

# 390 STRAND

CAPSULE | WORK READY SPACE



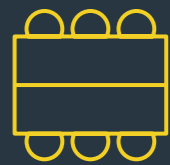
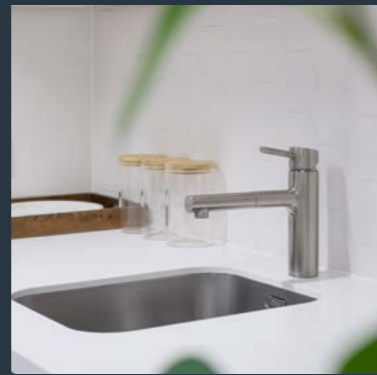


390 Strand offers a unique opportunity to acquire your own private office space that is ready to occupy on a flexible lease term.

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.

# 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	12-20	Available
04	1,070	99	12-20	Available
03				Let
02	1,087	101	12-20	Available
01	1,441	131	16-30	Available
<b>TOTAL</b>	<b>4,636</b>	<b>430</b>		



## CAPSULE MANAGED

Rent rate of £199 psf to include:

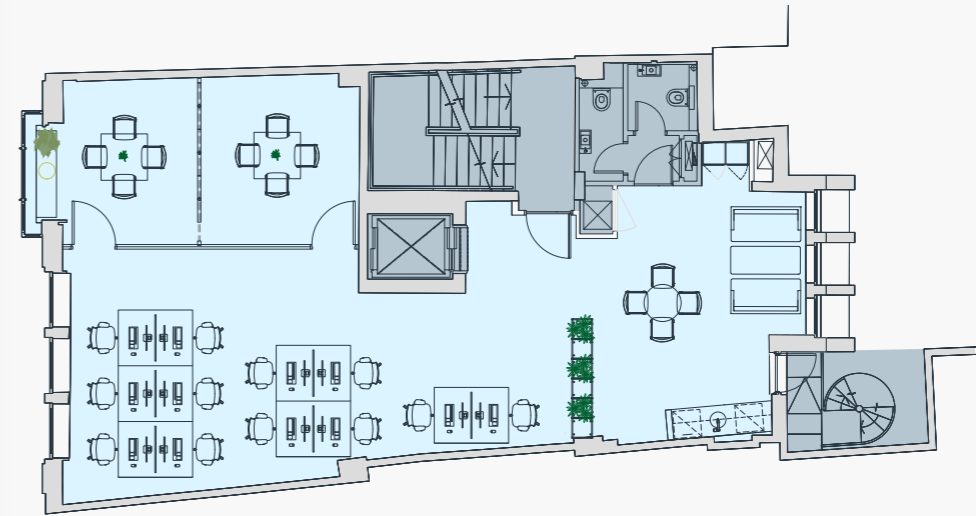
- Rent
- Business rates
- Service charge
- Utilities
- Wi-Fi
- Dilapidations
- Agency fee at 10%

## TYPICAL UPPER FLOOR PLAN

### 2ND-5TH FLOORS

12-20 Workstations

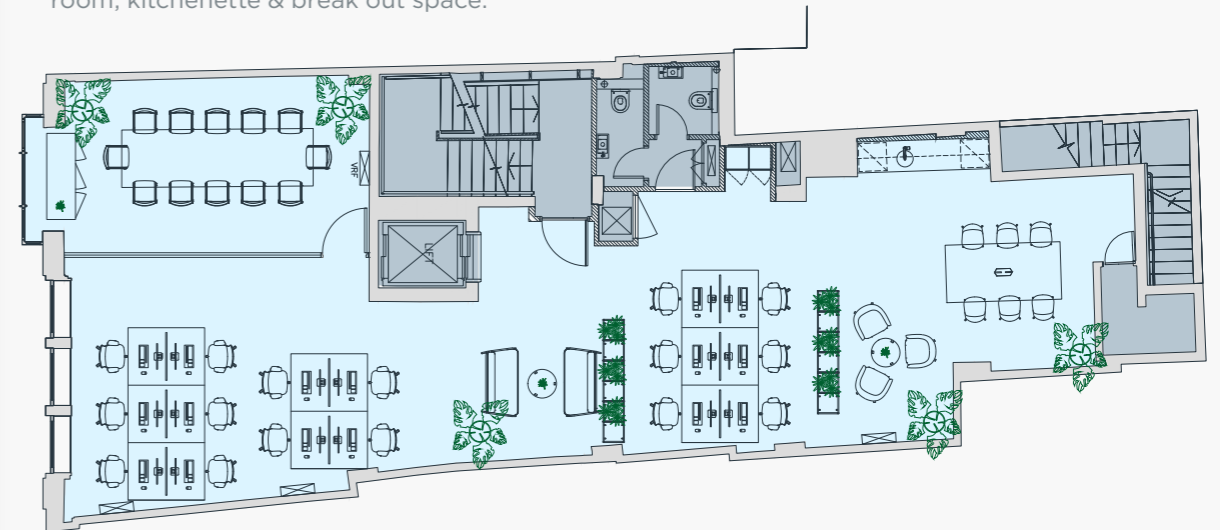
Client waiting area, 2x 8 person meeting room, kitchenette & break out space.



## 1ST FLOOR

16-30 Workstations

Client waiting area, 12 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 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


## 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



# 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

## BLUEBOOK

TOR CUMING

TOR@BLUEBOOKLONDON.CO.UK  
07714 089 823

GEORGE KNOWLES

GEORGE@BLUEBOOKLONDON.CO.UK  
07565 502 931

## KONTOR

BEN ORCHARD-SMITH

BEN@KONTOR.COM  
07557 988 115

FREYA DINGWALL

FREYA@KONTOR.COM  
07375 860 911

## beem

OLIVER JAY

OLIVER@BEEMRE.CO.UK  
07903 714 187

RALPH DOREY

RALPH@BEEMRE.CO.UK  
07866 742 263

Important Notice: Bluebook, Kontor and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Bluebook and Kontor have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Crown Copyright - licence no. 100018190. Based on Ordnance Survey. Not to Scale - For Identification Purposes Only. - June 2026.

Designed and produced by Graphicks | 020 3435 6952 | www.graphicks.co.uk

[390STRAND.COM](http://390STRAND.COM)

