

London WC2

A high quality 6,174 sq ft
office floor to let in
the heart of London

11 STRAND

Building Exterior onto Strand

Main building reception

A new point of view...



6,174 sq ft

on the sixth floor of
high quality contemporary
office space

11 Strand sits in a prominent position at the heart of central London – with stunning views across Trafalgar Square and along the Strand.

The 6th floor has recently been refurbished and offers 6,174 sq ft of bright and open workspace to provide high end contemporary office space to suit all types of occupiers.



Reception Lounge

A warm welcome

The newly 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.



The view from the 6th floor across to Trafalgar Square



Stunning views
onto Trafalgar Square

Summary Specification



Newly refurbished
Cat A space



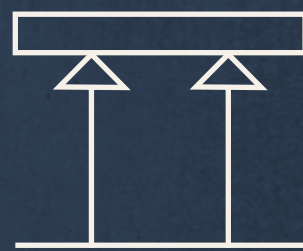
VRF
Air conditioning



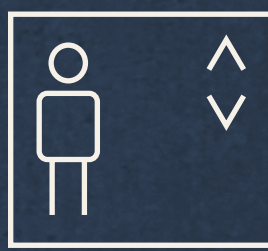
Hybrid finish
featuring an exposed
concrete ceiling



Full-height glazing
providing excellent
natural light



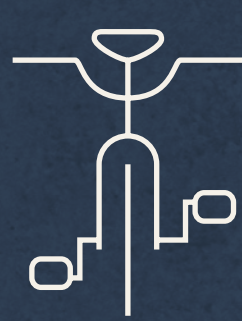
Raised
floors



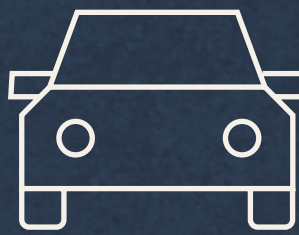
3 x 10 person
passenger lifts



New showers
& changing rooms



New secure
bicycle storage



Car
parking

THE SPACE

11 STRAND

Make an
impression

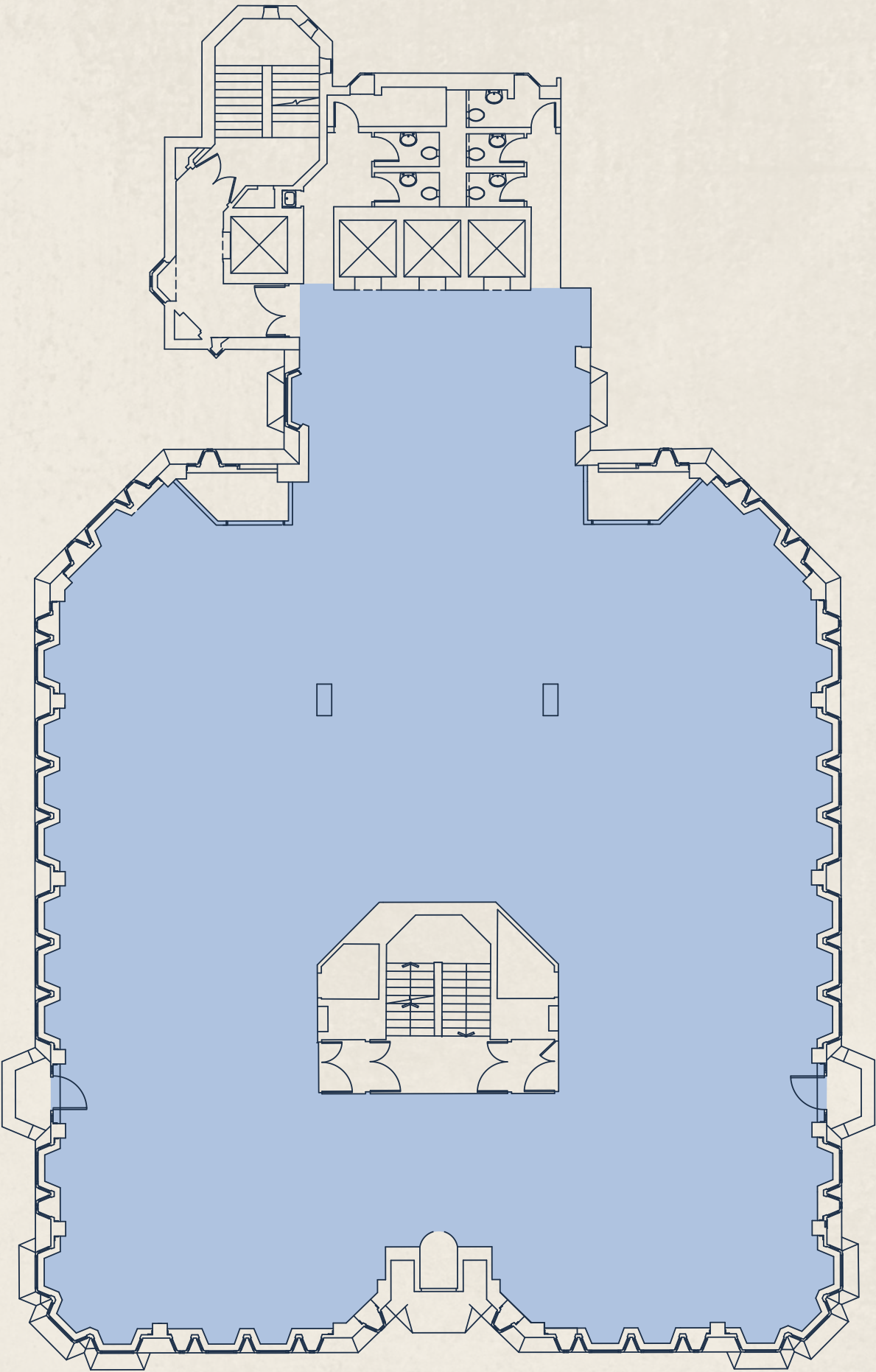
6th floor

The flexible space features exposed concrete, a hybrid finish with a partially suspended ceiling and floor-to-ceiling glazing, providing a bright and inspiring work environment with unrivaled views.



Sixth Floor Plan

6,174 Sq Ft / 574 Sq M



Strand

Plans not to scale. For indicative purposes only.



