

OFFICE TO LET *Newly Reduced Rent* £38.50psf 405 The Strand, WC2



Office to Let in Charring Cross
410 SQ. FT.



DESCRIPTION

The offices are approached through a ground floor entrance leading off The Strand with a staircase going up to all floors. The offices are on the second floor and are arranged as bright open plan space overlooking The Strand with the benefit of comfort cooling, and a fitted out kitchenette.

AMENITIES

- Recently refurbished
- Kitchenette
- 24 hour access
- Wood laid floor
- Cat II lighting
- Perimeter trunking

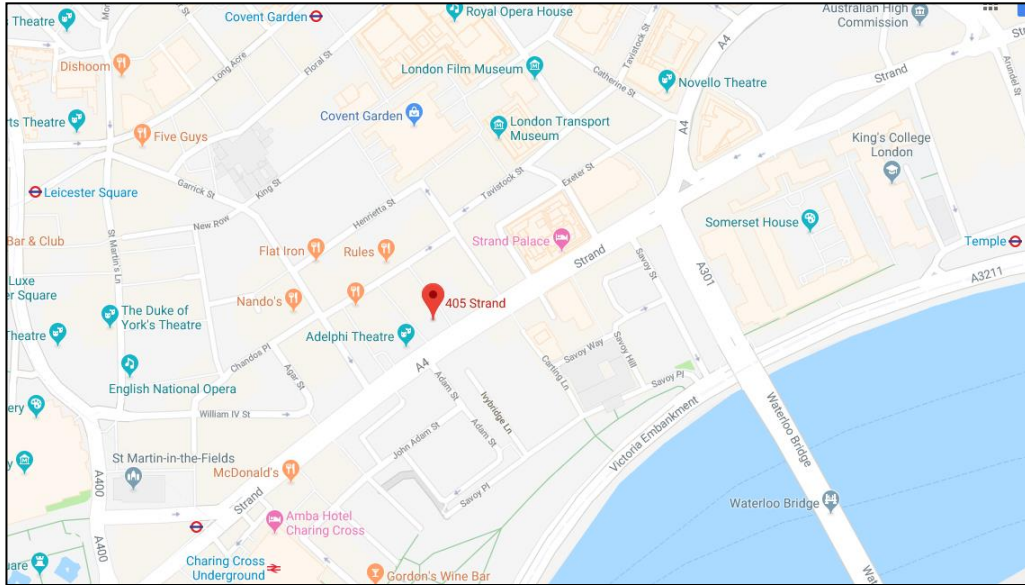
LOCATION

The premises are on the north side of The Strand in an established parade. The area is well served by Theatres and high quality bars and restaurants in an extremely popular retail area. Covenant garden underground (Piccadilly line) and Charring Cross station (Circle & Northern line including British Rail) are within a few minutes' walk.



MILES COMMERCIAL
SURVEYORS, LAND & PROPERTY CONSULTANTS

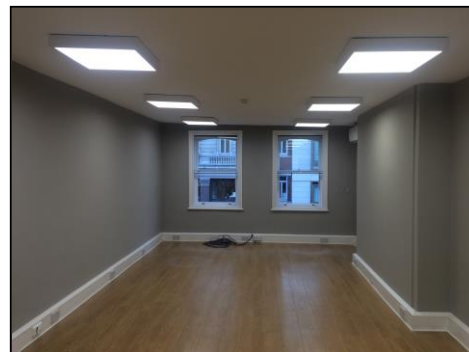
LOCATION



Source: Google

TERMS

- A new effective full repairing and insuring lease for a term of 3 years, Outside the provisions of the Landlord and Tenant Act 1954 Part II as amended.
- Quoting rent: **£38.50psf**
- Business Rates: the rates payable are £7,765 (you are advised to make your own enquiries with the local authorities)
- Both parties' to be responsible for their own legal costs



CONTACT

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