



EXIT



PART 3RD FLOOR, 1 STRAND, LONDON, WC2N 5DU

6,501 SQ FT



Car Parking, Bike
Storage and Showers



Large Central
Glass Atrium



Large Kitchen &
Breakout



Impressive
Manned
Reception



Ample Natural Light
and Views of
Trafalgar Square

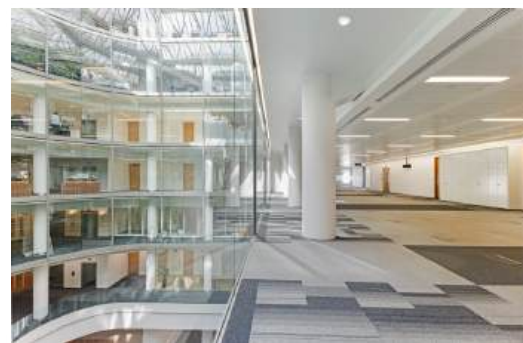


Boardroom and
Meeting Rooms



VIEW NOW 07471 998225 OR 07551 158799

info@makingmoves.london





DESCRIPTION

The 3rd floor at 1 Strand offers a partially fitted workspace, allowing for customization. The office features a spacious boardroom, multiple meeting rooms, and a generous kitchen with an adjoining breakout area.

The office benefits from an abundance of natural light streaming in from three elevations, complemented by an impressive glass atrium that enhances the sense of openness. Additionally, the space boasts stunning views over Trafalgar Square, making it an inspiring and dynamic work environment.



TERM

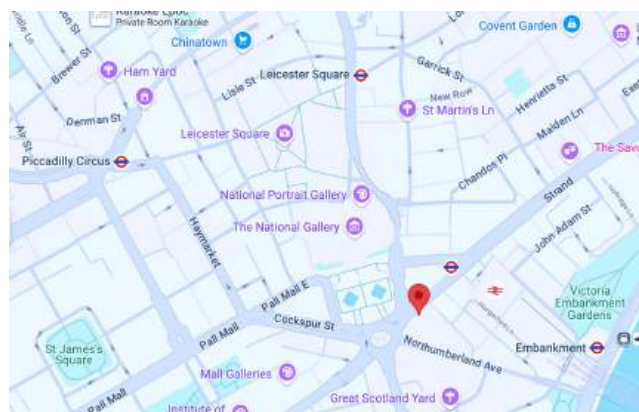
Available by way of a Sublease until February 2030, with a mutual break in February 2028.



LOCATION

1 Strand is situated just off Trafalgar Square, the building benefits from easy access to major transport links, including Charing Cross Station (National Rail, Bakerloo, and Northern lines) and Embankment Station (Bakerloo, Circle, District, and Northern lines), both within a short walking distance.

The area is surrounded by an abundance of restaurants, cafés, and bars. Employees can enjoy nearby cultural landmarks such as the National Gallery and Somerset House, as well as green spaces like Victoria Embankment Gardens.



Floor	Size (sqft)	Quoting Rent	Service Charge	Business Rates	Total (pa)	Total (pcm)
Part 3 rd Floor,	6,501	£85.00	£19.87	£30.00	£876,790	£73,066



