## **Office To Let**

# CROSSLAND



## 60-64 Strand, London, WC2N 5LR

Refurbished office space available a short walk from Covent Garden.

### 2,710 - 5,910 sq ft

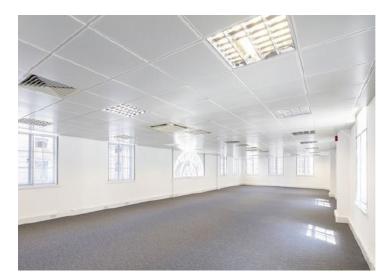
- Refurbished
- 4 pipe fan coil AC
- Passenger lift

- Potential for a self contained office building
- Smart reception

## 60-64 Strand

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#### 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	В		

#### 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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