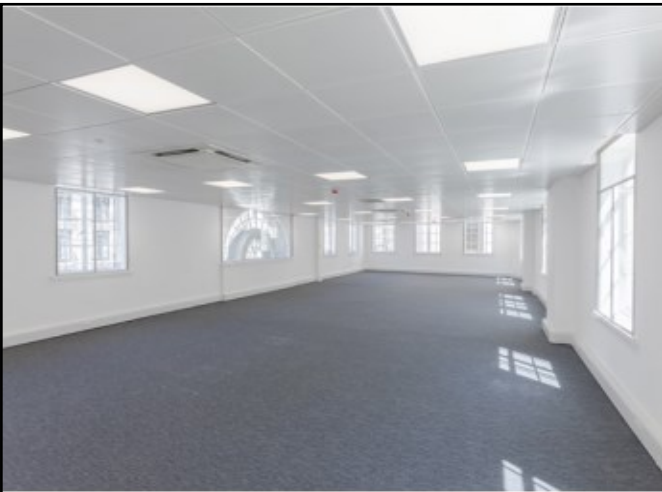


60 Strand, London WC2

Refurbished Bright Offices To Let

2,710-5,910 sq ft (252-549 m²)



- Refurbished
- 4 pipe fan coil Air Conditioning
- Excellent natural light
- Passenger Lift
- Smart reception
- Perimeter trunking
- LED lighting
- Potential for a self-contained office

60 Strand, London WC2

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.

Description

The office accommodation is accessed by way of a smart reception, with a passenger lift and stair case 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.

Availability

Floor	Size (sq ft)	Rent (psf)	Rates (psf)	Service Charge (psf)	Total PA	Total PCM
3rd	2,710	£52.50	c. £22.50*	£3.37	£212,383	£17,700
2nd	3,200	£52.50	c. £22.50*	£3.37	£257,936	£20,995
Total	5,910	£52.50	C.£22.50*	£3.37	£470,319	£38,695

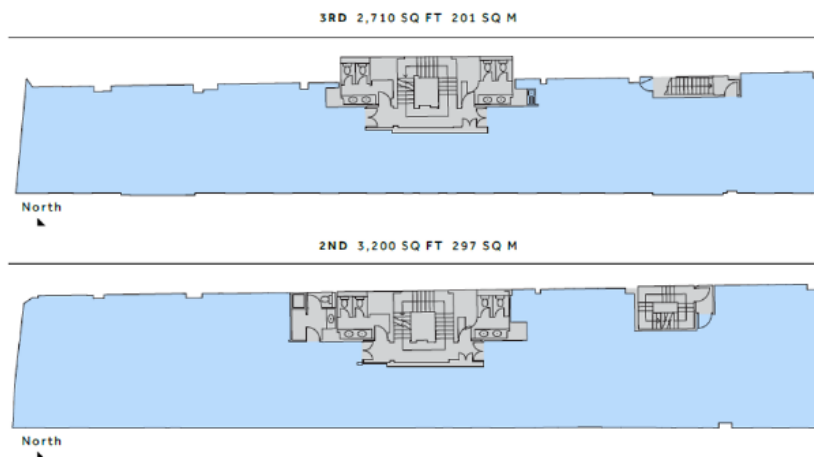
**Interested parties are encouraged to make their own enquiries with the relevant local authority.*

Lease

The accommodation is offered on a new effective FRI lease for a term to be agreed.

Energy Performance

TBC



For further information or to arrange a viewing please contact the joint agents:

Crossland Otter Hunt
Phil Frenay / phil@coh.eu
Charlotte Steele / charlotte@coh.eu

06/22

020 7408 1114 www.coh.eu

Disclaimer: Crossland Otter Hunt. These particulars are not to be considered a formal offer; they are for information only and give a general idea of the property. They are not to be taken as forming any part of a resulting contract, nor to be relied upon as statements or representations of fact. Whilst every care is taken in their preparation, the vendors or lessors accept no liability as to their accuracy. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.