390 STRAND

CAPSULE | WORK READY SPACE

Legal & General



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.



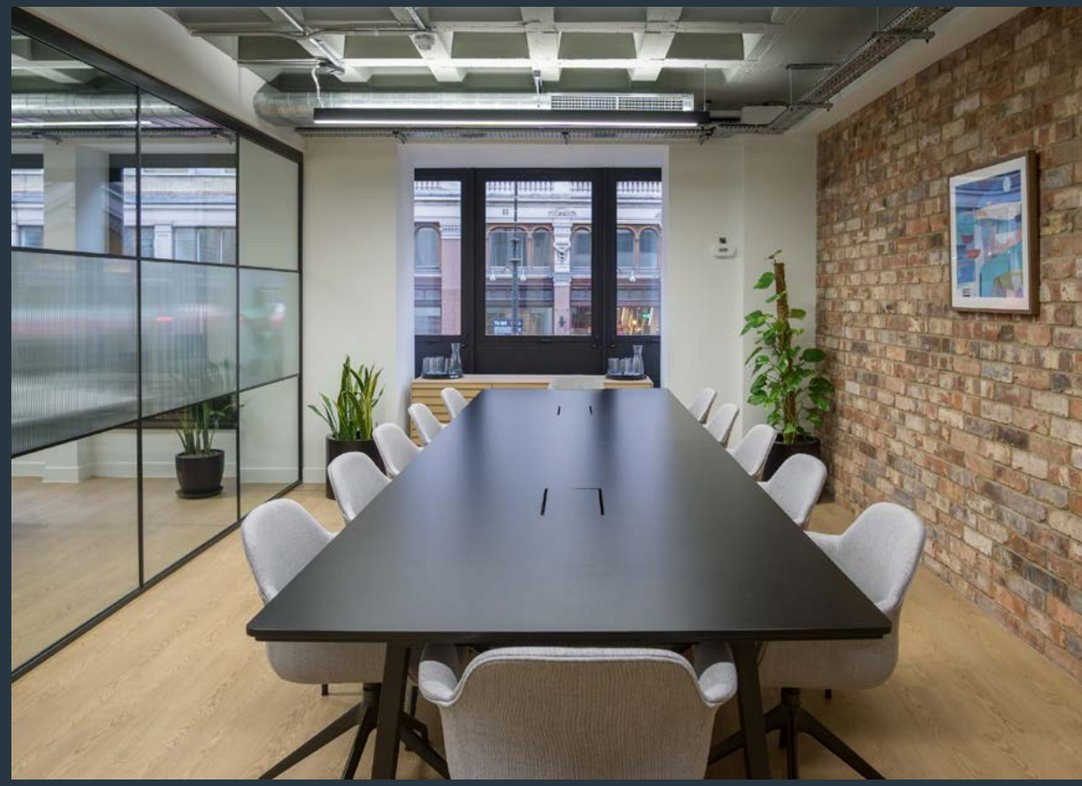












Private boardroom

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
TOTAL	**4,636**	**430**		

capsule

CAPSULE MANAGED

Rent rate of £199 psf to include:

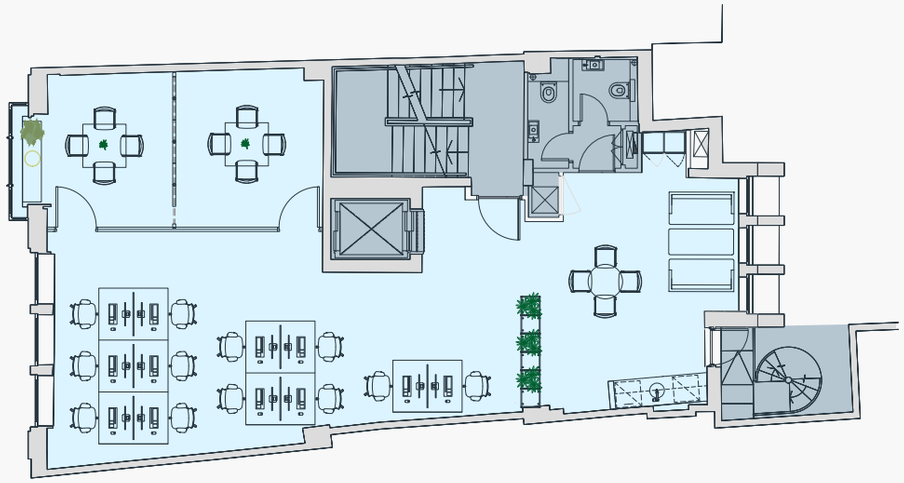
- Rent
- Business rates
- Service charge
- Utilities
- Wi-Fi
- Dilapidations
- Agency fee at 10%

