

To Let

**Strand Bridge House, 138-142 Strand, London,
WC2R 1HH**

4,316 sq ft

- Fully fitted and furnished office suite
- Large roof terrace
- 40 x open plan desks
- Demised WCs
- 1 x 12 person meeting room



Location

Strand Bridge House is excellently located on the Strand, adjacent to Somerset House and the ME Hotel. The building benefits from excellent connectivity, just a short walk to Charing Cross, Embankment, Leicester Square, Temple and Covent Garden stations. It is also within easy walking distance of the diverse amenities of Covent Garden.

Specification

Very good floor to ceiling height
40 x open plan desks
1 x 12 person meeting room
2 x 4 person meeting rooms
2 x phone booths
Large Roof Terrace
Large kitchen and breakout area

Terms

An assignment of a 10 year lease from 11th January 2017 with a 5 year tenant only break option on expiry of 5th year. If the break is not exercised, a further 4 months' rent free will be granted in 6th year.

Accommodation

Floor / Unit	Size	Availability
1st	4,316 sq ft	Available

EPC

Available upon request.

Rent

£61.50 per sq ft

Business Rates

Rates Payable (2017/2018): £22 per sq ft

Service Charge

£8.28 per sq ft



Contacts

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