

The background of the entire image is a light beige color. Scattered across this background are numerous stylized illustrations of people walking in various directions. Each person is accompanied by a long, dark grey shadow that is cast to their left, suggesting a low sun position. The people are depicted in a simplified, flat style with a variety of clothing colors and styles, representing a diverse group of individuals. Some are carrying bags, one is holding a red umbrella, and others are in different poses of walking. The overall composition is a busy, yet orderly, representation of a crowd in motion.

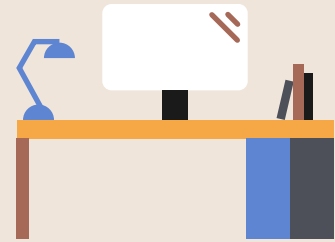
55 STRAND

LONDON WC2

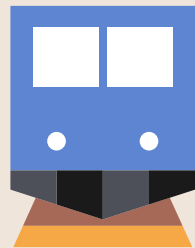
STEP INTO A STRAND ADDRESS



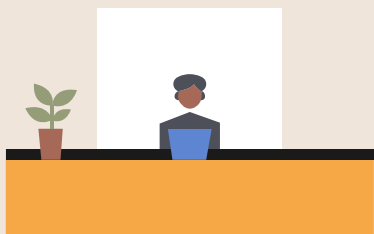
EXTERIOR



FULLY FITTED
WORKSPACE



2 MINS WALK TO
CHARING CROSS



RECEPTION
CONCIERGE



RECEPTION

55 Strand is a landmark refurbished office building nestled between Embankment and Covent Garden, moments from Charing Cross Station and the cultural amenities of the West End.

The newly completed 2nd and 6th floors are fully fitted to a high standard and provide 2,968 — 6,068 sq ft.

55 Strand is an ideal base for businesses seeking a high-profile address in the very centre of London.

A DYNAMIC ENVIRONMENT
FOR FLEXIBLE MEETINGS
AND COLLABORATION



2ND FLOOR MEETING ROOM

SETTING THE STANDARD

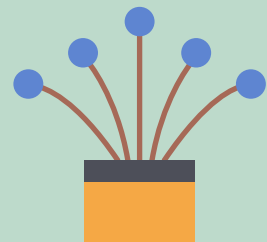


6TH FLOOR KITCHEN / BREAKOUT AREA

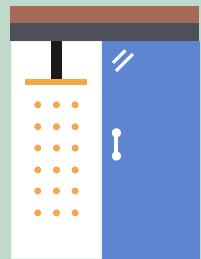
SUMMARY SPECIFICATION



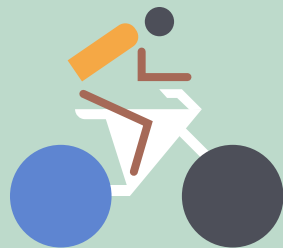
ALL ELECTRIC
BUILDING



FIBRE
BACKBONE



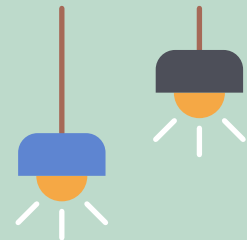
SHOWER
FACILITIES



BICYCLE
STORAGE



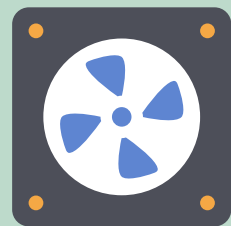
LOCKERS



LED
LIGHTING



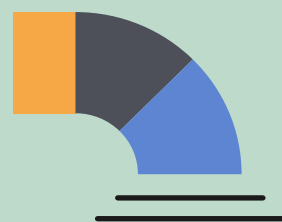
EPC B



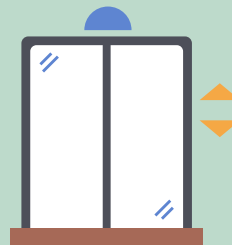
VRF AIR
CONDITIONING



EXCELLENT
NATURAL LIGHT



EXPOSED
SERVICES



2 X PASSENGER
LIFTS



AN EXCEPTIONAL OUTLOOK
WITH STUNNING VIEWS OF
THE LONDON EYE



6TH FLOOR BREAKOUT AREA

DISCOVER YOUR WORKSPACE

Experience premium workspace designed for productivity and comfort, featuring open-plan layouts and excellent natural light. Enjoy ample meeting areas, kitchenettes and versatile breakout areas to recharge, collaborate, and entertain.



