

# 80 STRAND

LONDON, WC2



GRYPHON  
PROPERTY PARTNERS



## DESCRIPTION

Gryphon Property Partners are disposing of Pearson's surplus space at 80 Strand which has undergone a comprehensive refurbishment. The Landlord is also upgrading the plant and common parts. Pearson have c.111,000 sq ft remaining. The Landlord is also offering c.120,000 sq ft so in aggregate, c.231,000 sq ft can be made available to an occupier.

## ACCOMMODATION

FLOOR	AREA
10th - Let	0 sq ft
9th - Let	0 sq ft
8th (east) - Under Offer	13,866 sq ft
8th (west) - Let	0 sq ft
6th - Let	0 sq ft
5th (west)	20,039 sq ft
5th (east) - Under Offer	20,039 sq ft
Strand - Under Offer	36,238 sq ft
Mezzanine	32,229 sq ft
Embankment (east)	8,793 sq ft
Embankment (west)	11,858 sq ft
<b>TOTAL</b>	<b>143,062 sq ft</b>

## LOCATION

The property is located on the south side of the Strand close to Covent Garden. Public transport connections are excellent with Charing Cross, Embankment, Temple and Covent Garden stations all within 8 minutes walk, Waterloo Underground and Mainline Stations are also within a 15 minute walk.

For more information visit: [www.80strand.london](http://www.80strand.london)

## SPECIFICATION/AMENITIES

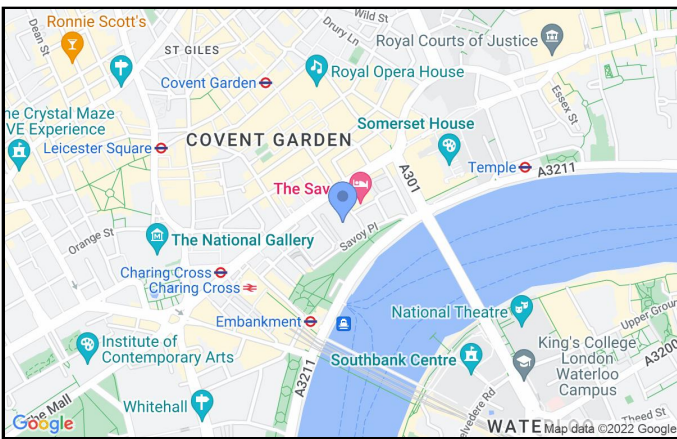
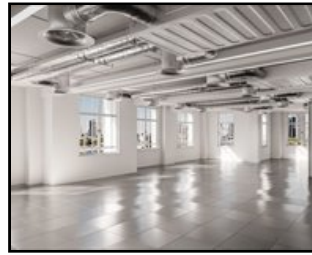
- Comprehensive Grade A Refurbishment
- Exposed services
- New raised floors
- New Fan coil air-conditioning
- Excellent natural light and river views
- Comprehensive upgrading to common parts
- Two impressive new entrances
- New cycle and shower facilities

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## TERMS

### LEASE

By arrangement

### RENT

On Application

### RATES

£27.50 psf (2022/23 Estimate)

### SERVICE CHARGE

£12.87 psf (2022 Estimate)

### VAT

Elected

## VIEWING

Viewing strictly by prior appointment with the joint sole agents Colin Hargreaves or Jamie Major at Gryphon Property Partners or Matt Chicken, Alex Kerr or Tom Meijer at CBRE

### COLIN HARGREAVES

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### JAMIE MAJOR

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### Subject to Contract

Gryphon Property Partners for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. All properties are measured in accordance with the RICS property measurement, 1st Edition May 2015 (incorporating IPMS) unless designated NIA/GIA/GEA, in which case properties are measured in accordance with the RICS Code of Measuring Practice (6th Edition); d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. October 2022