48

Open plan
workstations

12

Person
boardroom

2

4 person
meeting room

2

Phone
pods

2

Meeting
booths

1

Executive
office

9

Agile
workstations

1

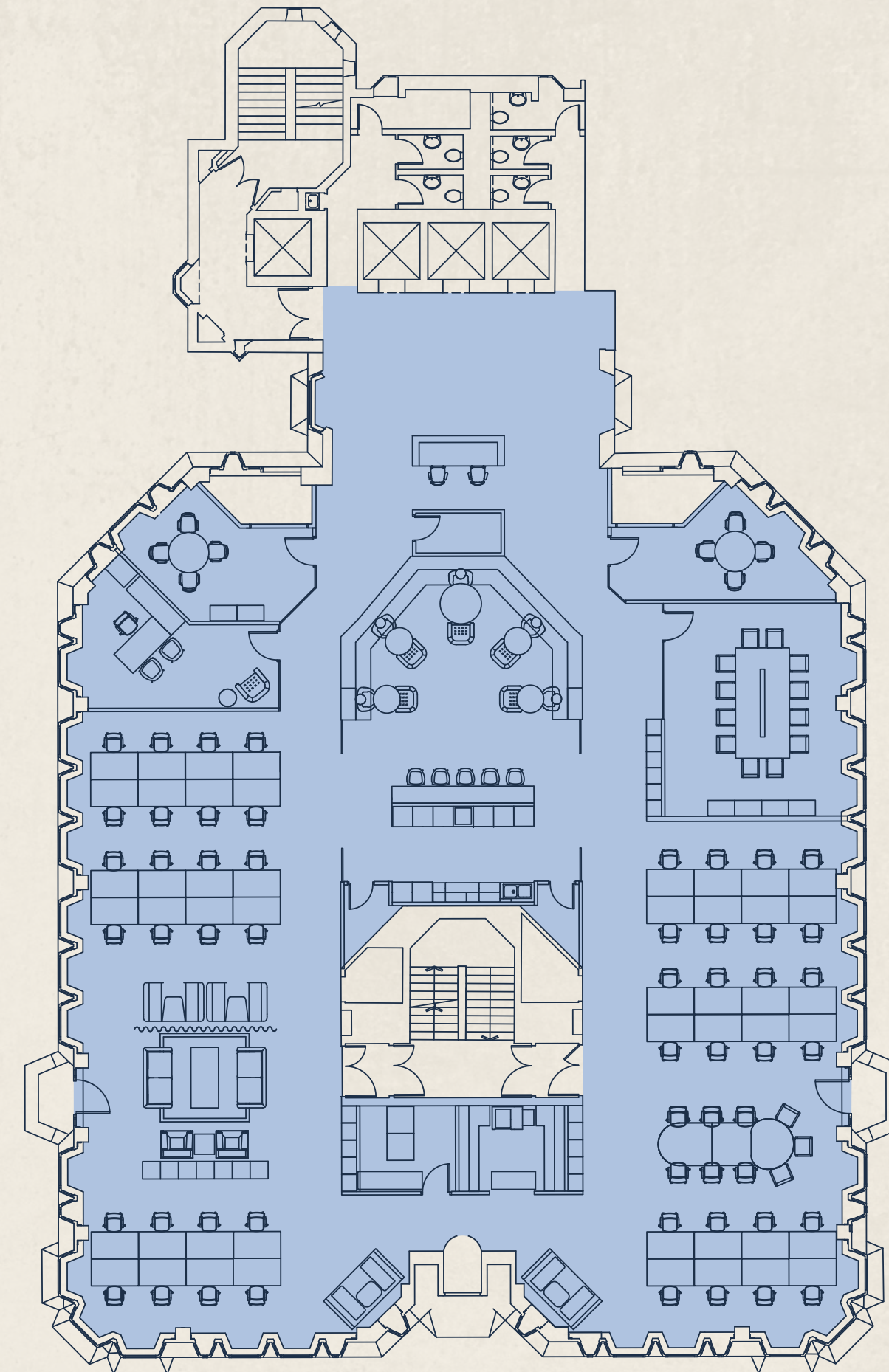
Collaboration
area

58

Total
occupancy

Sixth Floor Space Plan

Open Plan



Strand

Plans not to scale. For indicative purposes only.



