

390 STRAND

CAPSULE | WORK READY SPACE



THE BUILDING.



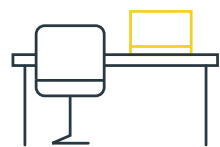
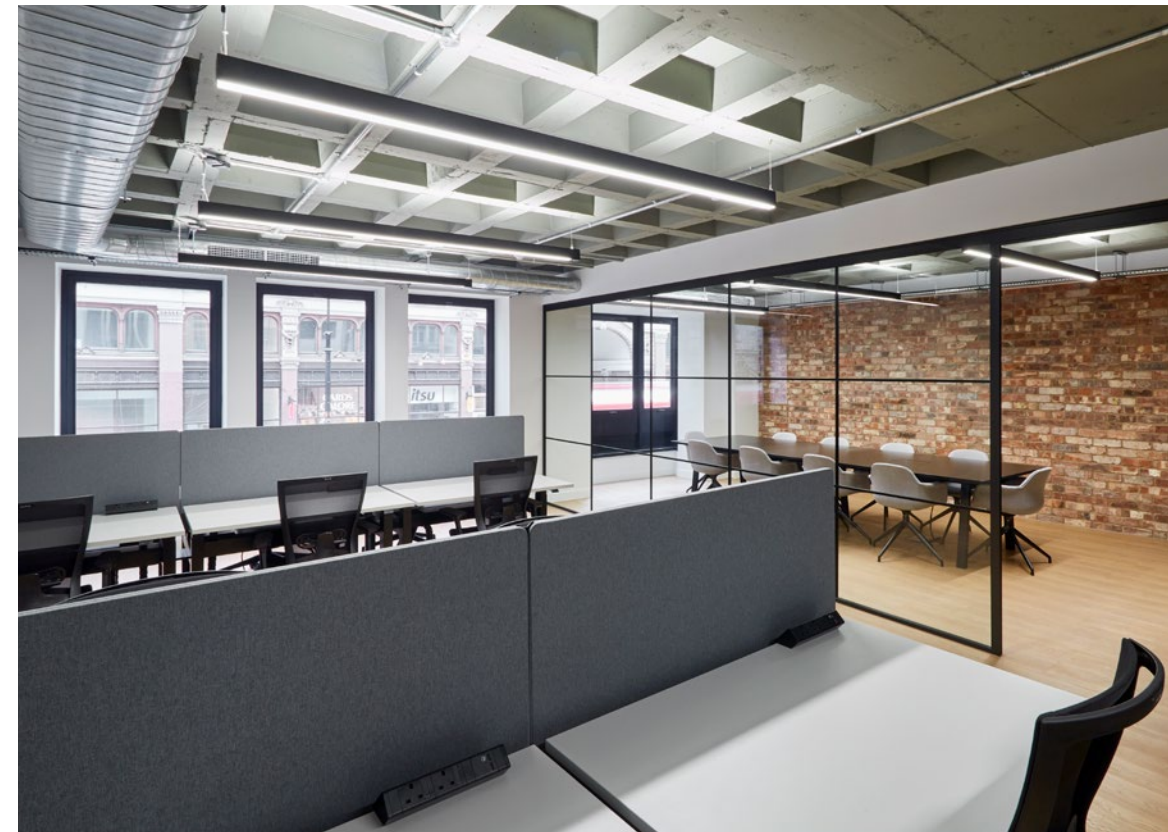
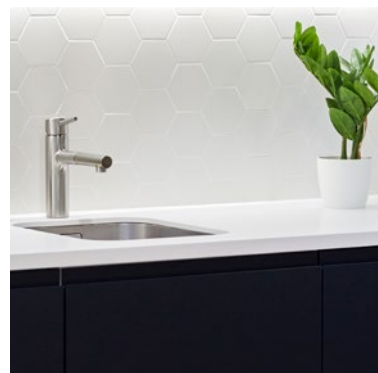
390 Strand is an opportunity to acquire your own private office space that is ready to occupy on a flexible lease term with limited lead in time. The building has undergone a comprehensive refurbishment and provides fully fitted and furnished offices, ready to occupy.

The remaining 5 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.



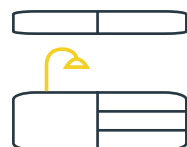
The building benefits from an EPC rating of B46.

