

39
STRAND

CAPSULE | WORK READY SPACE



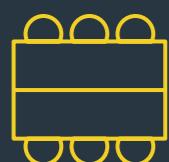
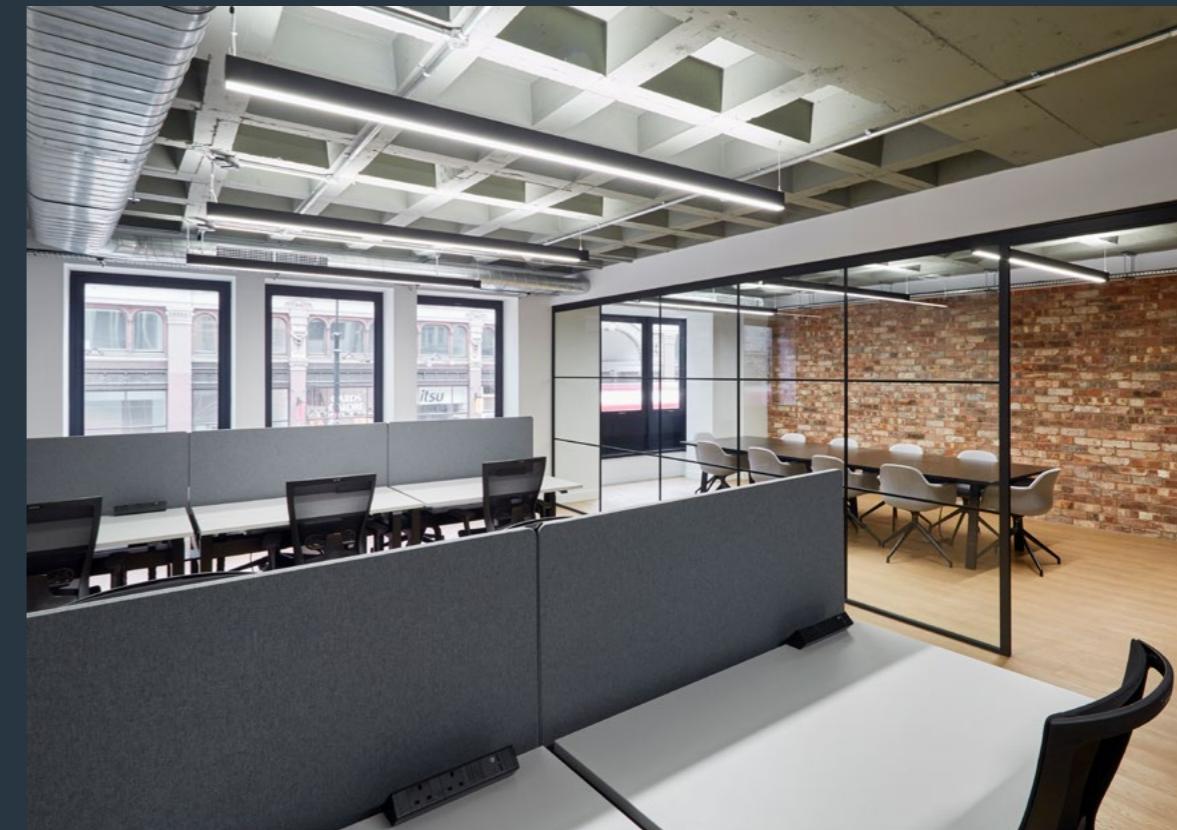
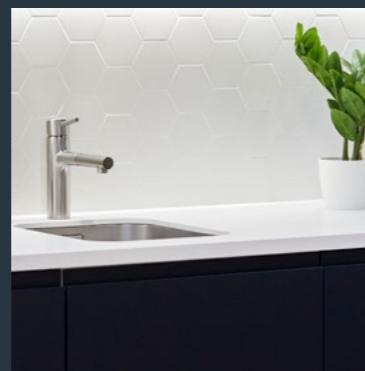


THE BUILDING.