6TH FLOOR OFFICE



2ND FLOOR KITCHEN / BREAKOUT AREA



6TH FLOOR MEETING ROOM

CONTEMPORARY OPEN
PLAN WORKSPACE WHERE
BUSINESS THRIVES



2ND FLOOR OFFICE

CAREFULLY CRAFTED SPACE



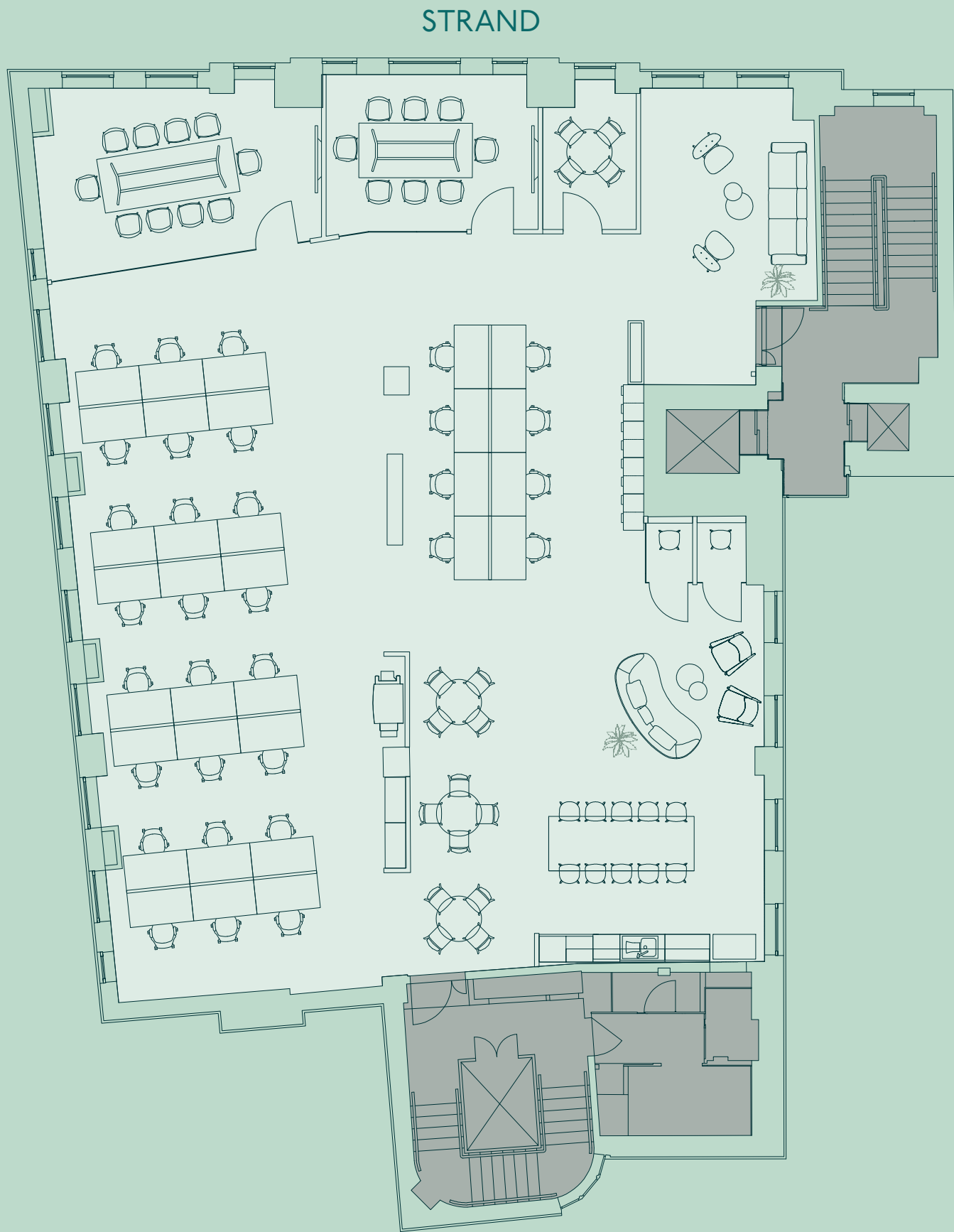
Floor plans not to scale. For indicative purposes only.

