Strand Bridge House
138 Strand
London WC2R 1HH

5th AND 6th FLOOR AVAILABLE 1,578 - 4,400 SQ FT

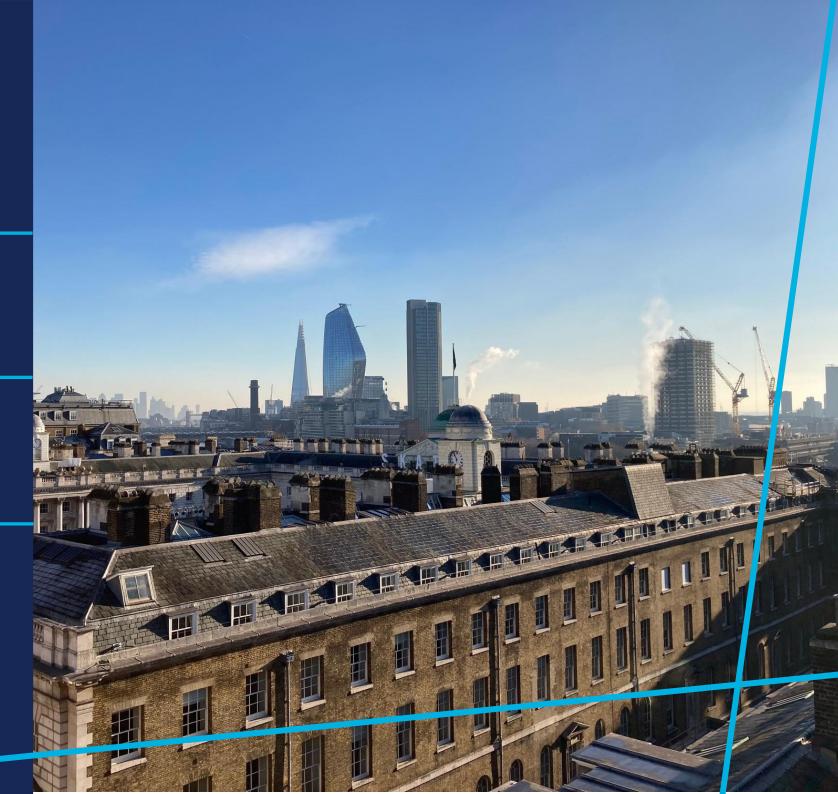
FULLY FITTED

STUNNING VIEWS

PRIVATE TERRACES

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Description

The 6th and 5th floors comprise fully fitted office suites which benefit from private terraces and stunning views over London.

The building was refurbished in 2017 to provide a smart, staffed reception and good end of journey facilities.

Amenities

- Large, staffed reception
- 2 x 10 person lifts
- Terraces
- Excellent natural light and views over London
- Furniture available
- Kitchenette
- Cycle storage & shower facilities

Availability

Floor	sq ft	sq m	Status
6 th Floor	1,578	146.60	Available
5 th Floor	2,822	262.17	Available
Total (approx.)	4,400	408.77	

Terms

Tenure:	Leasehold		
Lease:	Assignment of the lease until November		
	2026 outside the Landlord and Tenant Act.		
FLOOR	5 th Floor	6 th Floor	
Rent PSF:	£70.86	£69.86	
Rates PSF:	£29.38	£29.38	
S/C PSF:	£11.71	£11.71	
Total PA:	£316,649	£175,090	
EPC	В	В	

^{*}Interested parties are advised to make their own enquiries.

Location

Strand Bridge House is located on the south side of the Aldwych by the junction with Waterloo Bridge/Lancaster Place. The area is constantly changing and improving in terms of local amenities and with Covent Garden a short walk away.

Temple, Holborn & Embankment underground stations are all within short walking distance. Waterloo and Charing Cross stations are a short walk away and there are numerous bus routes serving the area.



