



60-64 Strand, London, WC2N 5LR

Refurbished office space available a short walk from Covent Garden.

2,710 - 5,910 sq ft

- Refurbished
- 4 pipe fan coil AC
- Passenger lift
- Potential for a self contained office building
- Smart reception

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CROSSLAND
OTTER HUNT



Summary

Available Size	2,710 to 5,910 sq ft / 251.77 to 549.06 sq m
Rent	£42.50 per sq ft
Service Charge	£3.37 per sq ft
EPC	B

Description

The office accommodation is accessed by way of a smart reception, with a passenger lift and staircase to the upper floors. The 2nd floor (3,200 sq ft) and 3rd floor (2,700 sq ft) have a similar, regular configuration with an abundance of windows. The accommodation benefits from 4 pipe fan coil air conditioning, LED lighting and on floor male and female WC's.

Location

Prominently located on the South side of Strand, close to Covent Garden Piazza. Charing Cross (3 min walk), Embankment (6 min walk) & Waterloo (16 min walk) stations are close by.

Accommodation

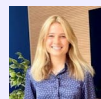
The accommodation comprises the following areas:

Name	sq ft	Rent (sq ft)	Rates Payable (sq ft)	Service Charge (sq ft)	Total month
2nd	3,200	£42.50	£22.50	£3.37	£18,232
3rd	2,710	£42.50	£22.50	£3.37	£15,440.23
Total	5,910	£42.50	£22.50	£3.37	£33,672.23



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