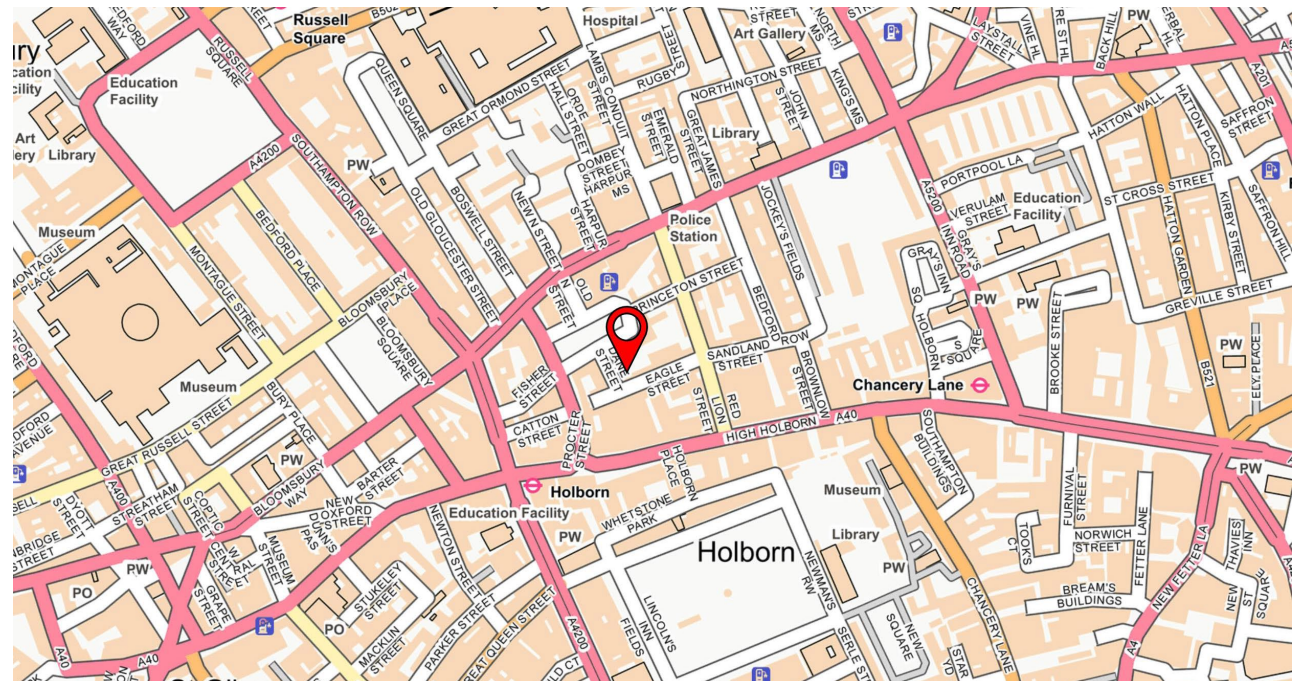
There is a secondary fire escape shared with residential blocks above.

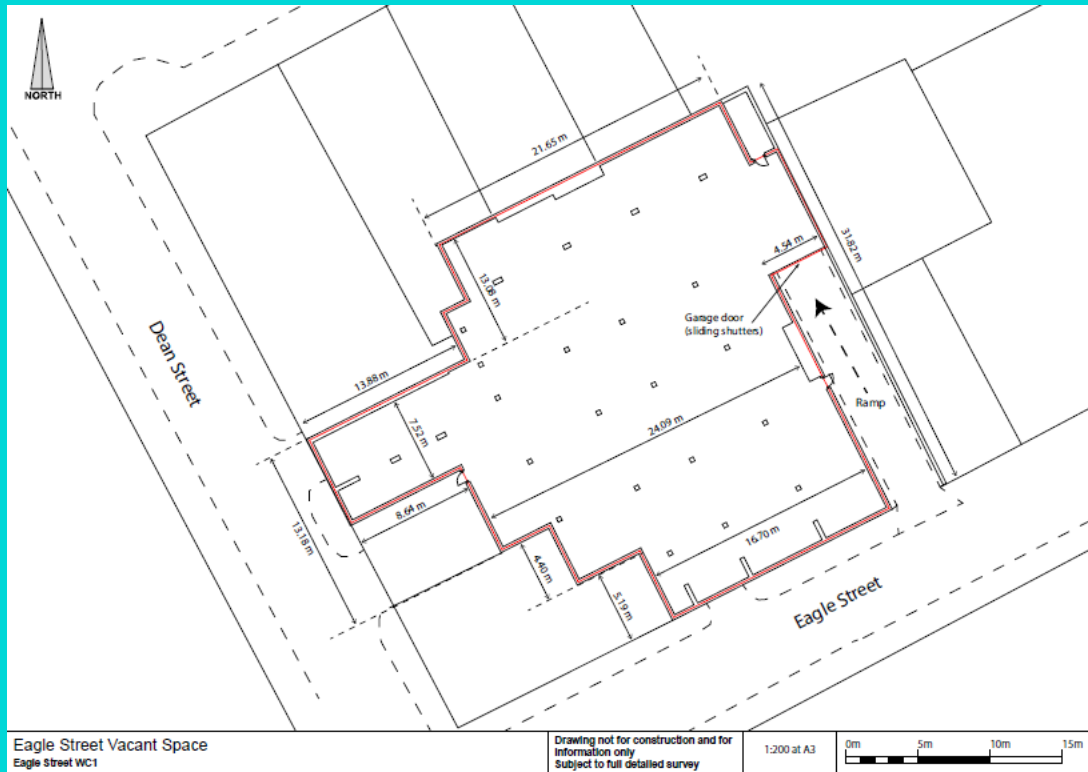
The property requires some refurbishment and upgrading which the new tenant will undertake in return for rent free from the Landlord.