Viewings:

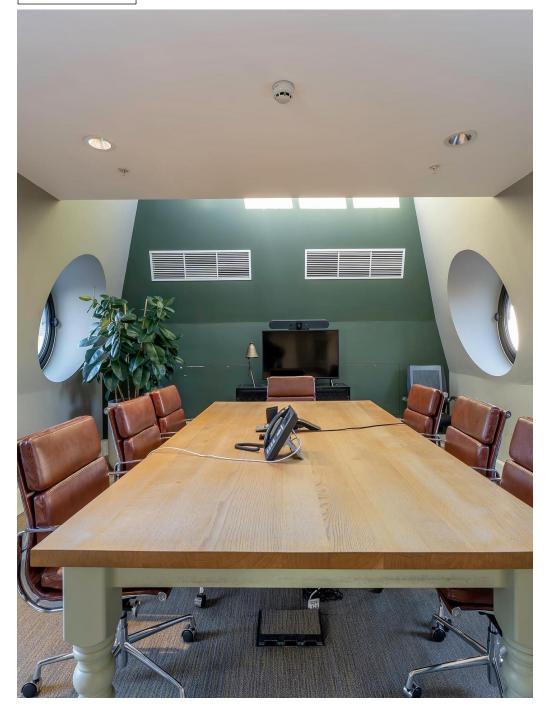
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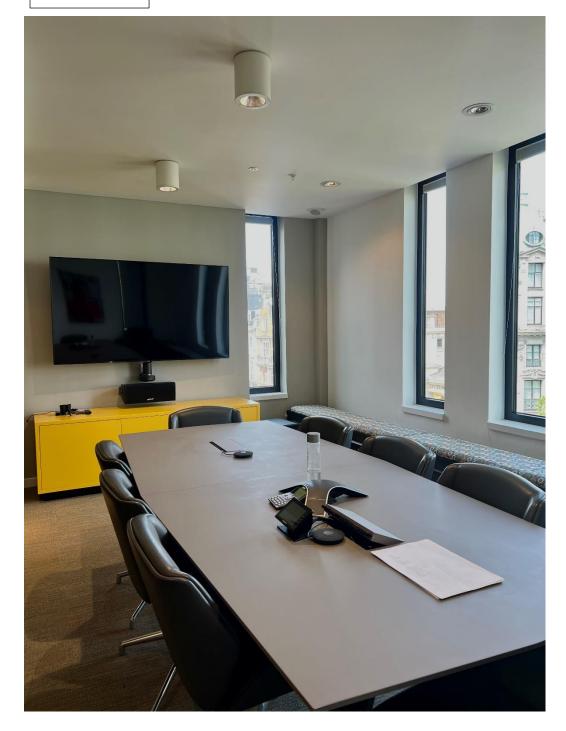
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6th Floor Office

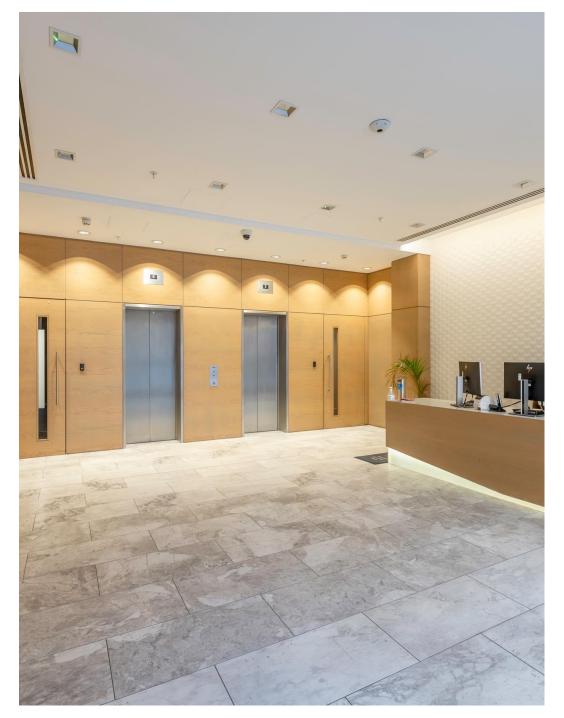




5th Floor office









The Strand