TYPICAL UPPER FLOOR PLAN

2ND-5TH FLOORS

12-20 Workstations

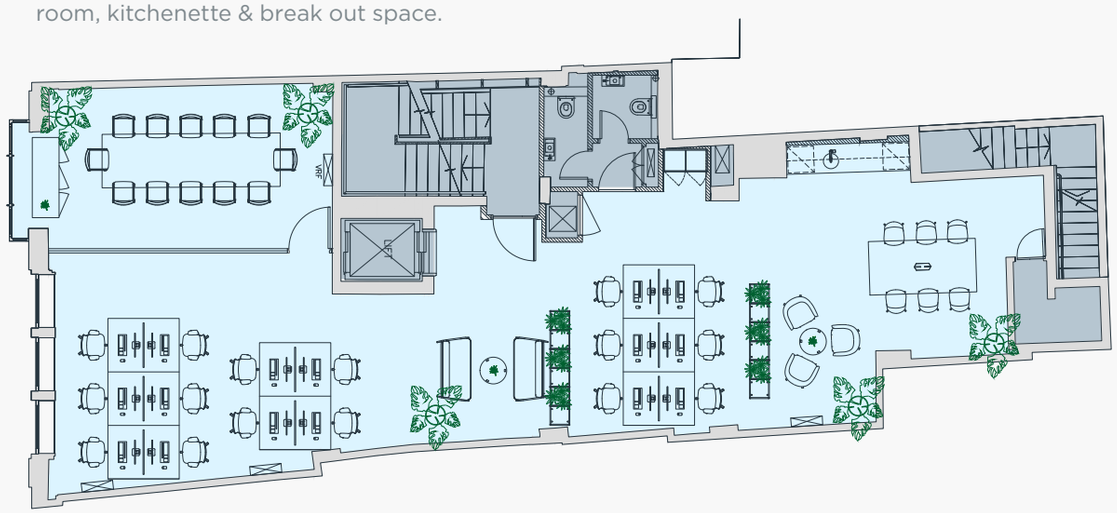
Client waiting area, 2x 8 person meeting room, kitchenette & break out space.



