

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



Entire 6th Floor
6,174 Sq. Ft / 574 Sq. M

DESCRIPTION

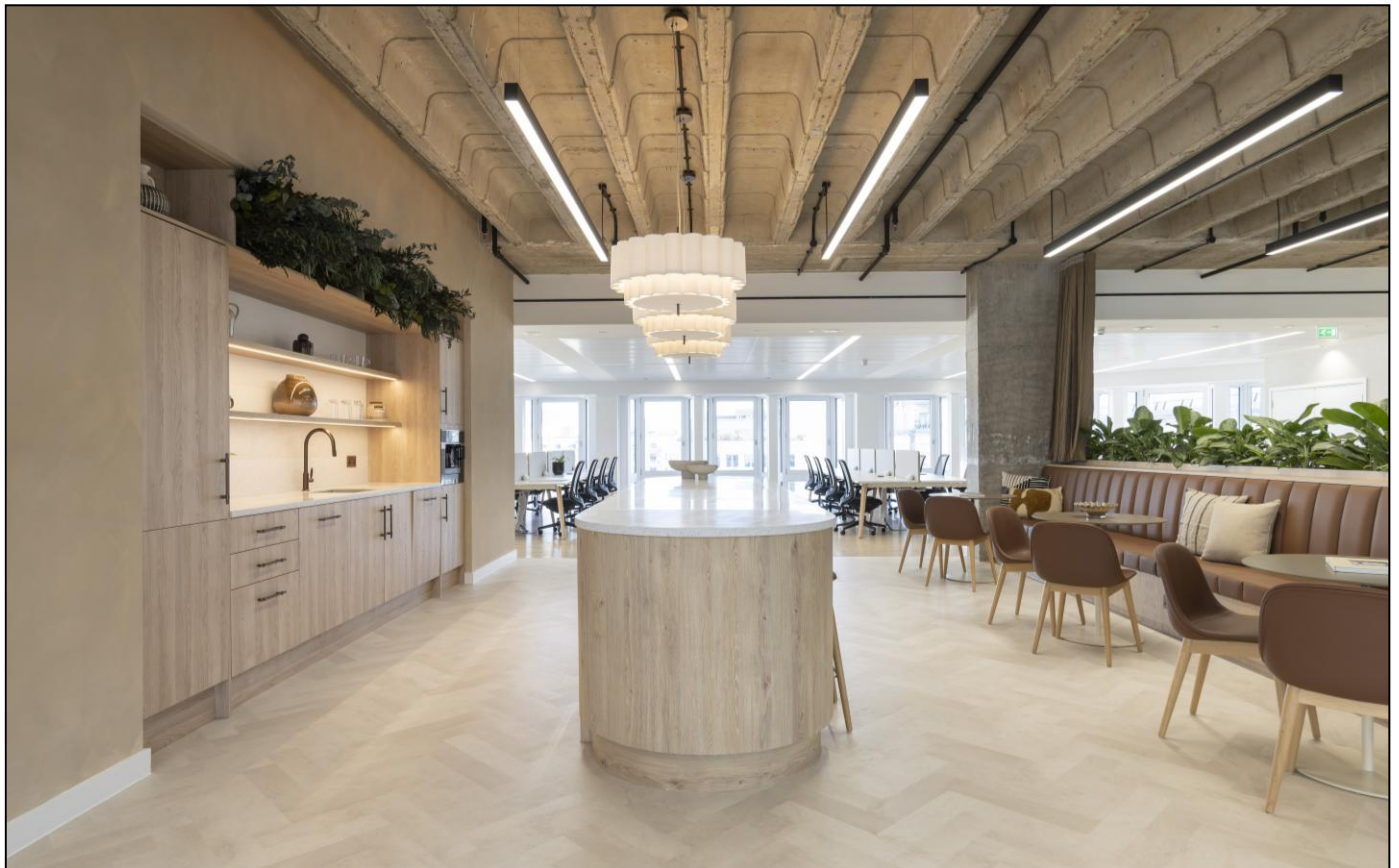
A beautifully designed fully fitted and furnished office floor, providing high quality 'Plug and Play' office space over 6,174 sq. ft. The floor offers a flexible configuration, currently designed with 56 desks, 3x meeting rooms of various sizes, executive offices, break-out areas and agile workspaces. The floor-to-ceiling windows provide a bright and inspiring work environment with unrivalled views across Trafalgar Square and along the Strand.

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 enable 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**



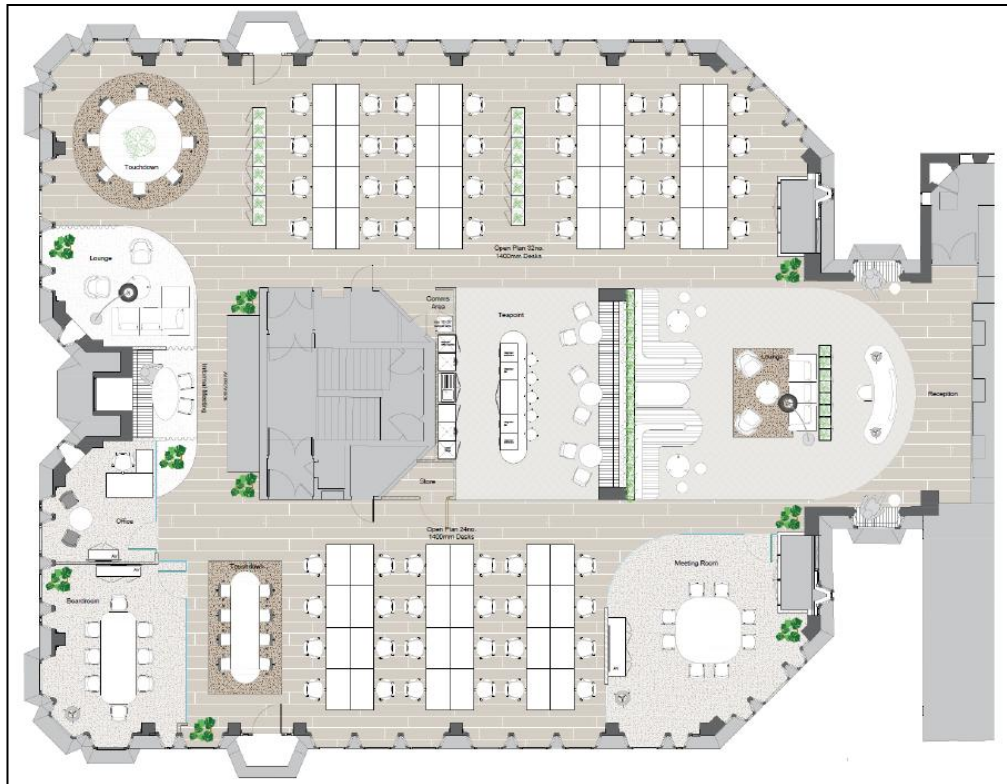


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AMENITIES

- 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 th Floor	6,174	£97.50	£35.00	£19.00	£935,361	NOW

Viewings by arrangement through sole joint agents Noble Harris,
or Crossland Otter Hunt (Nick Sinclair - 0207 408 1114) :-

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