GEORGE MARMENT

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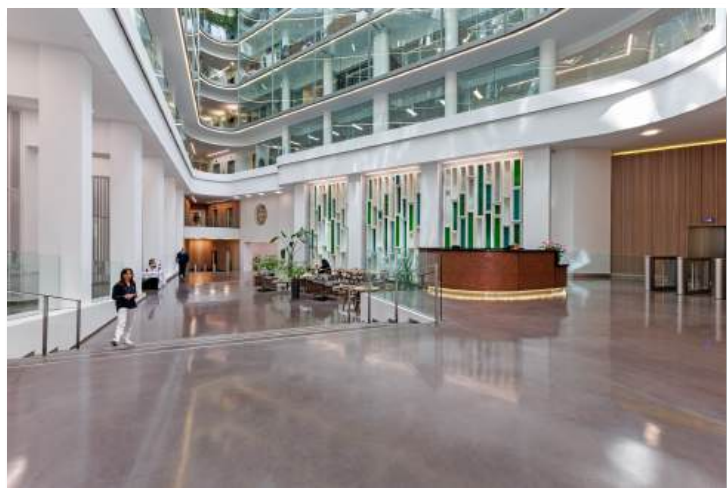
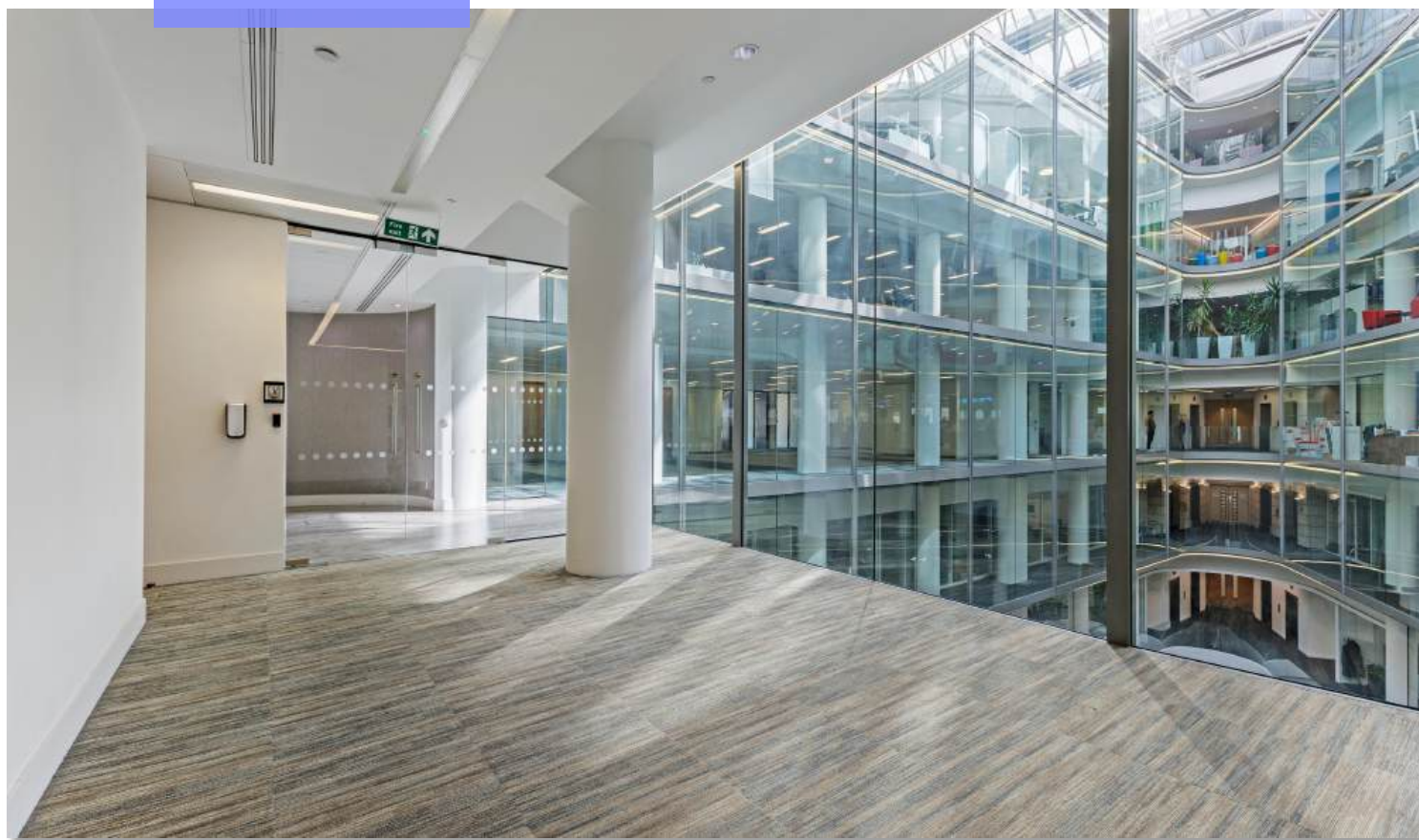
RACHEL STEAD