390 Strand offers a unique opportunity to acquire your own private office space that is ready to occupy on a flexible lease term.

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.

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	Under offer
02	1,087	101	8 - 13	Available
01	1,441	131	Up to 16	Available
TOTAL	5,722	532		



CAPSULE MANAGED

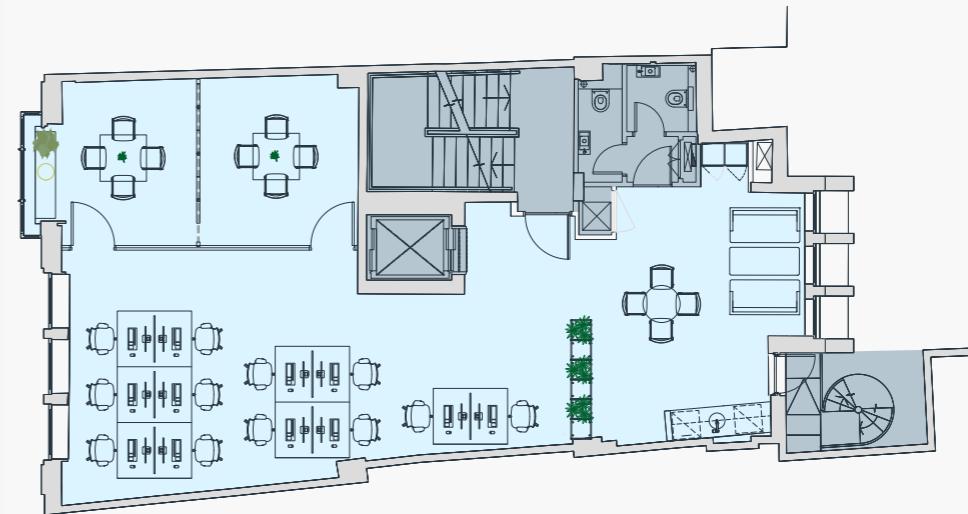
Rent rate of £160 psf to include:

- Rent
- Business rates
- Service charge
- Utilities
- Wi-Fi
- Dilapidations
- Agency fee at 10%

TYPICAL UPPER FLOOR PLAN 2ND-5TH FLOORS

8-13 Workstations

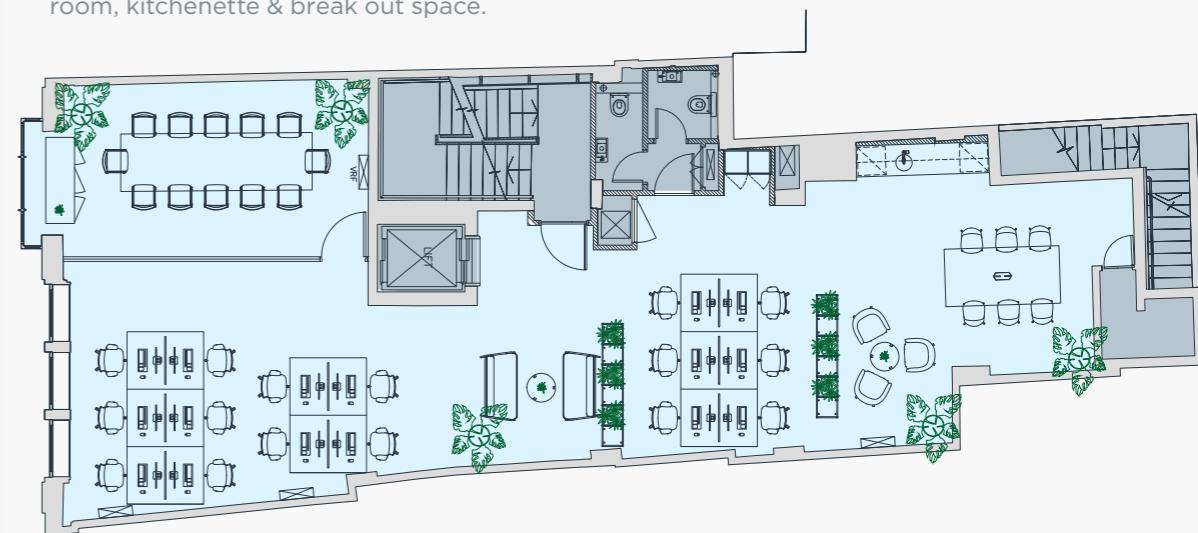
Client waiting area, 2x 8 person meeting room, kitchenette & break out space.



