

London WC2

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

11 STRAND

THE SPACE

11 STRAND

Arrive
in style



THE SPACE

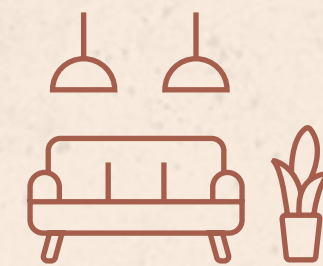
11 STRAND

Collaborate
& thrive

Building exterior onto Strand

Main building reception

A new point of view...



Fully fitted, bright
and open plan office
space on the 6th floor

The 6th floor has been fully fitted,
offering 6,174 sq ft of high end
contemporary office space
to suit all types of occupiers.

Additionally, a remodelled arrival including
reception, lounge, and extensive end of trip
facilities enables occupiers to start their day
refreshed and ready to go.

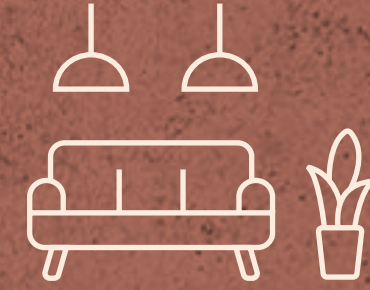


The view from the 6th floor across to Trafalgar Square

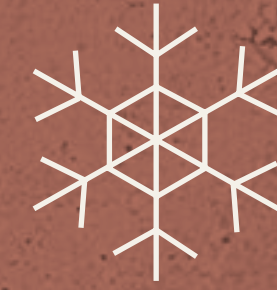


Stunning views
onto Trafalgar Square

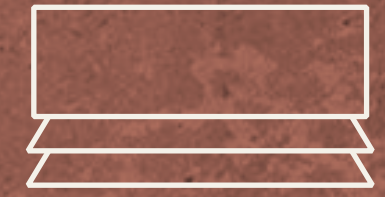
Summary specification



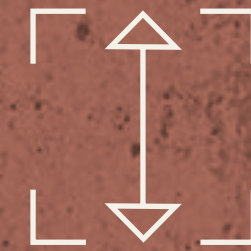
Newly refurbished fully
fitted space



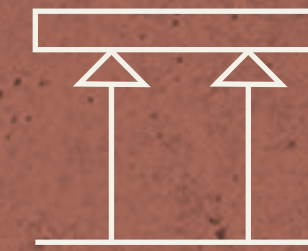
VRF
air conditioning



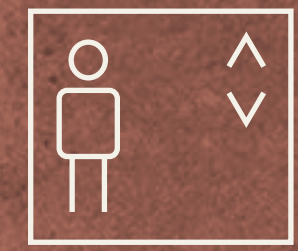
Hybrid finish
featuring an exposed
concrete ceiling



