

Comprehensively Refurbished Office Floor  
6,174 Sq Ft In The Heart of London  
Overlooking Trafalgar Square

# eleven strand

London WC2

building

# A refined office building in the heart of London, overlooking Trafalgar Square.

Entering via the newly refurbished reception, the building offers up to 6,174 sq ft of light filled office space on the 6th floor.

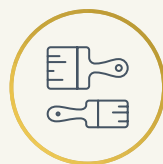
The floor has been comprehensively upgraded to provide high end contemporary offices to suit all occupiers.



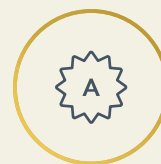
Strand facade overlooking Charing Cross station



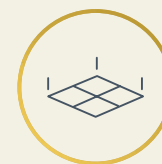
# The stunning new entrance provides the perfect arrival.



Newly refurbished



Category A



Hybrid finish, with partial suspended ceiling



VRF air conditioning



Raised floor



Full height windows on three elevations



New male and female WCs



Three 10 person passenger lifts



Goods lift



New bicycle store (coming soon)



New shower/ changing facilities (coming soon)



Car parking

the building

# A crossroads of culture. A meeting place of minds.

Eleven Strand sits in a prime location close to Covent Garden and Trafalgar Square, providing easy connectivity to all areas of London. It offers some of London's very best dining experiences, the finest bars, retailers, hotels and trendy coffee spots.

Right: Trafalgar Square



Above: Sticks N Sushi

Below: Aesop

Left: The Ivy



Above: Victoria Embankment

Right: Victoria Embankment Gardens



## location

# One of London's most connected neighbourhoods.

The building benefits from excellent connectivity, just a short walk to Charing Cross, Embankment, Leicester Square, Covent Garden and Waterloo stations.

## Amenities

### Coffee

- 1 Arabica
- 2 Grind
- 3 Notes
- 4 The Espresso Room
- 5 The Gentleman Baristas

- 11 Smith & Wollensky
- 12 Sticks 'n' Sushi
- 13 Sushi Samba
- 14 The Clarence
- 15 The Delaunay
- 16 The Rooftop

### Hotels

- 22 Corinthia
- 23 ME London
- 24 One Aldwych
- 25 Sofitel
- 26 St Martins Lane
- 27 The Savoy

### Restaurants

- 6 Balthazar
- 7 Flat Iron
- 8 Frenchie
- 9 Ivy Market Grill
- 10 Rules

### Retail

- 17 Aesop
- 18 Apple
- 19 Chanel
- 20 Dover Street Market
- 21 Paul Smith

### Culture

- 28 180 The Strand
- 29 National Portrait Gallery
- 30 National Gallery
- 31 London Eye

