

390 STRAND

CAPSULE | WORK READY SPACE



THE BUILDING.



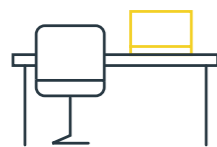
390 Strand is an opportunity to acquire your own private office space that is ready to occupy on a flexible lease term with limited lead in time. The building has undergone a comprehensive refurbishment and provides fully fitted and furnished offices, ready to occupy.

The 6 floors can be arranged to accommodate from 8 to 20 workstations. Each floor benefits from its own demised WCs, a kitchenette, fibre connection, soft seating and agile working areas. The building also benefits from a new secure cycle storage and shower facility.



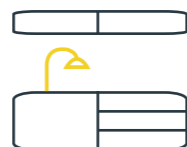
The building benefits from an EPC rating of B46.

CAPSULE IN DETAIL.



Private space

Allowing you to control social distancing.



Flexible fitted solutions

Allowing you to flex your occupation density.



Live air monitoring system

Providing you comfort over your workspace environment.



Trusted landlord

Looking after your business needs.

SPACE TO WORK.

FLOOR	APPROX. (SQ FT)	APPROX. (SQ M)	NO OF WORKSTATIONS
06	922	86	8 - 12
05	1,038	96	8 - 13
04	1,070	99	8 - 13
03	1,086	101	8 - 13
02	1,087	101	8 - 13
01	1,441	131	up to 20
TOTAL	6,644	614	



CAPSULE SPACES PROVIDE

- Private reception / client waiting areas
- Private meeting rooms
- Fully fitted kitchenettes
- Fully furnished with workstations and chairs
- Soft seating and furniture
- Access to high quality internet service providers
- Showers and cycle storage facility



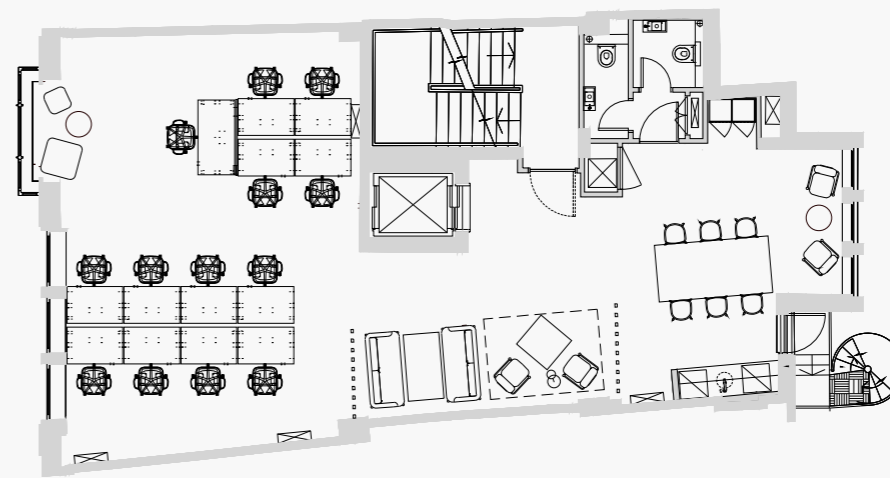
CAPSULE BENEFITS

- Short form leases
- Fibre connectivity available immediately
- Ability to grow and flex within your own space
- Fixed dilapidations
- Fixed costs

TYPICAL UPPER FLOOR PLAN 2ND – 6TH FLOORS

8 - 13 Workstations

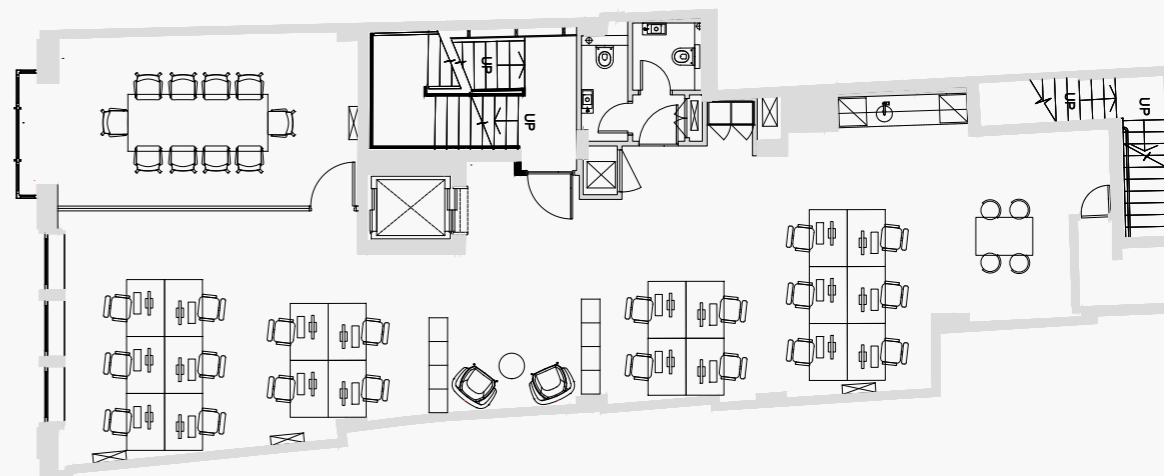
Meeting room layouts and alternative bench working spaces, available upon request.



1ST FLOOR

20 Workstations

Client waiting area, 10 person meeting room, kitchenette & break out space.



Floorplans shown are approximate measurements only. Exact layout and sizes may vary.

LOCATION.



390 STRAND



LIFESTYLE & BUSINESS SERVICES

- 1 Covent Garden Hotel
- 2 Hospital Club
- 3 Henrietta Hotel
- 4 St Martins Lane Hotel
- 5 Virgin Active

RESTAURANTS

- 1 Dishroom
- 2 Barrafinia
- 3 Lima Floral
- 4 Clos Maggiore
- 5 Flat Iron
- 6 Frenchie
- 7 The Ivy Market Grill
- 8 Balthazar
- 9 Shake Shack
- 10 Sticks 'n' Sushi

ATTRACTIONS

- 1 Covent Garden Piazza
- 2 Royal Opera House
- 3 National Gallery
- 4 National Portrait Gallery
- 5 Trafalgar Square
- 6 Somerset House

RETAILERS

- 1 Burberry
- 2 Paul Smith
- 3 Jo Malone
- 4 Fred Perry
- 5 Chanel
- 6 Kurt Geiger
- 7 Hackett

EDUCATION

- 1 LSE
- 2 King's College London

LOCAL OCCUPIERS

- 1 Coutts
- 2 Robert Walters
- 3 Bain & Co
- 4 Interbrand
- 5 Association of British Ports (ABP)
- 6 Marathon Asset Management
- 7 Skillcapital
- 8 PZ Cussons Beauty
- 9 Dreamworks
- 10 Prophet
- 11 CQS
- 12 Brakes
- 13 CVC

CONNECTED.

KEY:

Waterloo & City
Piccadilly
Northern
District
Central
Circle
Bakerloo
Jubilee



New flexible Capsule leases are available
subject to contract

Rent / Price
Upon application

Viewings
Strictly via agents CBRE and Bluebook

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