Full-height glazing
providing excellent
natural light



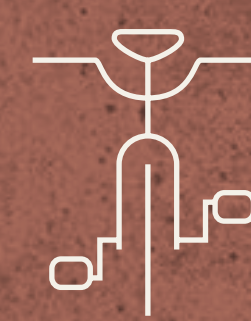
Raised
floors



3 x 10 person
passenger lifts



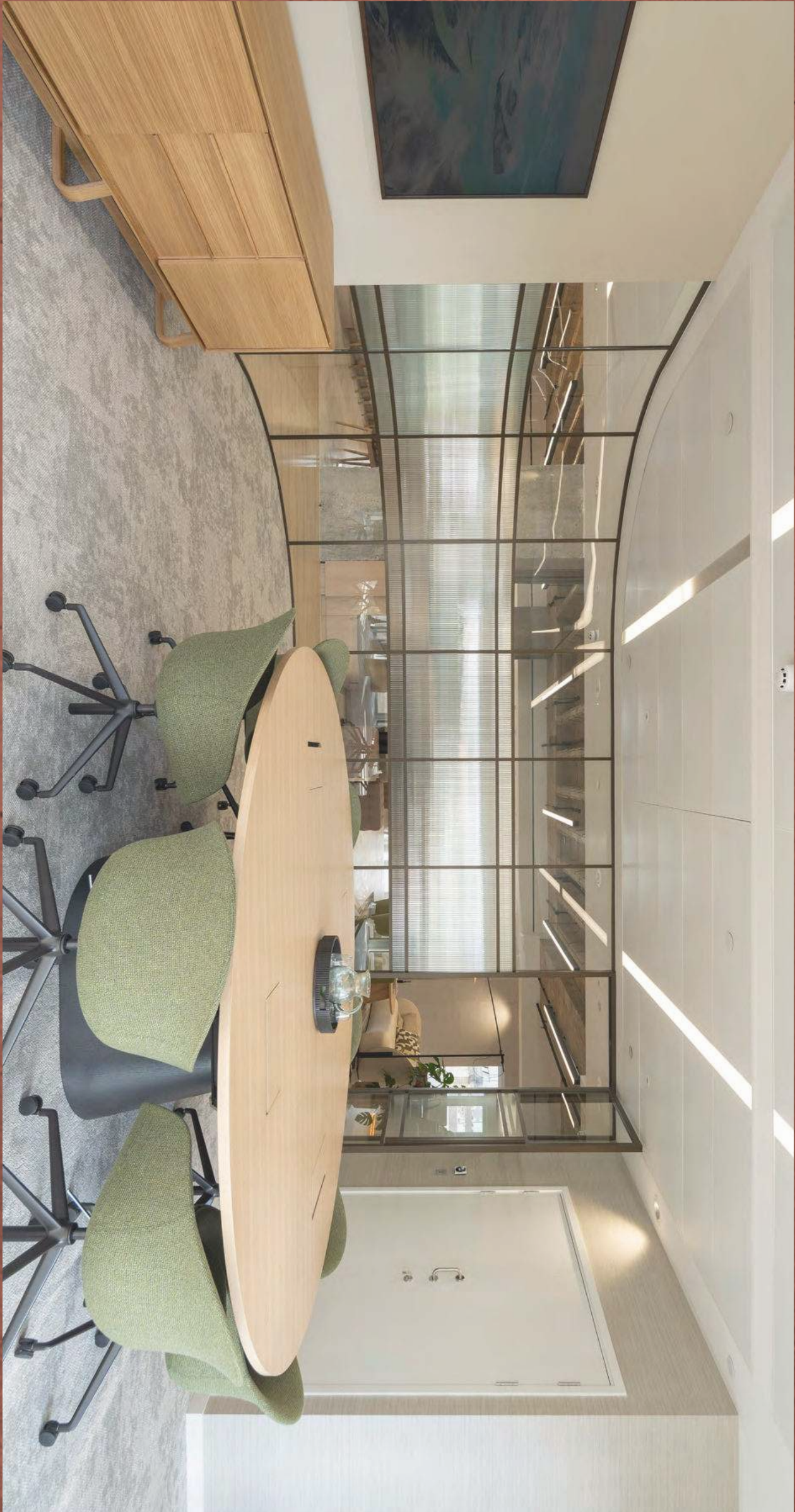
New showers
& changing rooms



New secure
bicycle storage



Excellent
natural light





11 STRAND

Generous
breakout space



THE SPACE

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Space
to inspire

56

Open plan
workstations

1

Collaboration
zone

1

Kitchen
breakout area

2

8 person
meeting rooms

3

Informal
meeting areas

1

Reception /
welcome area

8

Agile
workstations

1

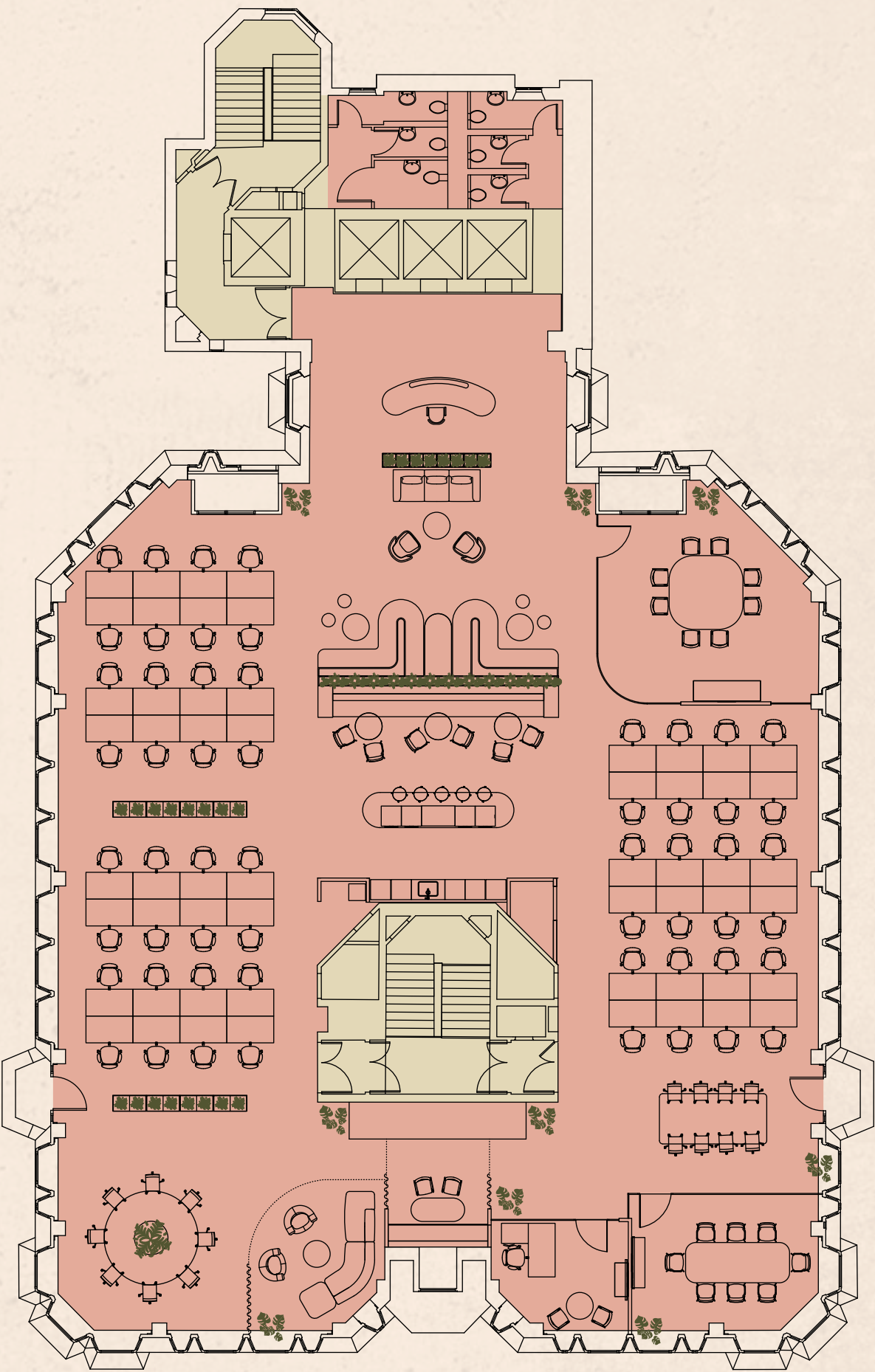
Executive
office

66

Total
occupancy

Sixth floor space plan

6,174 Sq Ft / 573.6 Sq M



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

Cafés

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

Hotels

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

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

Viewings

Strictly through the
joint sole letting agents.

Matthew Noble

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mnoble@nobleharris.co.uk

NH NOBLE
HARRIS

Terms

Upon application.

Carl Dobrin

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CROSSLAND
OTTER HUNT

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