

390 STRAND

CAPSULE | WORK READY SPACE



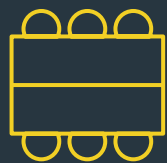
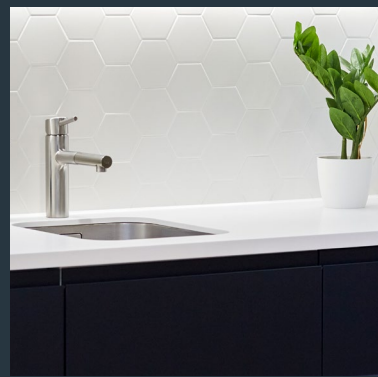


390 Strand is an opportunity to acquire your own private office space that is ready to occupy on a flexible lease term with limited lead in time. The building provides fully fitted and furnished offices, ready to occupy.

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
TOTAL	5,722	532		



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



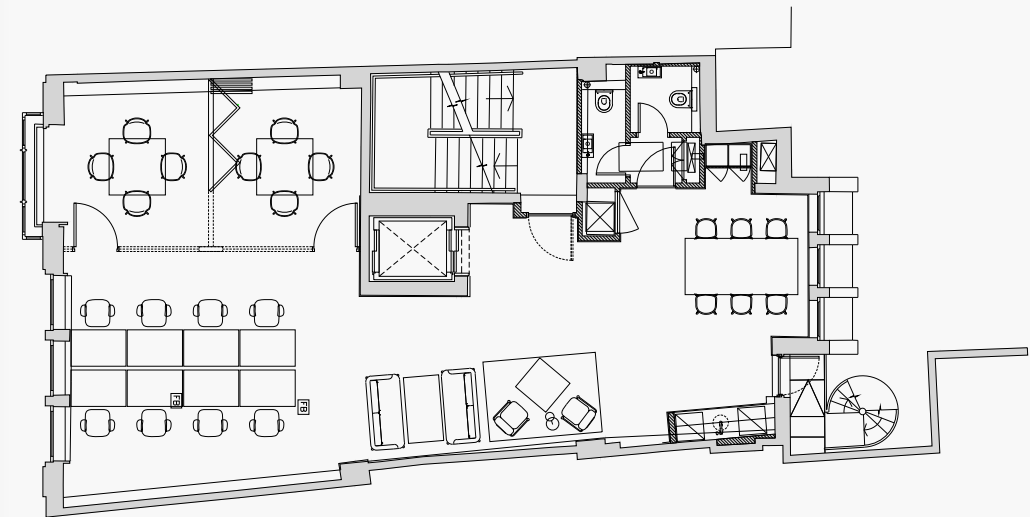
CAPSULE BENEFITS

- 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

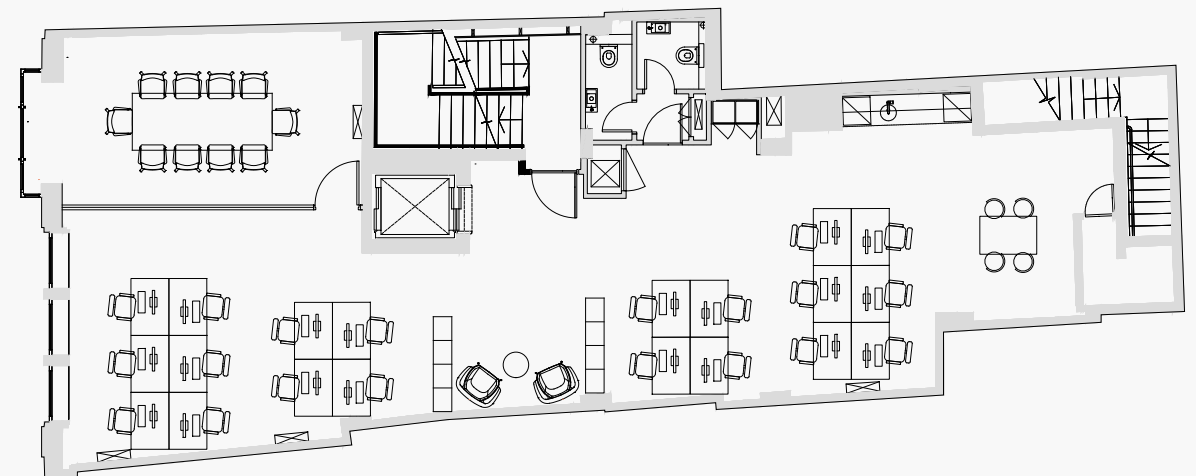
Meeting room layouts and alternative bench working spaces, available upon request.



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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& GOOGLE PLAY



vizta
neighbourhood

New flexible Capsule leases are
available subject to contract

Viewings

Strictly via agents Bluebook

BLUEBOOK

ROBBIE ROWAN

ROBBIE@BLUEBOOKLONDON.CO.UK
07973 267 435

ANDERS HORWOOD

ANDERS@BLUEBOOKLONDON.CO.UK
07969 321 222

GEORGE KNOWLES

GEORGE@BLUEBOOKLONDON.CO.UK
07565 502 931

TOR CUMING

TOR@BLUEBOOKLONDON.CO.UK
07714 089 823

KONTOR

BEN ORCHARD-SMITH

BEN@KONTOR.COM
07557 988 115

FREYA DINGWALL

FREYA@KONTOR.COM
07375 860 911

LUKE PARKINSON

LUKE.PARKINSON@KONTOR.COM
07464 715 644

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