

TO LET - OFFICE

# ONE STRAND

Charing Cross, WC2N 5HR



## Key Highlights

- 2,088 sq ft
- Dedicated Comms room
- Lockers/Changing Rooms
- Fitted Kitchen
- Manned Reception
- Showers
- Basement Cycle Storage
- Meeting Room

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## Location

One Strand is positioned in the prime location next to Charing Cross Underground Station and overlooks Trafalgar Square. There are an abundance of amenities in close proximity with the green spaces of St James's Park, within a short walking distance.

## Description

The Part 3rd Floor offers 2,088 sq ft of Grade A office space in one of London's most sought after locations. The building features a large central glass atrium and high quality fit out throughout. The space has a meeting room and fitted kitchen alongside it's own dedicated comms room.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
3rd - Part 3rd Floor	2,088	193.98	Available
<b>Total</b>	<b>2,088</b>	<b>193.98</b>	

## Specification

- Ceiling mounted four pipe fan coil comfort cooling and heating system.
- Fitted Kitchen
- Meeting room
- Breakout space
- Metal tile suspended ceilings
- LED lighting
- Raised floors throughout
- Four passenger lifts
- WCs on each floor
- DDA accessible WCs

## Terms

Available by way of assignment until May 2024.  
The passing rent is £69.73 sqft

## Business Rates

Rates payable: £28.31 per sq ft



## Contact

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