Expressions of Interest should provide an outline of proposed alterations to the site and how they ensure that the site will remain consistent with the local context and with LBC's missions and sustainability goals.

Please see below a walkthrough video of the space

[Eagle Street Car Park - YouTube](#)





Site Potential

Our client is inviting interest from experienced operators to transform a former underground carpark in the heart of Holborn into a commercial/community destination.

Comprising approximately 750 sq m (8,073 sq ft) beneath the Red Lion Square Estate, the site benefits from direct access via Eagle Street and excellent transport connectivity by foot, bus and rail.

Our client is keen to see this underutilised asset brought back into active use that enhances the area's social and economic fabric.

Our client will offer a 10–20 year lease.

This is a rare opportunity to reimagine a hidden Holborn space into an exciting, purposeful new facility.



Terms & Tenure

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

Quoting Rent £182,500 per annum

VAT

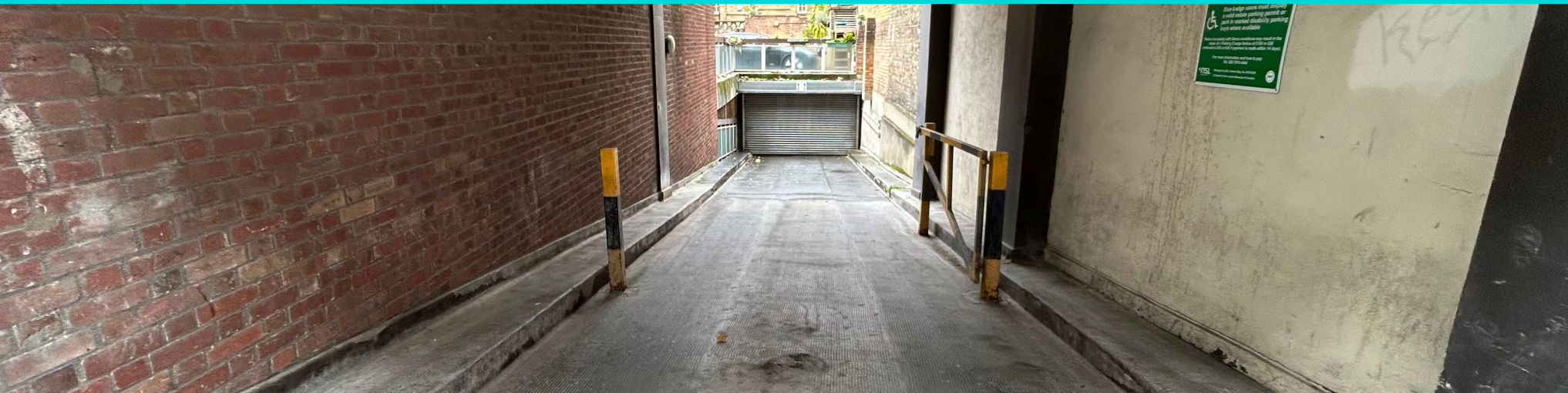
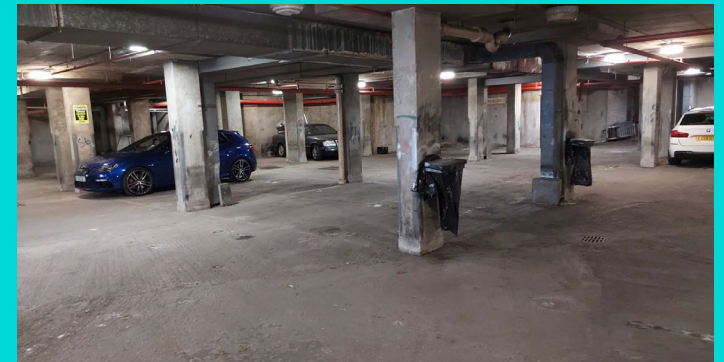
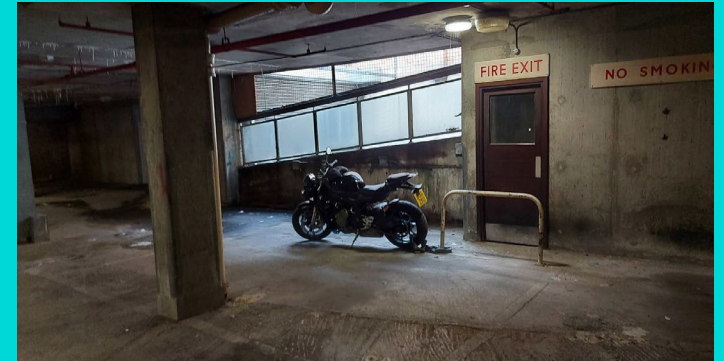
All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company, any person owning more than 25% must provide the same.

Viewing

Viewings to be arrange via Joint Agents, Rapleys LLP and RIB



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