

Cost-Effective Office Suite Opposite Charing Cross Station with private street entrance



456-9 Strand, London WC2

2,713 square feet

- Self-contained with own street access
- Signage rights (subject to planning)
- Lift
- Opposite Charing Cross Station
- Air conditioning
- Data Cabling in situ
- Fully fitted with shower, kitchen and boardroom
- Fully DDA compliant



Location

456 Strand is situated on the north side of this internationally-known street, opposite Charing Cross mainline and underground stations, giving easy access to all parts of London.

Accommodation

The accommodation comprises a self-contained suite of offices on the mezzanine floor enjoying street views of Strand. The suite is in good decorative condition and has been fitted out to provide a large open area, large (divisible) conference room, a meeting room, comms room and four wcs, one of which incorporates a shower.

The suite is accessed directly from street level via an exclusive lobby area and a private lift platform. The whole suite is DDA compliant.

The offices have an approximate Net Internal Area of **2,713 sq ft**

Lease

The suite is offered on a new effective Full Repairing and Insuring sub lease for a term up to November 2020 or shorter by negotiation, Outside the Act.

Rent

£142,500 per annum (£52.50 per sq ft) exclusive of VAT, rates and service charges

Rates

To be reassessed but guide £20 per sq ft

Service charge

Approx. £5 per sq ft

Viewing

Strictly by appointment with the Landlord's sole agents

Please contact either Mike MacKeith or Edward Carter at GN2 on 020 7183 7676



Floor plan not to scale

