

# 390 STRAND

CAPSULE | WORK READY SPACE





390 Strand is an opportunity to acquire your own private office space that is ready to occupy on a flexible lease term with limited lead in time. The building has undergone a comprehensive refurbishment and provides fully fitted and furnished offices, ready to occupy.

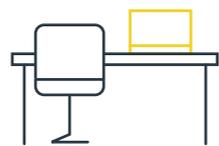
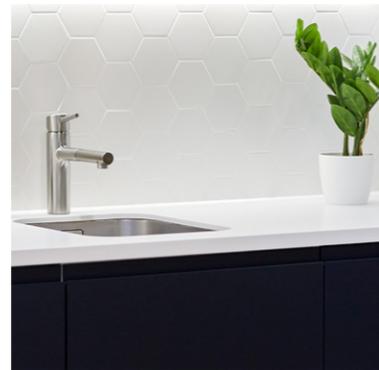
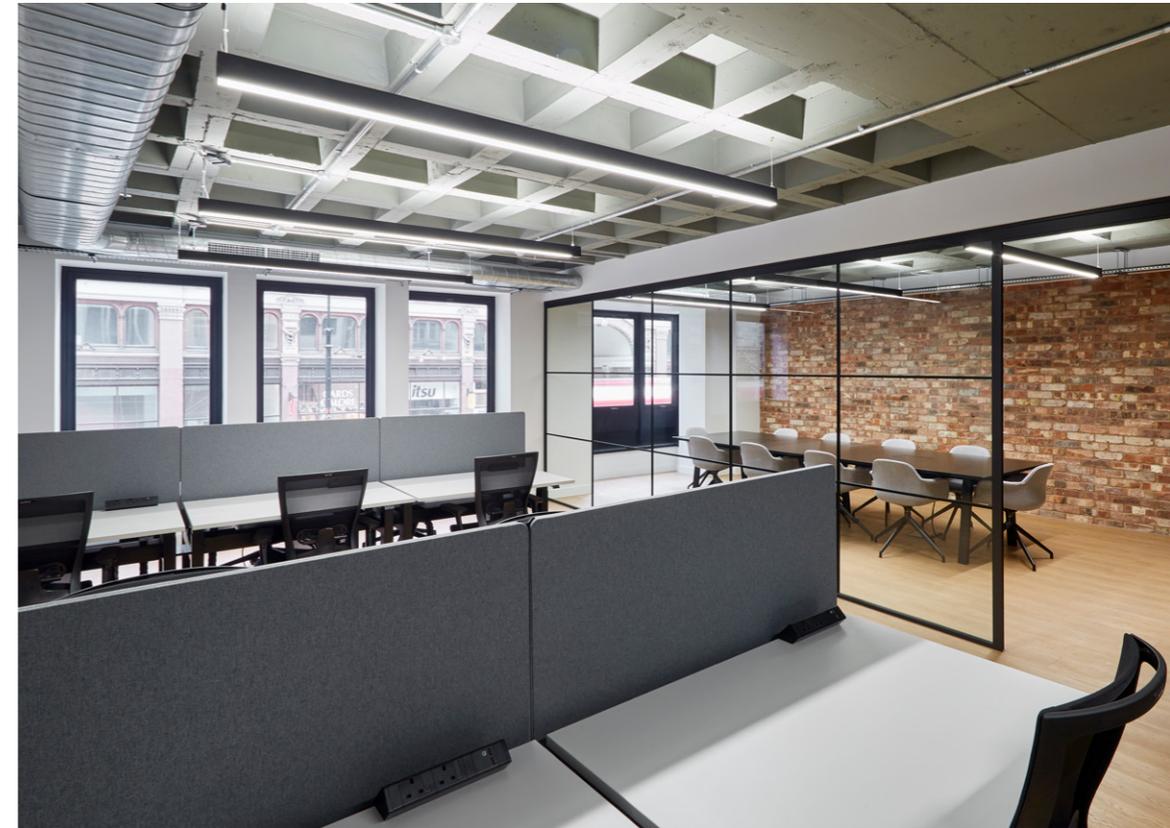
The 6 floors can be arranged to accommodate from 8 to 20 workstations. Each floor benefits from its own demised WCs, a kitchenette, fibre connection, soft seating and agile working areas. The building also benefits from a new secure cycle storage and shower facility.



The building benefits from an EPC rating of B46.

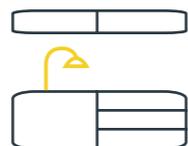
# THE BUILDING.

# CAPSULE IN DETAIL.



## Private space

Allowing you to control social distancing.