32

Open plan
workstations

4

2-4 person
meeting rooms

8

Agile
workstations

12

Person
boardroom

2

Meeting
booths

1

Informal
meeting room

6

Person
meeting room

4

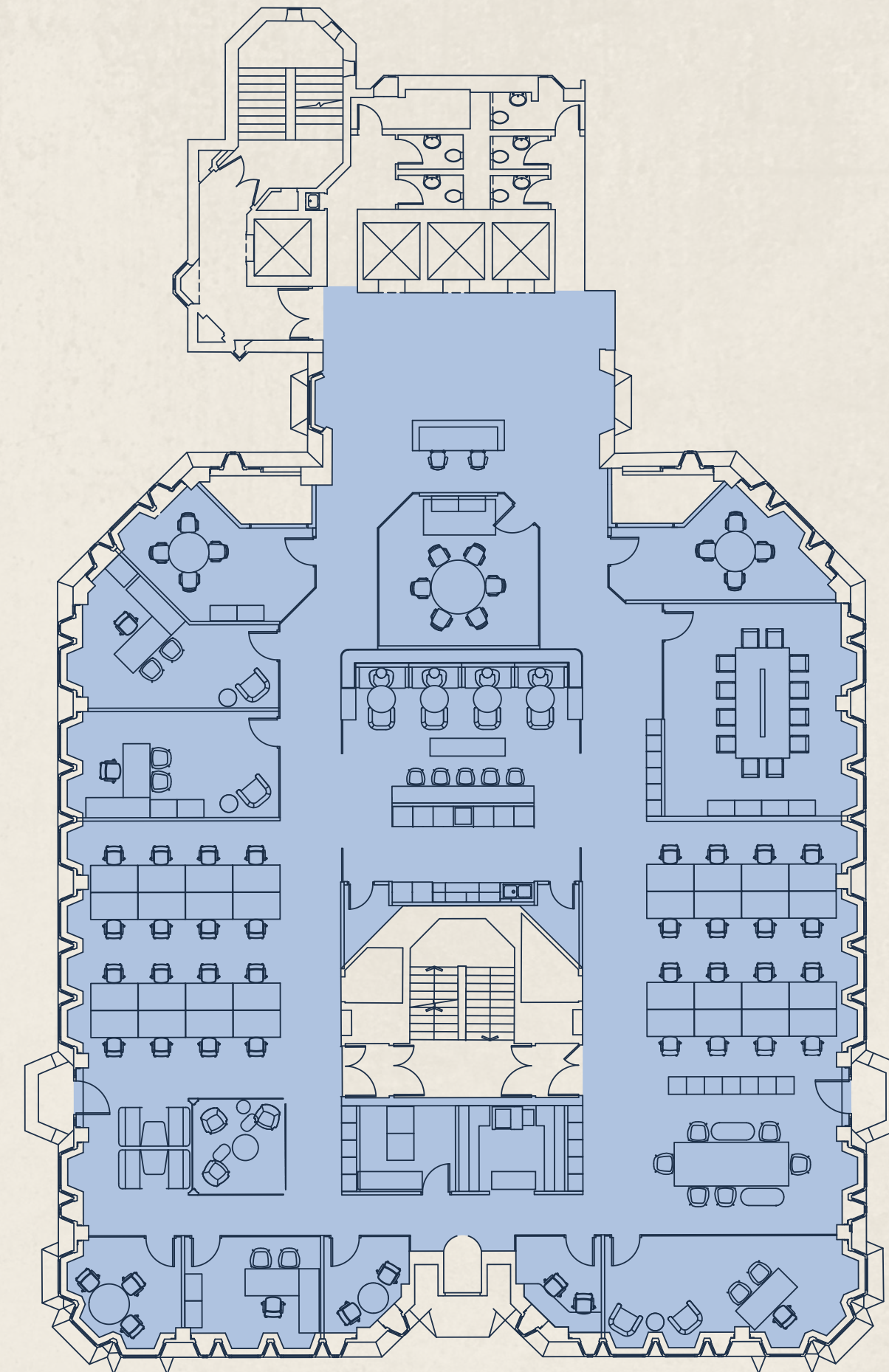
Executive
offices

44

Total
occupancy

Sixth Floor Space Plan

Partial Cellular



Strand

Plans not to scale. For indicative purposes only.



Get around town

11 Strand is truly connected with Charing Cross Station right next door.

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.



Restaurants

1. Hawksmoor
2. Brasserie Zedel
3. Ivy Market Grill
4. Cora Pearl
5. Fallow
6. Balthazar
7. Smith & Wollensky

Hotels

1. Corinthia
2. Haymarket Hotel
3. One Aldwych
4. Sofitel
5. St Martins Lane
6. The Savoy
7. The Resident

Cafés

1. Notes
2. Caffè Nero
3. Arabica
4. Grind
5. Blank Street Coffee
6. Hagen
7. Ole & Steen

Leisure

1. 180 The Strand
2. National Portrait Gallery
3. National Gallery
4. His Majesty's Theatre
5. Adelphi Theatre
6. Vaudeville Theatre
7. Charing Cross Theatre



Station walk times

1 min
Charing Cross



3 min
Embankment



6 min
Leicester Square



10 min
Waterloo



11
STRAND

Further information

Terms

Upon application.

Viewings

Strictly through the
sole letting agents.

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