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	AVAILABILITY
06	922	86	8 - 12	Available
05	1,038	96	8 - 13	Let
04	1,070	99	8 - 13	Available
03	1,086	101	8 - 13	Available
02	1,087	101	8 - 13	Available
01	1,441	131	up to 20	Available
TOTAL	6,644	614		



CAPSULE WORK-READY SPACE

- High quality and professional space
- Fully fitted and work-ready
- Data connectivity
- Fast and easy leasing options
- Private space



ALL INCLUSIVE MANAGED SERVICES

Our professional Managed Services package is available as an optional extra to L&G customers who wish to outsource the hassle of running their own office.

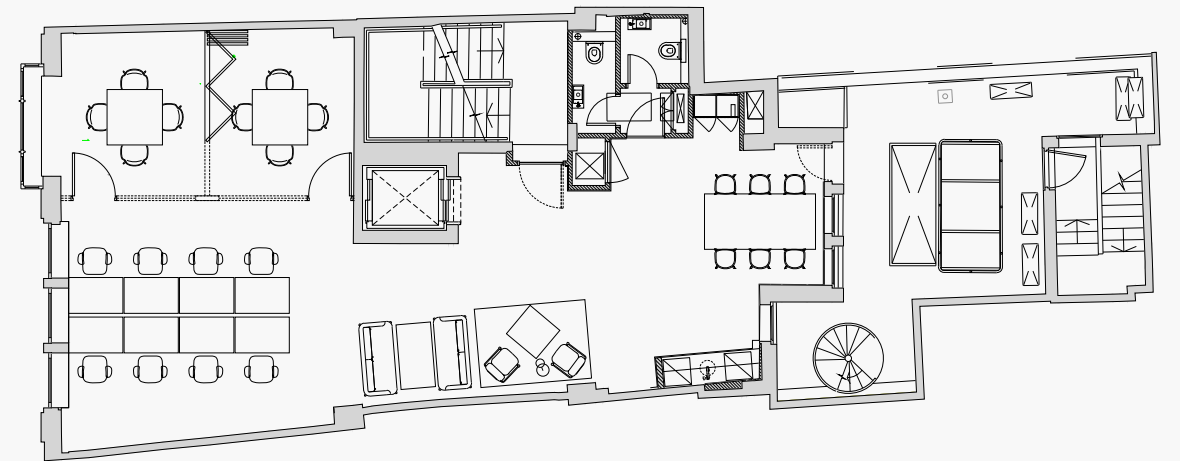
- Wifi and fibre connection provided by Backbone Connect
- Technical maintenance
- Daily operational management taken care of
- Cleaning services and waste management
- Health & safety compliance
- Wellbeing features including sensory networks monitoring internal air quality
- Option for additional bespoke services

TYPICAL UPPER FLOOR PLAN

2ND-4TH AND 6TH FLOORS

8 - 13 Workstations

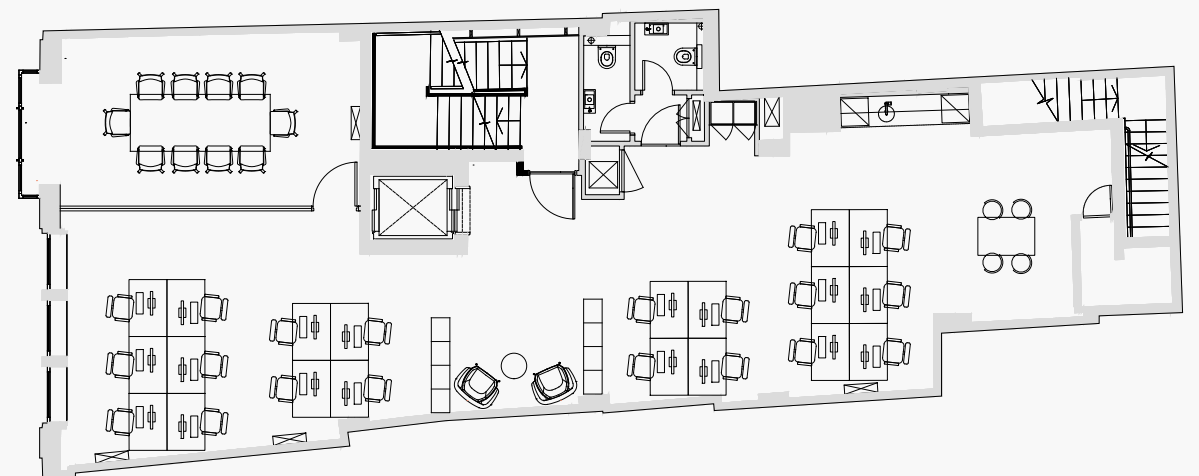
Alternative bench working spaces available upon request.
Meeting rooms designed with bifold door for flexibility.