- OFFICE
- CORE

2ND FLOOR SPACE PLAN

3,100 SQ FT / 288 SQ M

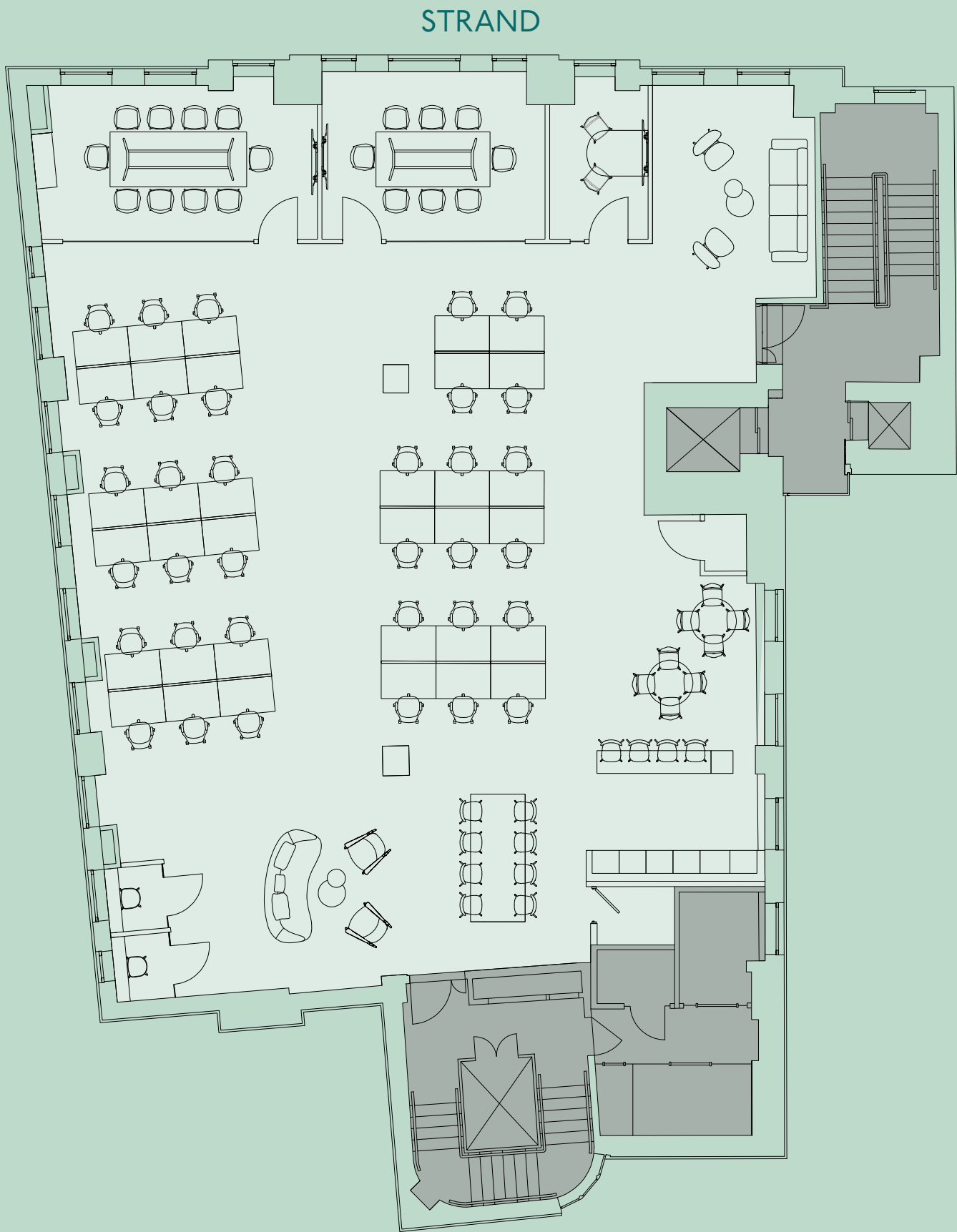
Workstations	32
10 person boardroom	01
8 person meeting room	01
4 person meeting room	01
Collaboration area	01
Call rooms	02
Welcome lounge	01
Kitchenette / breakout area	01



6TH FLOOR SPACE PLAN

2,968 SQ FT / 276 SQ M

Workstations	34
10 person boardroom	01
8 person meeting room	01
2 person meeting room	01
Collaboration area	01
Call rooms	02
Welcome lounge	01
Kitchenette / breakout area	01



A VIBRANT LIFESTYLE LOCATION



TRAFALGAR SQUARE

55 STRAND



THE IVY



VICTORIA EMBANKMENT GARDENS



THE SAVOY



COVENT GARDEN PIAZZA

Strand is set in the heart of the West End and Covent Garden, a location that offers world-class dining, entertainment, and green spaces like Victoria Embankment Gardens. Waterloo is also within easy reach across the Thames expanding your choice of lifestyle and leisure amenities.



