

399 STRAND

LONDON WC2

REFURBISHED OFFICES TO LET
1,274 - 3,728 SQ FT



399 Strand holds a prominent position in a highly sought-after location, on the north side of the Strand.

LOCAL AREA

The area offers great local amenities, some of London's best dining experiences, historic landmarks and contemporary boutiques. Cultural events are in abundance, with arts venues and green spaces around every corner. Nearby Covent Garden is filled with relaxed yet lavish settings to unwind and socialise in at any time of day.

Acting as a gateway to the West End and the City, enviable connections across London and further afield make the Strand even more desirable.



CHARING CROSS

3 minutes walk from the building



LEICESTER SQUARE

8 minutes walk from the building



TEMPLE

5 minutes walk from the building



WATERLOO

9 minutes walk from the building

Travel times sourced from TfL.



ACCOMMODATION AND SPECIFICATION

The property is undergoing a comprehensive refurbishment to provide high quality office accommodation overlooking the Strand. A new lease is available from the Landlord on terms by arrangement

FLOOR	SQ FT	SQ M
4th	1,274	118.4
2nd	2,454	228.1
TOTAL	3,728	346.5



Engineered wood floor



Comfort cooling



Refurbished reception



Shower (2nd floor)



Demised WC's



LED lighting

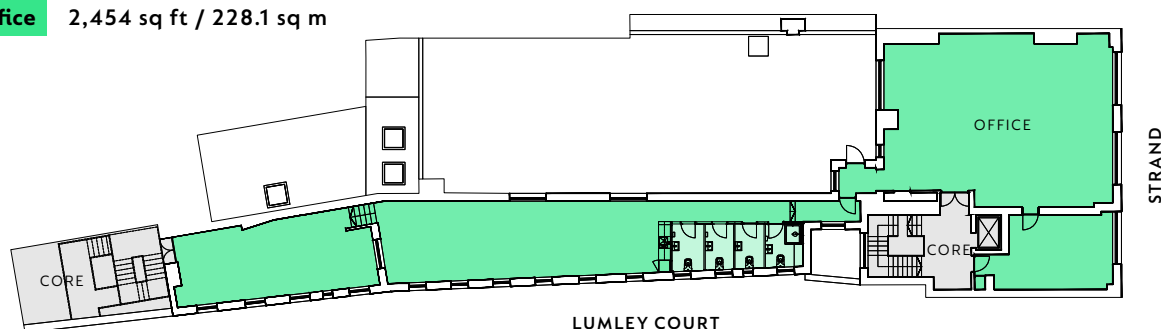


Passenger lift

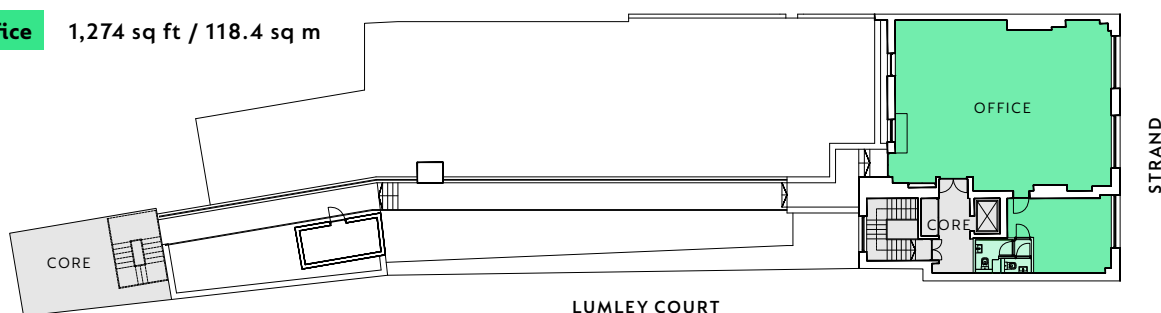


Excellent natural light

2nd Floor Office 2,454 sq ft / 228.1 sq m



4th Floor Office 1,274 sq ft / 118.4 sq m



Floor plans indicative. Not to Scale.

TERMS

Upon application.

Fiona Crowley

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VIEWING

For further information, please contact the letting agents.

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SHB REAL ESTATE

Misrepresentation Act: These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. March 2021.

Designed by Cre8te - 020 3468 5760 - cre8te.london