

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

ASHWELL
ROGERS 

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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:

Strictly by appointment through Ashwell Rogers LLP:

Richard Williams
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richard@ashwellrogers.com

Rachel Good
Tel. +44 (0)7582 178890
rachel@ashwellrogers.com

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

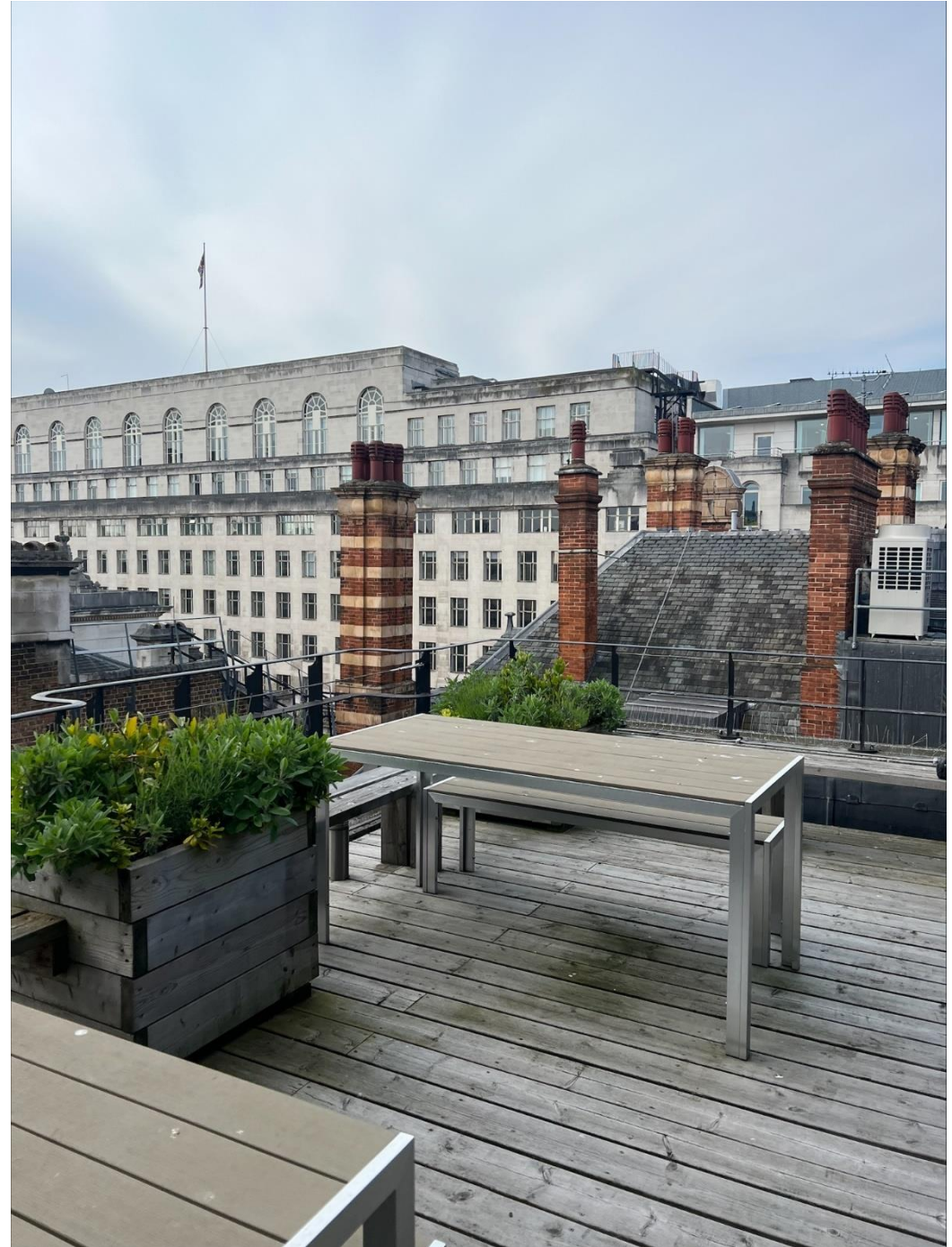
Tenure:	Leasehold	
Lease:	Assignment of the lease until November 2026 outside the Landlord and Tenant Act.	
FLOOR	5th Floor	6th Floor
Rent PSF:	£70.86	£69.86
Rates PSF:	£29.38	£29.38
S/C PSF:	£11.71	£11.71
Total PA:	£316,649	£175,090
EPC	B	B

*Interested parties are advised to make their own enquiries.