## Connections



Charing Cross



Embankment

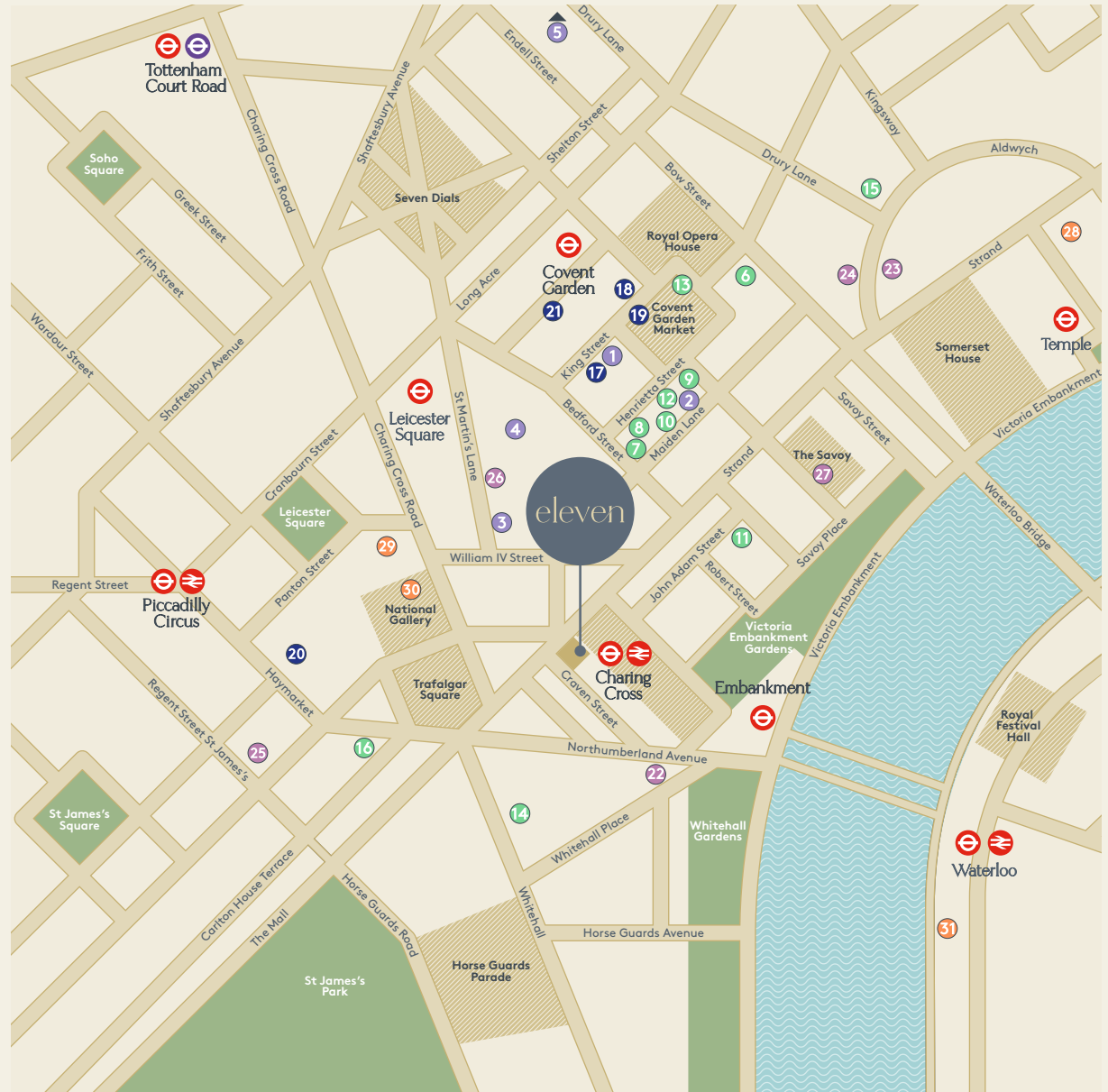


Leicester Square



Waterloo

Approximate walk times from building entrance. Source: TfL



6th floor



6th floor



6th floor



6th floor



6th floor

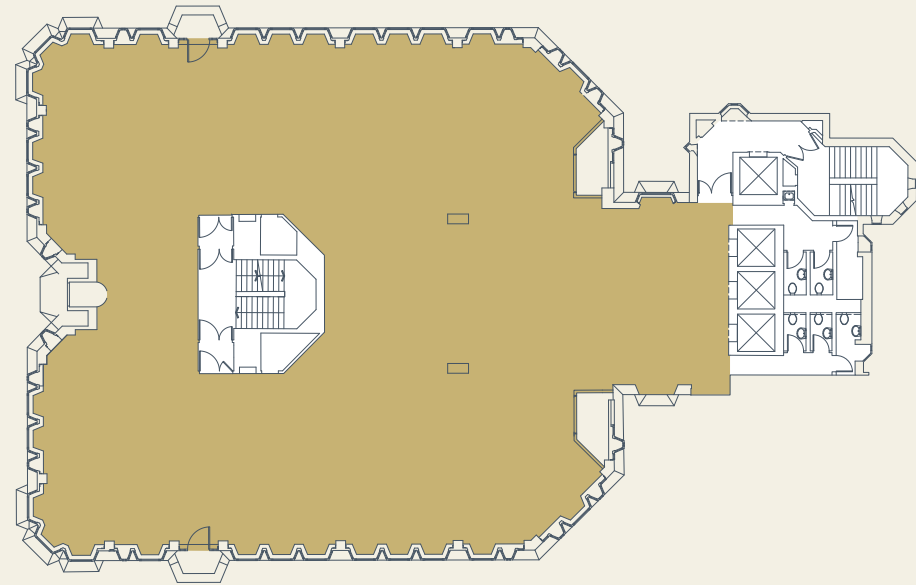


# Open plan flexible workspace.

Floor	sq ft	sq m
7th	LET	LET
6th	6,174	574
4th	LET	LET
3rd	LET	LET
Part 1st	LET	LET
<b>Total</b>	<b>6,174</b>	<b>574</b>

