

# 390 STRAND

CAPSULE | WORK READY SPACE







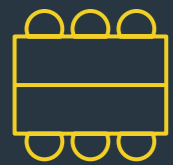
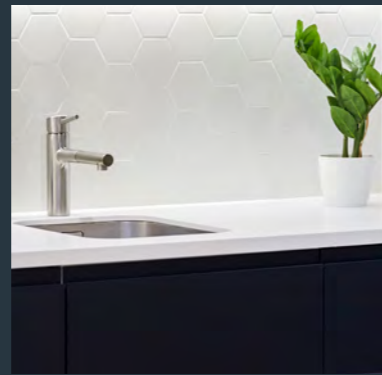
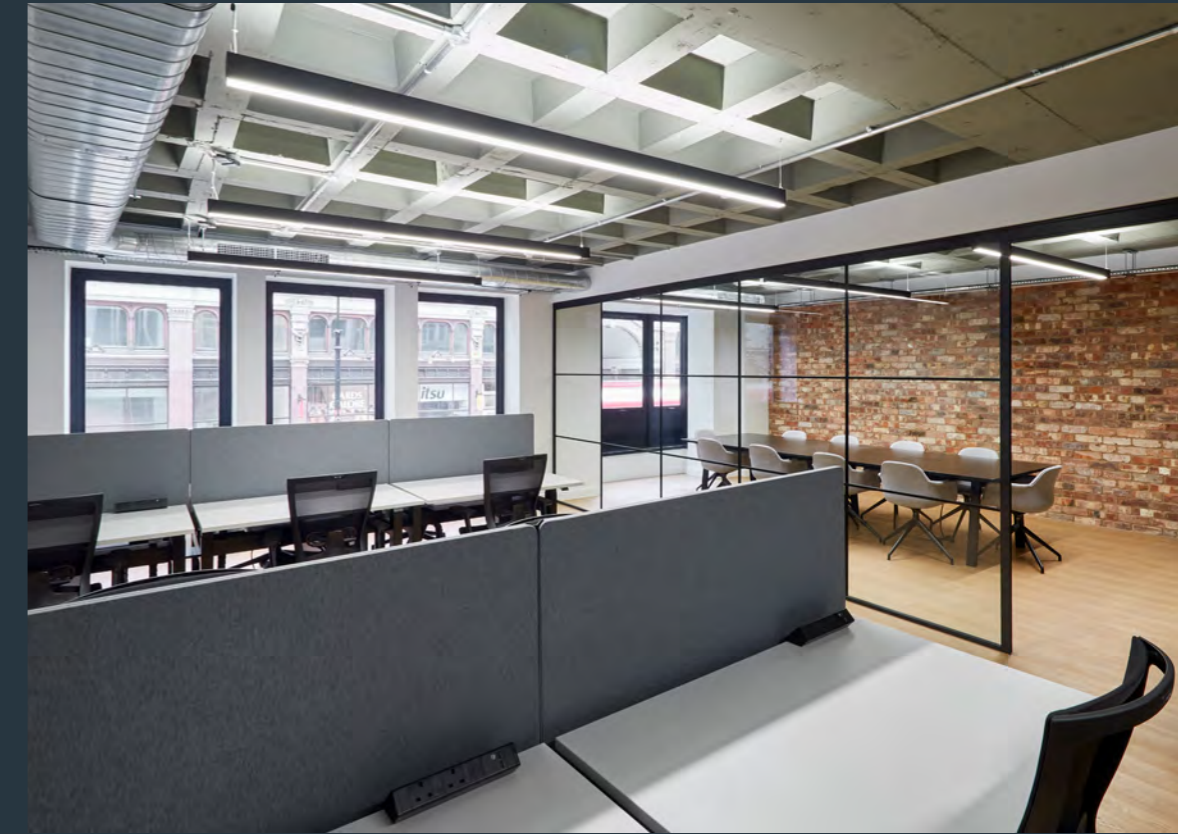
390 Strand is an opportunity to acquire your own private office space that is ready to occupy on a flexible lease term with limited lead in time. The building provides fully fitted and furnished offices, ready to occupy.

Each floor benefits from its own demised WCs, a kitchenette, fibre connection, soft seating and agile working areas. The building also benefits from cycle storage and shower facilities.

# THE BUILDING.



# CAPSULE IN DETAIL.



## Private boardroom

Exclusive space for important meetings and catch-ups.



