

# 405 THE STRAND

LONDON WC2

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1st Floor in the heart of Covent Garden  
(Theatre Land)

**Suitable for Class E**  
**(Office, Medical, Leisure)**

**1ST FLOOR FRONT & REAR**

**798 SQ.FT.**

RIB

ROBERT IRVING BURNS

405 The Strand



DESCRIPTION

The opportunity is arranged on the 1st floor and split over front and rear sections. The space benefits from comfort cooling (not tested), perimeter trunking, panel lighting and kitchenette.

Fitted with carpeted flooring and access via internal communal stairwell, the front of the unit is flooded with natural light afforded by large windows on to The Strand.

There is a data connection to the unit (not tested).



AMENITIES

- Comfort Cooling (not tested)
- Data Connection (not tested)
- Panel Lighting
- Kitchenette
- Carpeted Flooring
- Great Natural Light
- Perimeter Trunking
- Entry Phone System

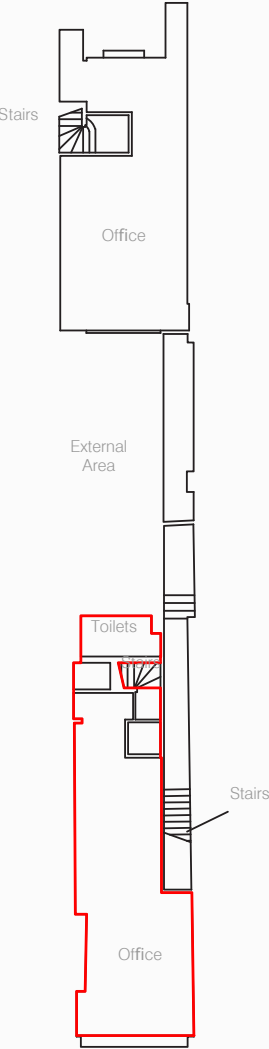
FINANCES

TOTAL SIZE (SQ.FT.)	798
QUOTING RENT (P.A.)	£40,000
ESTIMATED RATES PAYABLE (P.A.)	£16,947
SERVICE CHARGE	£10,473
ESTIMATED OCCUPANCY COST (P.A.)	£67,420

