



1 - 3 STRAND

LONDON WC2

Stunning Grade A office space, with
uninterrupted views of Trafalgar Square

10,446 sq ft TO LET

DESCRIPTION

Constructed in 1873 the building has been subject to a more recent remodelling of the atrium and entrance areas creating a contemporary sequence of spaces whilst retaining its impressive period façade. The building is approached via an imposing split-level staffed reception, creating a great sense of arrival, accessed via both Strand and Northumberland Avenue.

The floor is offered as a fully fitted solution, comprising 10 meeting rooms, an executive boardroom, reception, enclosed kitchen and break out area and 98 desks (*furniture available by way of separate arrangement).

The floor has been fitted out and furnished to a high specification, offering a clean modern finish throughout. Entering the floor, the full height c.4m windows provide amazing views across Trafalgar Square and beyond.

With a full elevation of external windows and those overlooking the building's atrium, the floor has fantastic levels of natural daylight.



Excellent natural light



C.3.5m ceiling height



Fully accessible raised floor



Bike racks, showers & changing rooms



Four pipe fan coil air-conditioning system



Metal tile suspended ceiling



Fully-fitted turnkey solution*



Fitted with fibre throughout

*furniture by way of separate arrangement



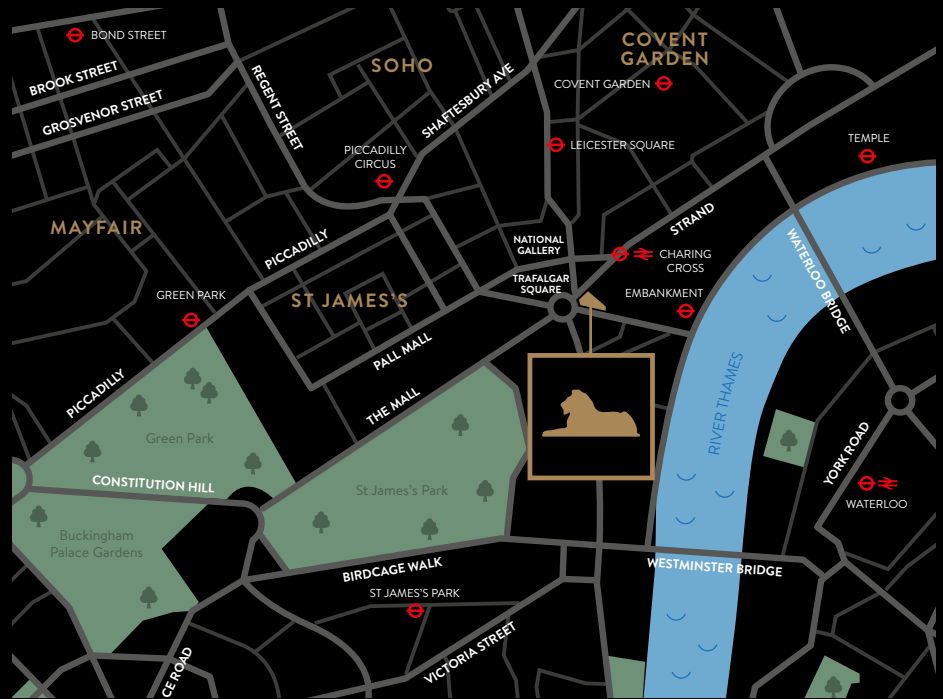
PART FIRST FLOOR
10,446 sq ft (970.4 sq m)



LOCATION

Located at the junction of Northumberland Avenue, providing prominent frontage onto Trafalgar Square. The surrounding area is well served by bars, restaurants and world class hotels, located within close proximity to London's theatre district.

The property is well connected and is within a few moments walk of Charing Cross Station (0.1 miles), Embankment Station (0.2 miles), Leicester Square Station (0.3 miles) and Piccadilly Circus Station (0.5 miles).



FURTHER INFORMATION

Terms

The property is available by way of assignment on an effective full repairing and insuring lease, expiring 13th February 2027, subject to an outstanding rent review dated 14th February 2022. The lease is contracted outside the provisions of the 1954 Landlord & Tenant Act.

Rent

The passing rent is £971,020 per annum exclusive, equating to £92.96 per sq ft.

Energy Performance Rating TBC.

Service Charge

Running at c.£17.12 per sq ft per annum.

Business Rates

We are advised the rates payable are £27.50 per sq ft per annum. Tenants are advised to make their own enquiries.

Contacts

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Ashwell
LONDON

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