## 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
06	922	86	8 - 12
05	1,038	96	8 - 13
04	1,070	99	8 - 13
03	1,086	101	8 - 13
02	1,087	101	8 - 13
01	1,441	131	up to 20
<b>TOTAL</b>	<b>6,644</b>	<b>614</b>	



## CAPSULE SPACES PROVIDE

- Private reception / client waiting areas
- Private meeting rooms
- Fully fitted kitchenettes
- Fully furnished with workstations and chairs
- Soft seating and furniture
- Access to high quality internet service providers
- Showers and cycle storage facility



## CAPSULE BENEFITS

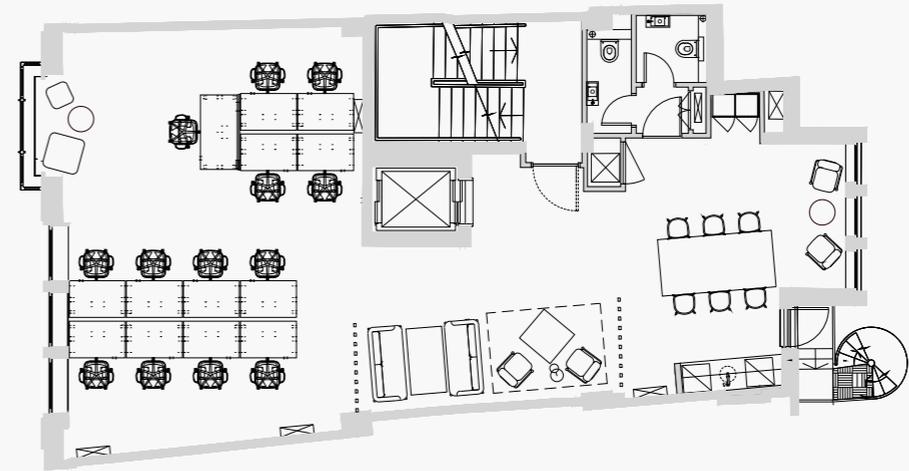
- Short form leases
- Fibre connectivity available immediately
- Ability to grow and flex within your own space
- Fixed dilapidations
- Fixed costs

## TYPICAL UPPER FLOOR PLAN

### 2ND – 6TH FLOORS

8 - 13 Workstations

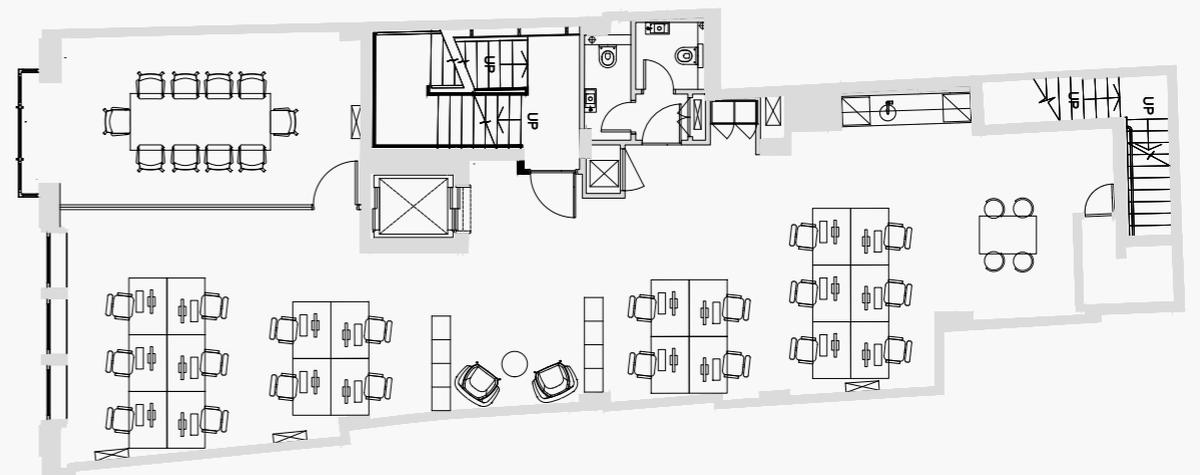
Meeting room layouts and alternative bench working spaces, available upon request.



## 1ST FLOOR

20 Workstations

Client waiting area, 10 person meeting room, kitchenette & break out space.



Floorplans shown are approximate measurements only. Exact layout and sizes may vary.