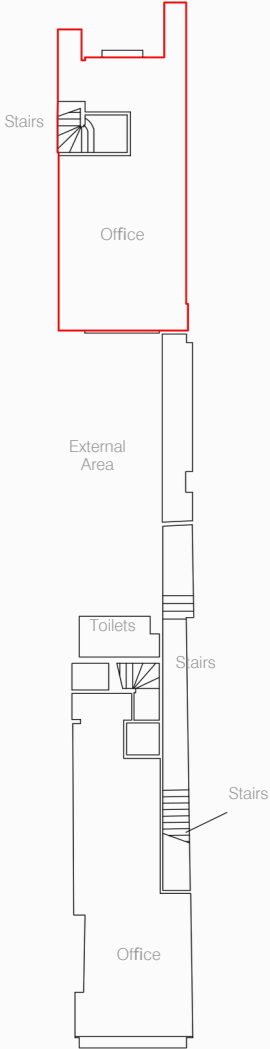


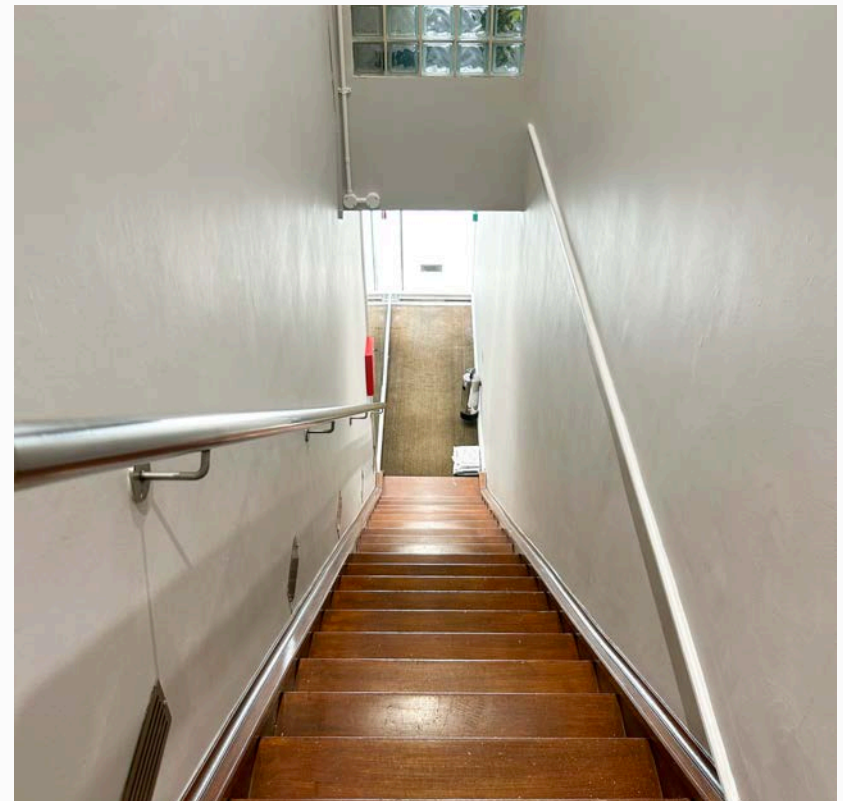
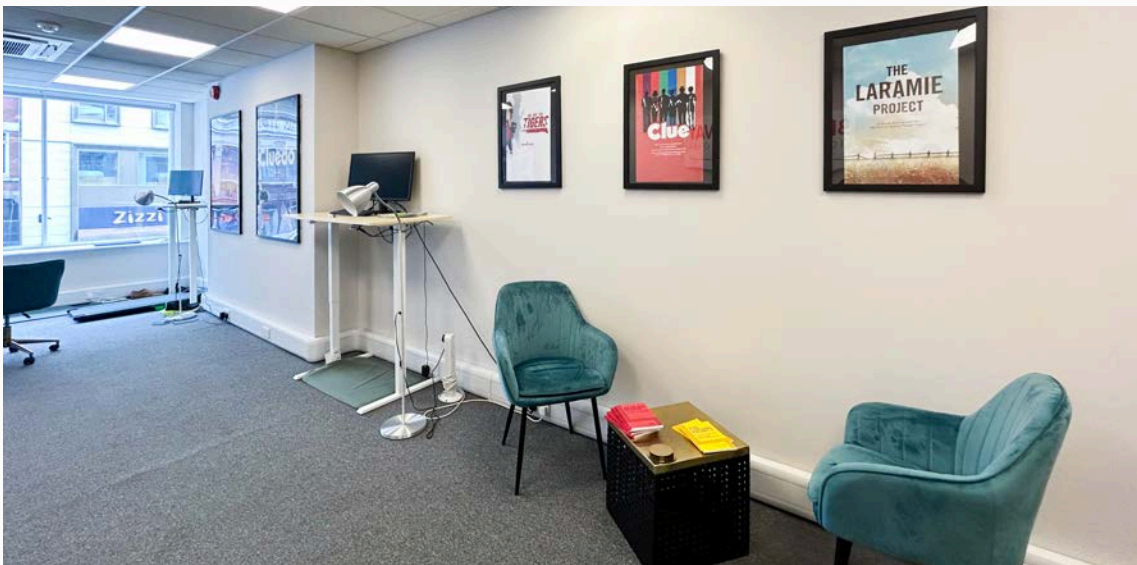
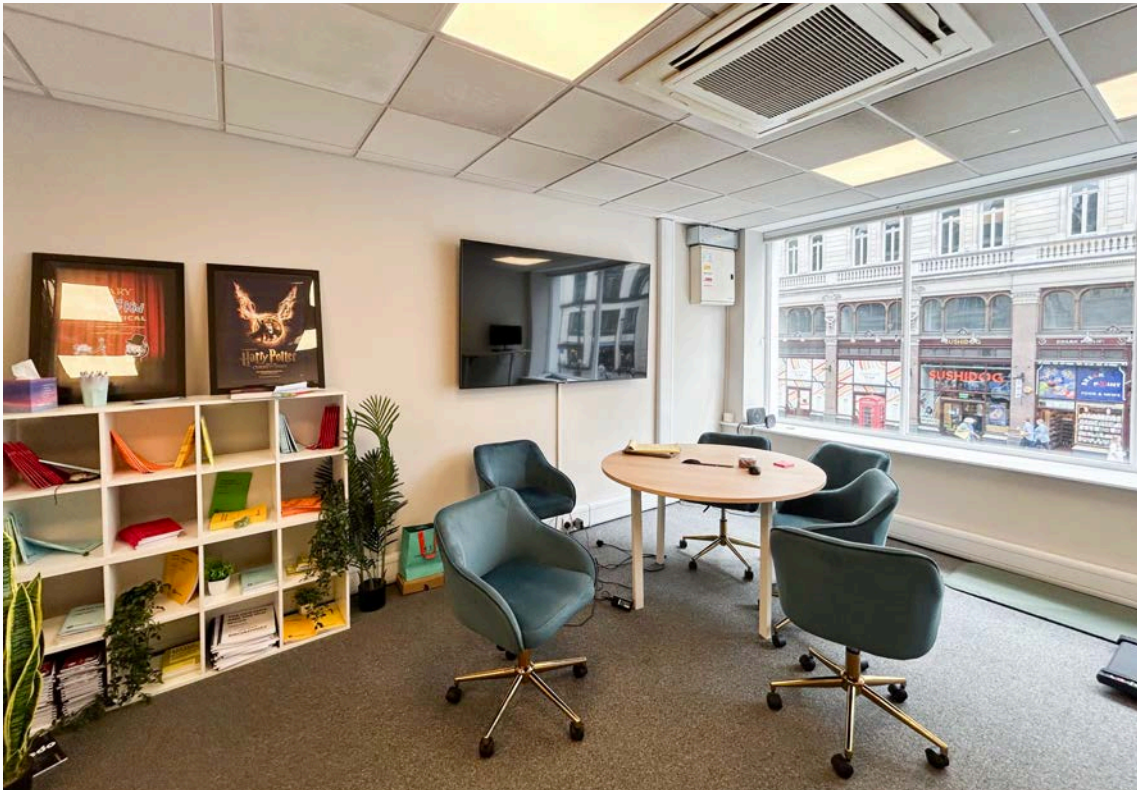
FLOOR PLANS

1ST FLOOR FRONT



1ST FLOOR REAR







## LOCATION & SITUATION

## LOCATED IN COVENT GARDEN

405 The Strand occupies a prime West End location, moments from Trafalgar Square, Covent Garden and Somerset House. With Charing Cross, Covent Garden and Embankment stations all nearby, the property offers unrivalled connectivity and visibility.

The area is home to world-famous theatres including the Adelphi and Vaudeville, alongside major occupiers such as Pret A Manger, Leon, Itsu, Marugame and Boots. Surrounded by a dynamic mix of culture, dining and retail, 405 The Strand is perfectly placed to capture the energy and footfall of one of London's most iconic destinations.

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## FURTHER INFORMATION

### LEASE

A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

### POSSESSION

Available from January 2026. Upon completion of legal formalities.

### LEGAL COSTS

Each party is to be responsible for their own legal costs.

### EPC

E

### VAT

TBC

### FLOOR PLANS

Plans available upon request.

## CONTACT US

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. September 2025.

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