1ST FLOOR

16 Workstations

Client waiting area, 12 person meeting room, kitchenette & break out space.



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

EDUCATION

- 1 LSE
- 2 King's College London

ATTRACTI0NS

- 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

LOCAL OCCUPIERS

- 1 Coutts
- 2 Robert Walters
- 3 Bain & Co
- 4 Google
- 5 Associated 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

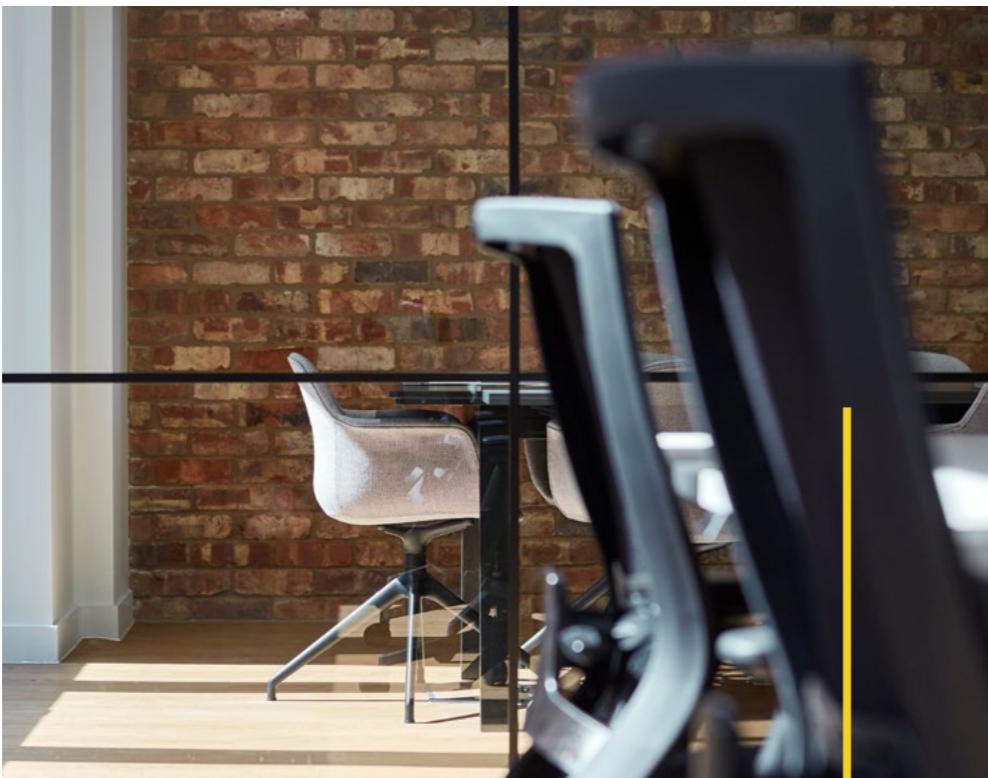


TESTIMONIALS.

“L&G’s security and cleaning teams have played a crucial role in enhancing our overall experience. Considering the nature of our work, we are likely amongst the most demanding clients, which makes this feedback even more impressive.”

“Having our office suppliers managed through a single L&G contact and fixed price has allowed us to focus on our core business – it’s been a game changer for us.”

“What we value most is the most responsive service by trusted office owner L&G, giving us peace of mind. They respond quickly and are always there to support us.”



New flexible Capsule leases are available subject to contract

Viewings

Strictly via agents Bluebook and Kontor

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