6th Floor Office

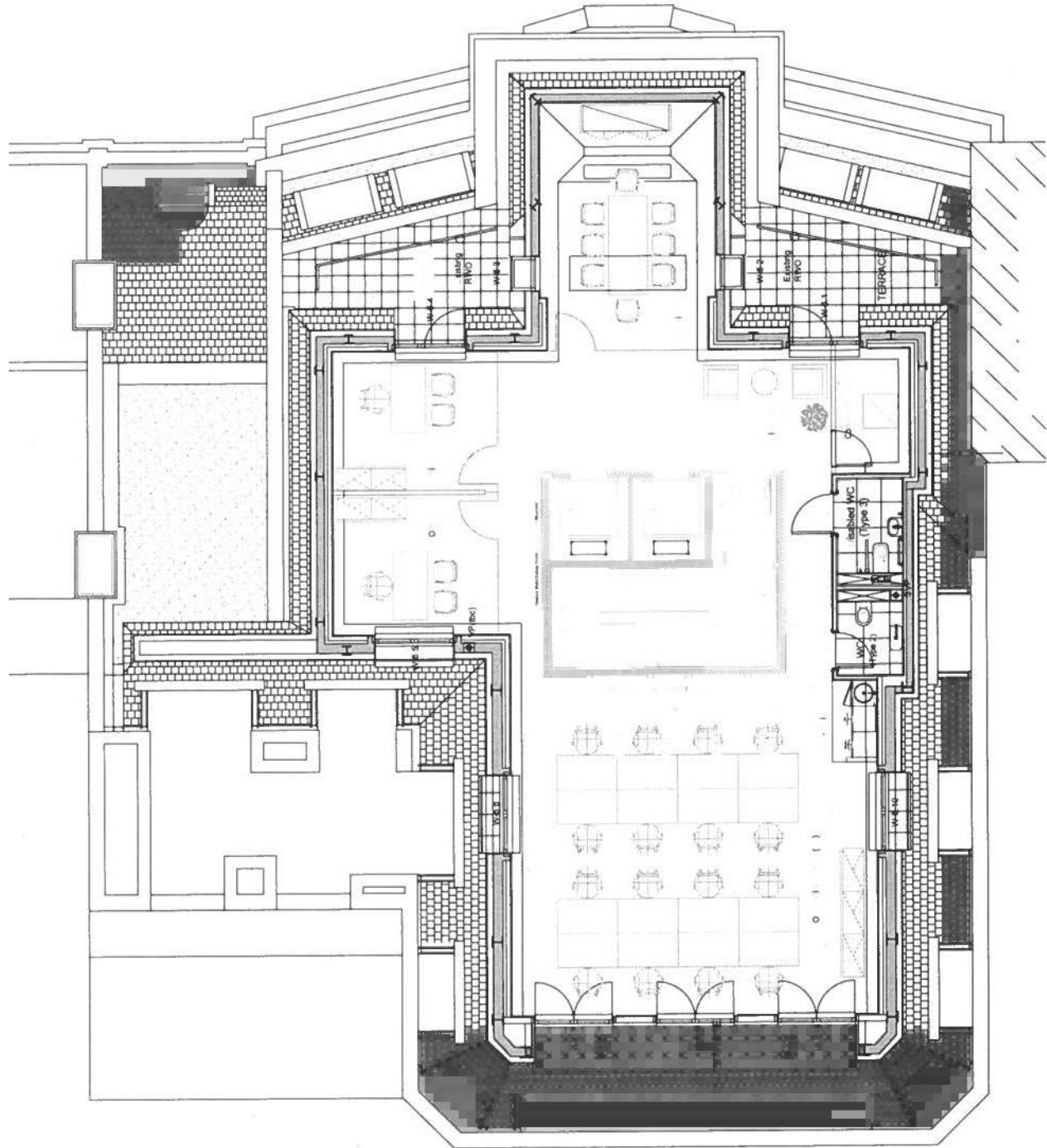


5th Floor office





The Strand



6th Floor Plan – not to scale