6th Floor

6,174 sq ft / 574 sq m

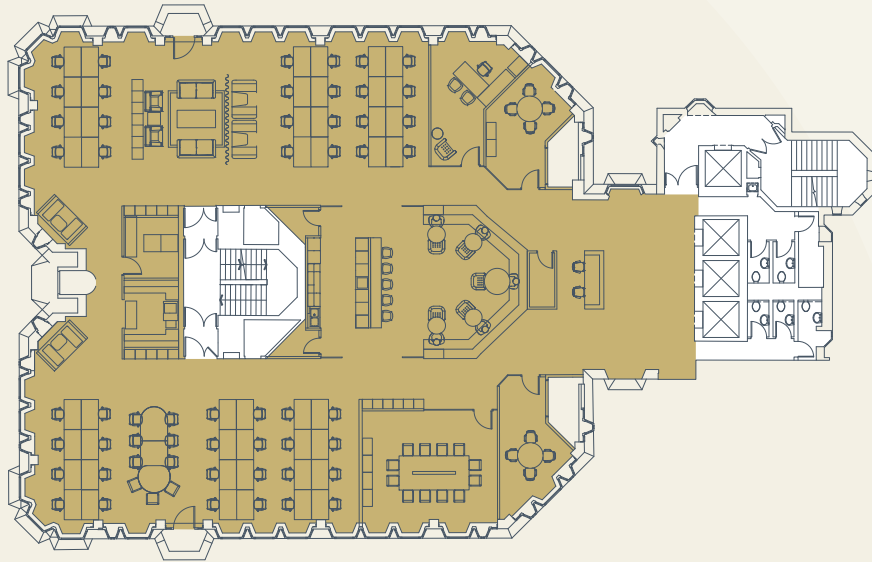


For indicative purposes only. Not to scale.



6th Floor  
Open Plan

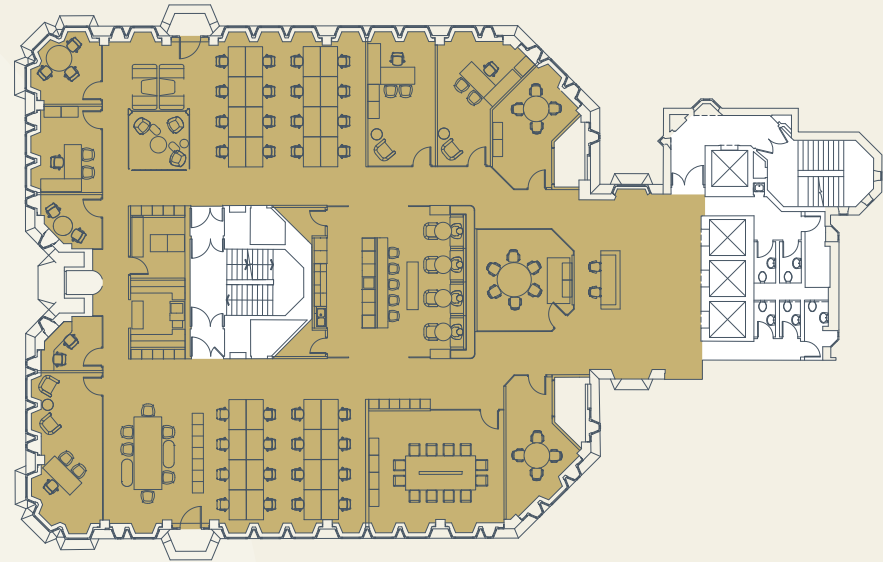
6,174 sq ft / 574 sq m



48	Desks	02	Phone Pods
01	Executive Office	01	Breakout Area
02	4 Person Meeting Rooms	01	Comms Room
01	12 Person Boardroom	01	Print/Copy
02	Meeting Booths		
09	Hot Desk Seats	<b>Total Occupancy</b>	<b>58</b>
01	Collaboration Area	<b>Occupancy Ratio</b>	<b>1:10 sq m</b>

6th Floor  
Partial Cellular

6,174 sq ft / 574 sq m



32	Desks	8	Hot Desk Seats
04	Executive Offices	01	Breakout Area
04	2-4 Person Meeting Rooms	01	Comms Room
01	6 Person Meeting Room	01	Print/Copy
01	12 Person Boardroom		
02	Meeting Booths	<b>Total Occupancy</b>	<b>44</b>
01	Informal Meeting Room	<b>Occupancy Ratio</b>	<b>1:13 sq m</b>



For indicative purposes only. Not to scale.



eleven  
strand

## Terms

Upon application.

## Viewings

Strictly through sole letting agents.



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### Tim Williams

07717 576 894

[tim.williams@realestate.bnpparibas](mailto:tim.williams@realestate.bnpparibas)

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### Alastair Robinson

07717 504 438

[alastair.robinson@realestate.bnpparibas](mailto:alastair.robinson@realestate.bnpparibas)

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### A development by

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