

**A BRAND NEW FULLY FITTED AND FURNISHED OFFICE FLOOR TO LET  
IN THE HEART OF CENTRAL LONDON**



**Entire 6<sup>th</sup> Floor**  
**6,174 Sq. Ft / 574 Sq. M**

**DESCRIPTION**

Delivering September 2025 to provide a brand new fully fitted and furnished, high quality 'Plug and Play' office space over 6,174 sq. ft, with a contemporary hybrid ceiling finish, with concrete feature and partial suspended ceiling. The floor-to-ceiling glazing provides a bright and inspiring work environment with unrivalled views.

The newly building remodelled reception and lounge area welcomes visitors and tenants alike with carefully curated materials and design features. Beyond the reception, a new bike store and end of trip facilities enables occupiers to arrive at their desks refreshed and ready to go.

Embankment, Leicester Square, Covent Garden and Waterloo stations, are all a short walk away providing access to Underground and National Rail services across London and beyond.



# 11 Strand London WC2N 5HR

Computer Generated Images:





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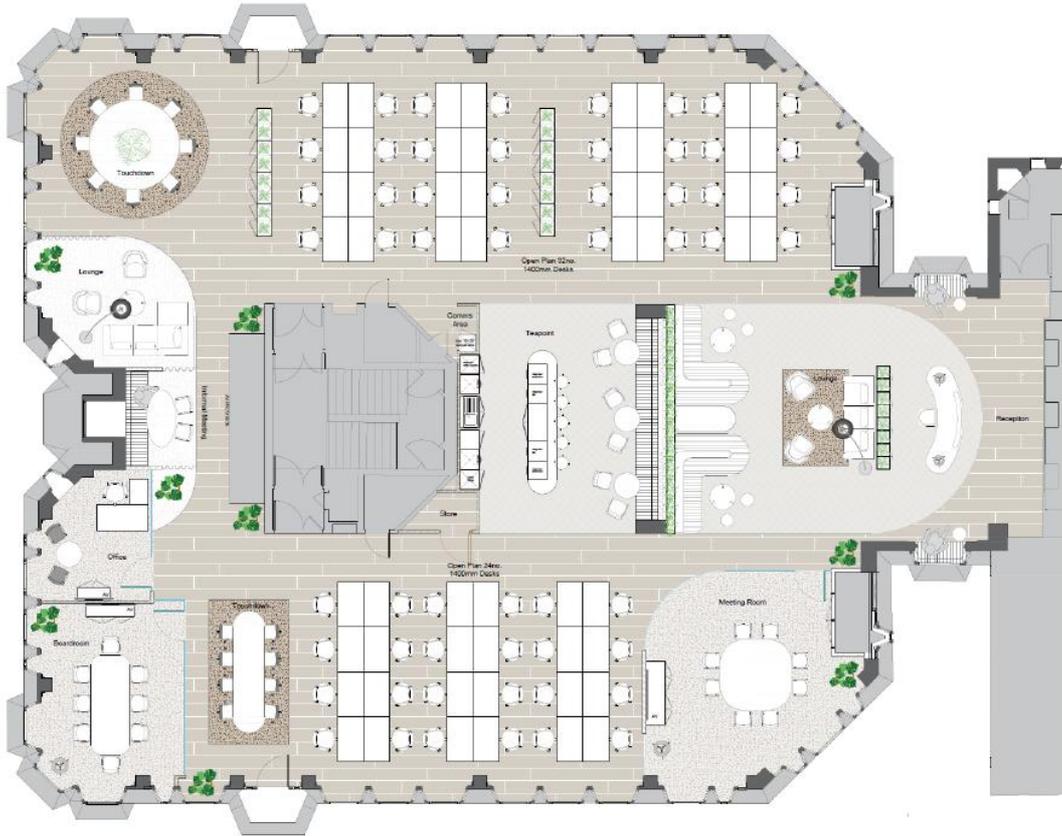
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## AMENITIES

- Self-contained, fully fitted office
- Full height glazing
- Excellent natural light
- Car parking available - POA
- New bicycle storage, showers & changing
- Stunning views across Trafalgar Square
- 3 x 10-person passenger lifts
- Raised floors
- Newly refurbished building reception
- Hybrid ceiling finish with concrete feature and partial suspended ceiling

## AVAILABILITY

FLOOR	SIZE (Sq Ft)	RENT (PSF)	RATES (approx.)	SERVICE CHARGE	TOTAL PER ANNUM	AVAILABILITY
6 <sup>th</sup> Floor	6,174	£95.00	£35.00	£19.00	£919,926	September '25

Viewings by arrangement through sole agents Noble Harris:-

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