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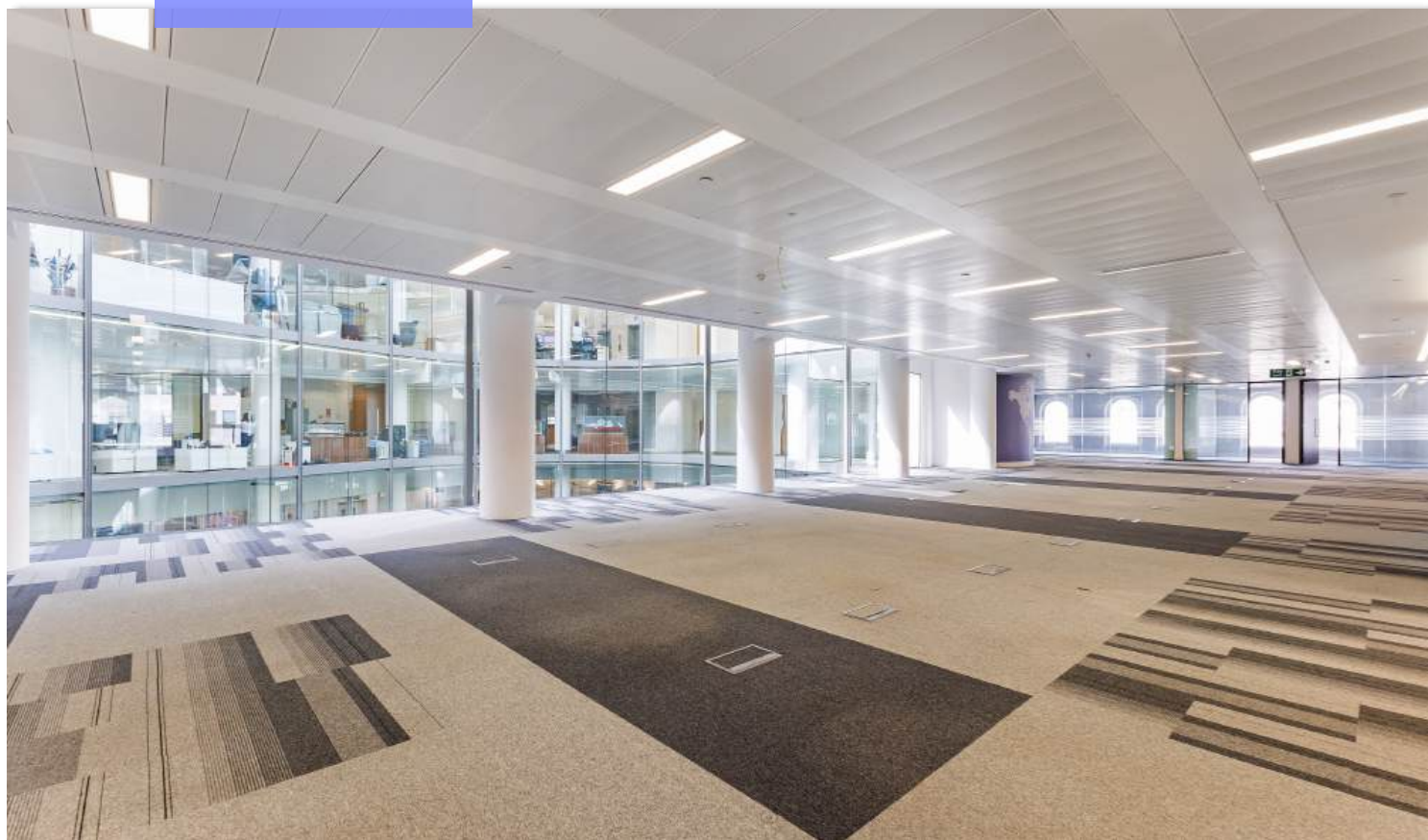


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