1ST FLOOR

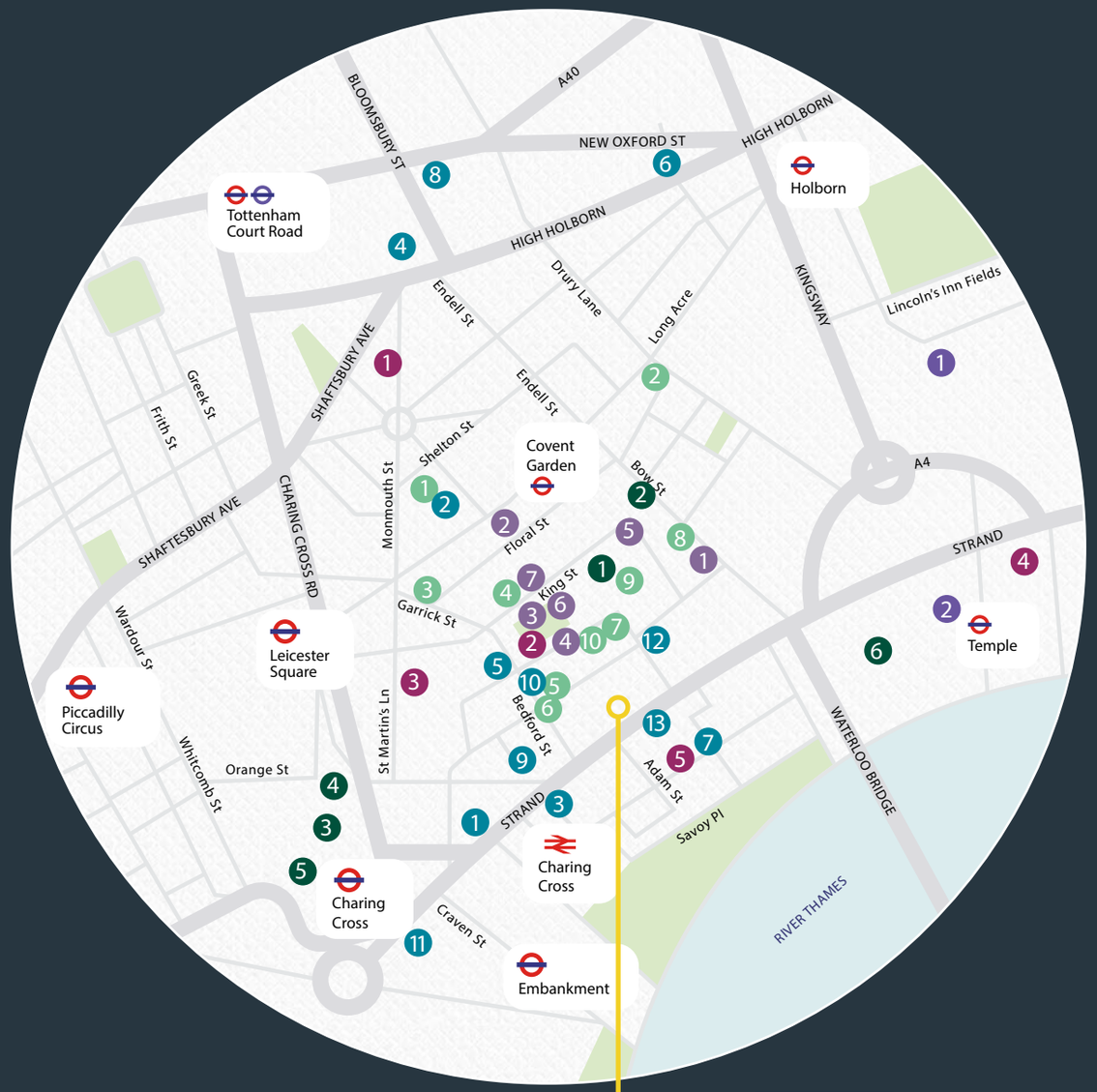
16-30 Workstations

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



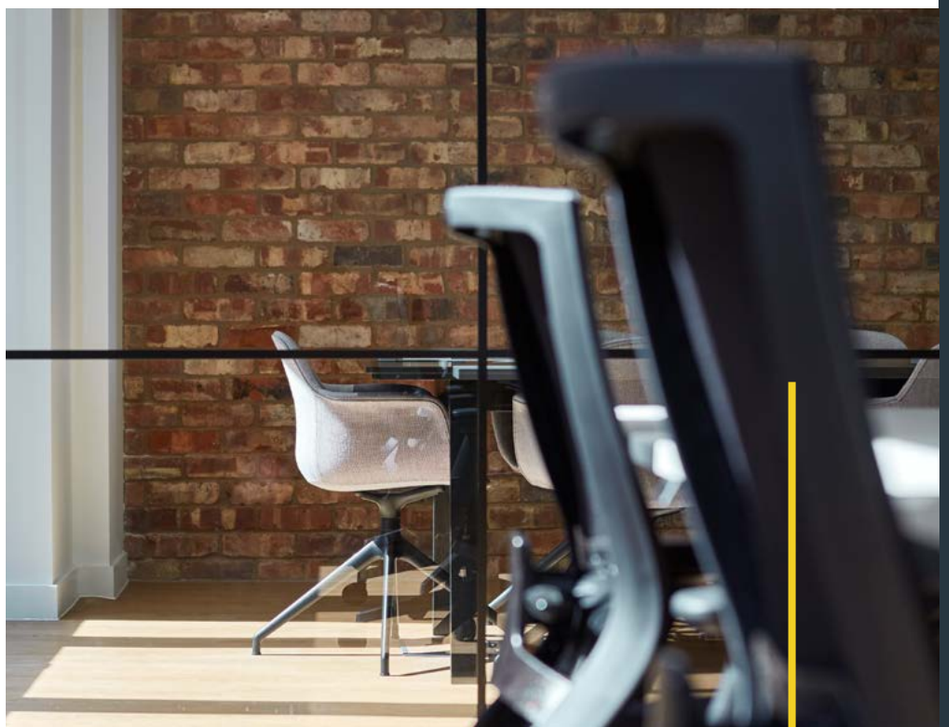


TESTIMONIALS.

“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

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