# LOCATION.



390 STRAND



## LIFESTYLE & BUSINESS SERVICES

- 1 Covent Garden Hotel
- 2 Hospital Club
- 3 Henrietta Hotel
- 4 St Martins Lane Hotel
- 5 Virgin Active

## RESTAURANTS

- 1 Dishroom
- 2 Barrafinna
- 3 Lima Floral
- 4 Clos Maggiore
- 5 Flat Iron
- 6 Frenchie
- 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 Burberry
- 2 Paul Smith
- 3 Jo Malone
- 4 Fred Perry
- 5 Chanel
- 6 Kurt Geiger
- 7 Hackett

## EDUCATION

- 1 LSE
- 2 King's College London

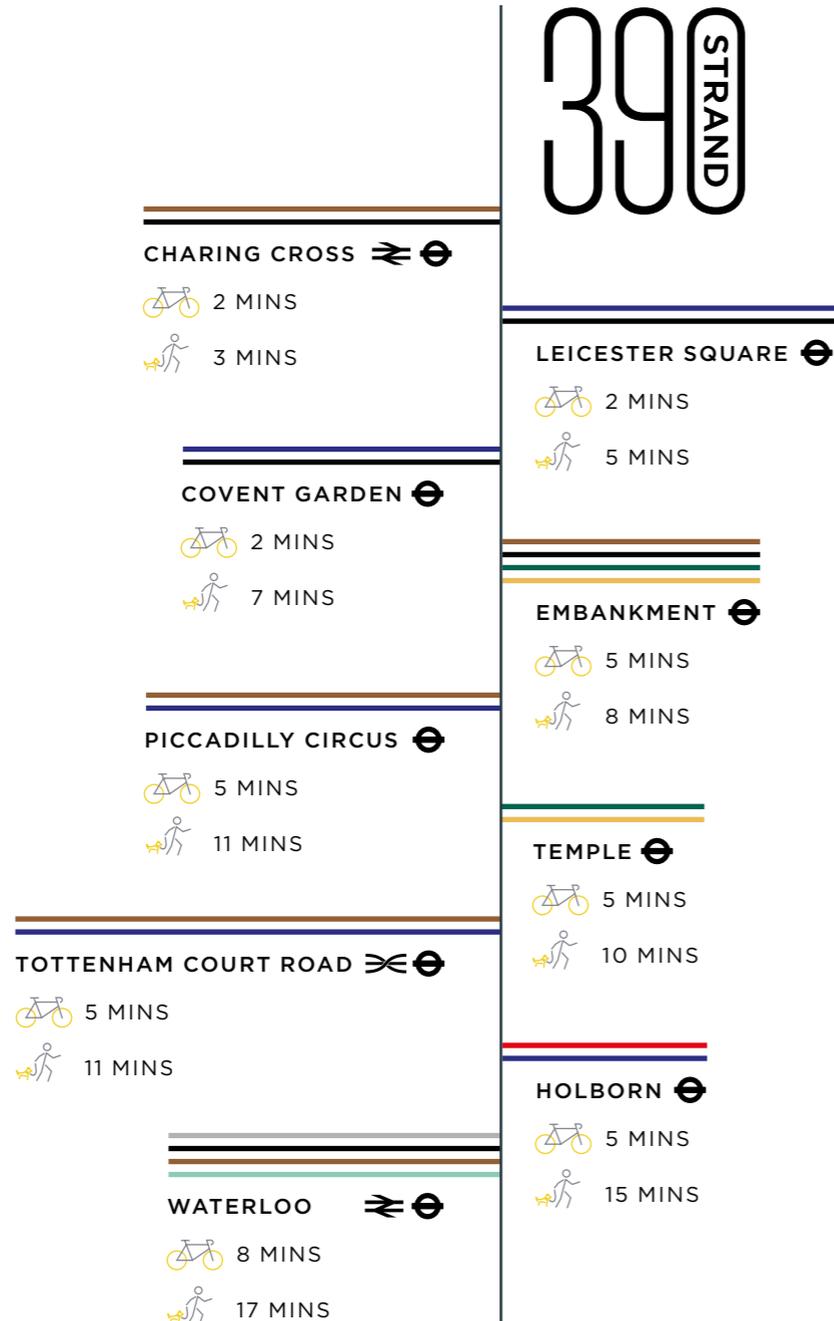
## LOCAL OCCUPIERS

- 1 Coutts
- 2 Robert Walters
- 3 Bain & Co
- 4 Interbrand
- 5 Association of British Ports (ABP)
- 6 Marathon Asset Management
- 7 Skillcapital
- 8 PZ Cussons Beauty
- 9 Dreamworks
- 10 Prophet
- 11 CQS
- 12 Brakes
- 13 CVC

# CONNECTED.

**KEY:**

-  Waterloo & City
-  Piccadilly
-  Northern
-  District
-  Central
-  Circle
-  Bakerloo
-  Jubilee



New flexible Capsule leases are available subject to contract

**Rent / Price**

Upon application

**Viewings**

Strictly via agents CBRE and Bluebook

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