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.



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

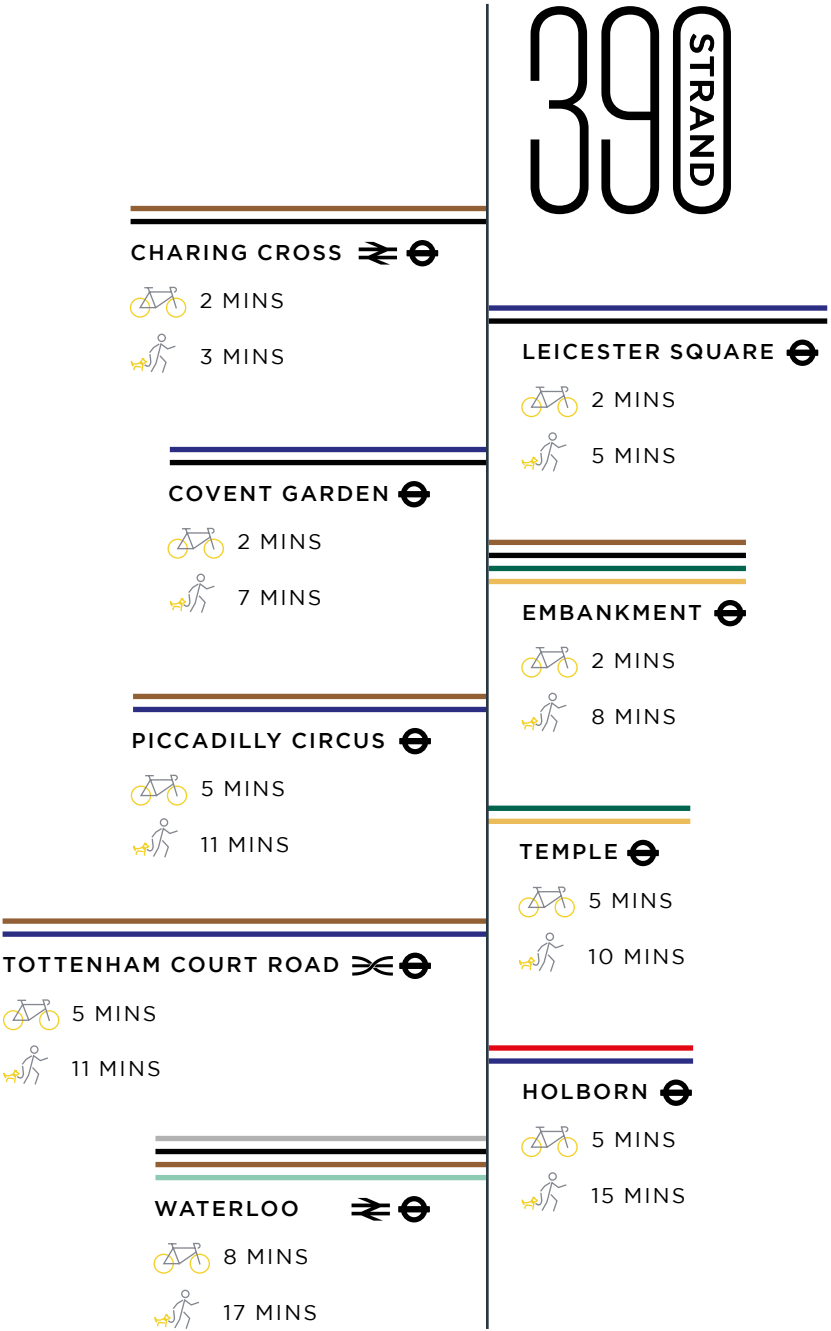
LOCAL OCCUPIERS

- 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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