## 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
05	1,038	96	8 - 13	Available
04	1,070	99	8 - 13	Available
03	1,086	101	8 - 13	Coming Q2 2025
02	1,087	101	8 - 13	Coming Q2 2025
01	1,441	131	Up to 20	Coming Q2 2025
<b>TOTAL</b>	<b>5,722</b>	<b>532</b>		



## 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-5TH FLOORS

8 - 13 Workstations

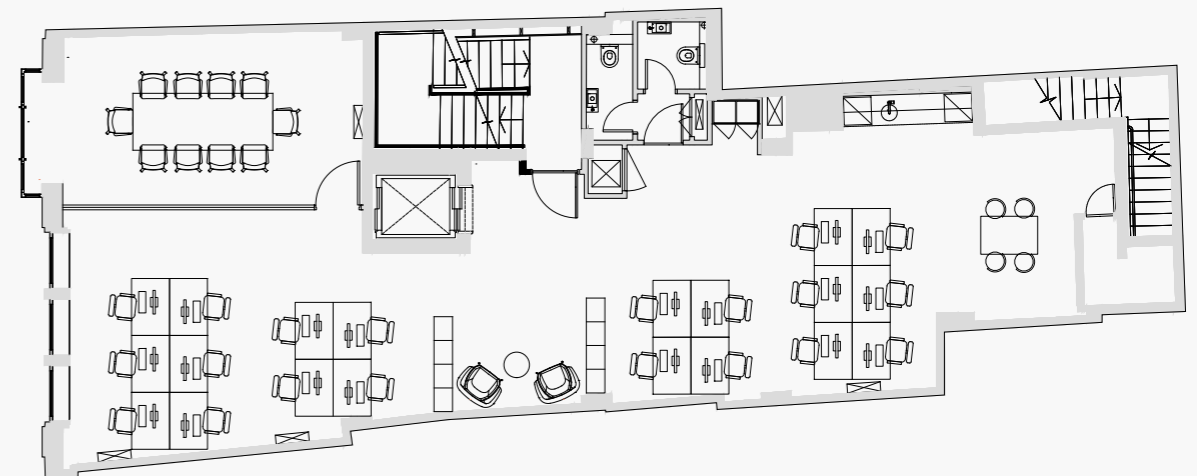
Meeting room layouts and alternative bench working spaces, available upon request.



## 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.



## LIFESTYLE & BUSINESS SERVICES

- 1 Covent Garden Hotel
- 2 Henrietta Hotel
- 3 St Martins Lane Hotel
- 4 180 Health Club
- 5 Virgin Active

## RESTAURANTS

- 1 Dishroom
- 2 Barrafina
- 3 Floral by Lima
- 4 Clos Maggiore
- 5 Flat Iron
- 6 Blacklock
- 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 Penhaligon's
- 2 Paul Smith
- 3 Jo Malone
- 4 Fred Perry
- 5 Chanel
- 6 Aesop
- 7 Hackett

## EDUCATION

- 1 LSE
- 2 King's College London










## LOCAL OCCUPIERS

- 1 Coutts
- 2 Robert Walters
- 3 Bain & Co
- 4 Google
- 5 Association of British Ports (ABP)
- 6 COS
- 7 Shell Trading
- 8 GSK
- 9 Dreamworks
- 10 Prophet
- 11 CQS
- 12 Brakes
- 13 CVC




# CONNECTED.


KEY:

-  Waterloo & City
-  Piccadilly
-  Northern
-  District
-  Central
-  Circle
-  Bakerloo
-  Jubilee
-  Elizabeth

## 390 STRAND

CHARING CROSS 

 2 MINS


 3 MINS


COVENT GARDEN 


 2 MINS


 7 MINS


PICCADILLY CIRCUS 

 5 MINS

 11 MINS


TOTTENHAM COURT ROAD 

 5 MINS


 11 MINS

WATERLOO 

 8 MINS


 17 MINS


LEICESTER SQUARE 

 2 MINS

 5 MINS

EMBANKMENT 

 2 MINS

 8 MINS

TEMPLE 

 5 MINS

 10 MINS

HOLBORN 

 5 MINS

 15 MINS



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## EFFORTLESS VISITOR & DELIVERIES ACCESS

Say goodbye to stair climbs - welcome guests and receive deliveries with ease.



## ACTIVATE YOUR COMMUNITY

Easily discover what's happening around you. Join social groups, positive impact projects, and local events.



## LOVE YOUR NEIGHBOURHOOD

Enjoy local discounts and book office spaces or meeting rooms nearby that fit your needs.



## ELEVATE SOCIAL IMPACT

Looking to have a positive influence? Participate in social activities, volunteer days and impactful social projects.



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vizta  
neighbourhood

New flexible Capsule leases are available subject to contract

## Viewings

Strictly via agents Bluebook

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