NEARBY AMENITIES

BARS

- 1. Mr Fogg's
- 2. Blame Gloria
- 3. The Porterhouse
- 4. Punch & Judy
- 5. The Lamb & Flag
- 6. The Porcupine

RESTAURANTS

- 1. Hawksmoor
- 2. Brasserie Zedel
- 3. Ivy Market Grill
- 4. Cora Pearl
- 5. Fallow
- 6. Balthazar

HOTELS

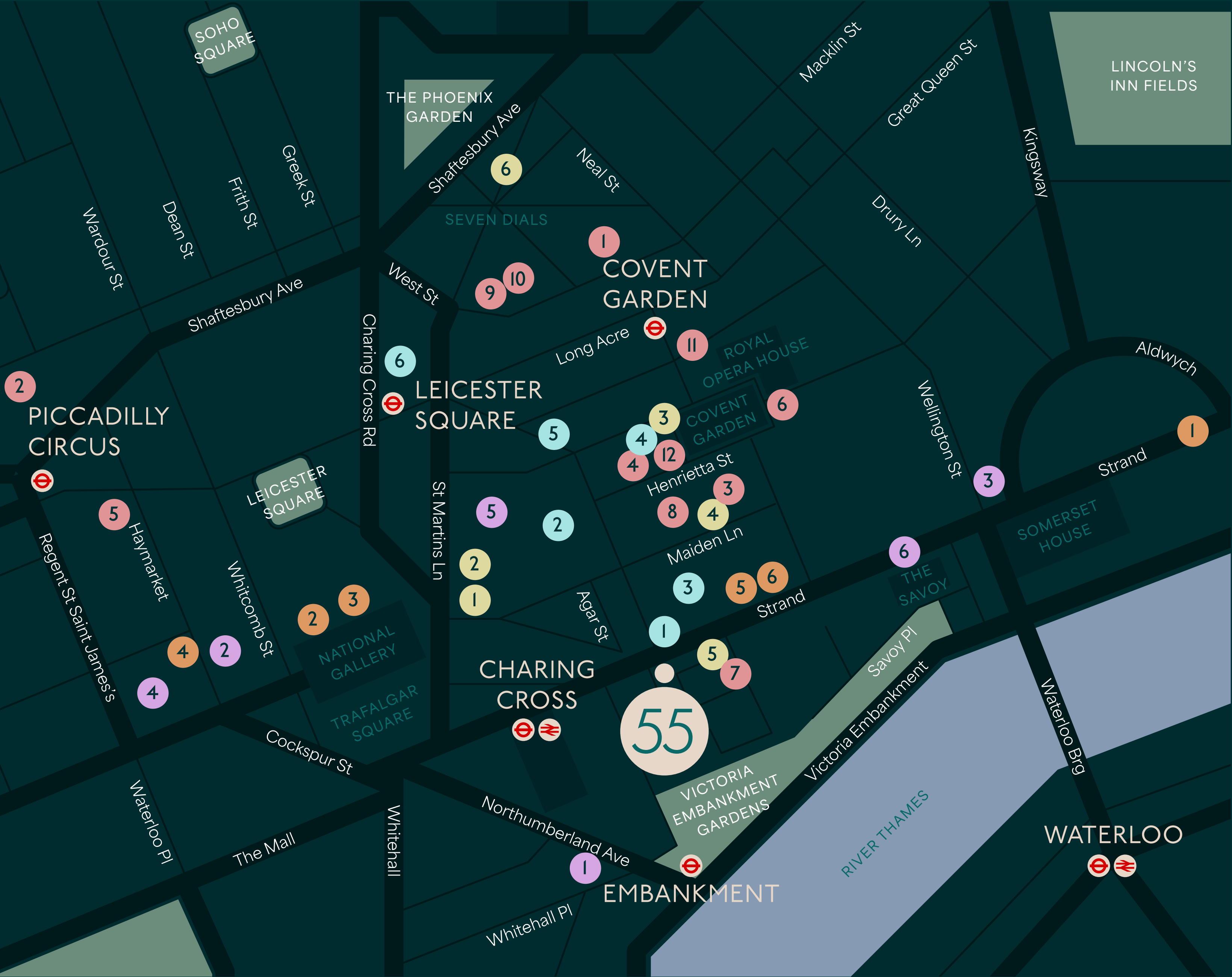
- 1. Corinthia
- 2. Haymarket Hotel
- 3. One Aldwych
- 4. Sofitel
- 5. St Martins Lane
- 6. The Savoy

CAFÉS

- 1. Notes
- 2. Caffè Nero
- 3. Arabica
- 4. Grind
- 5. Blank Street Coffee
- 6. Monmouth

THEATRES & GALLERIES

- 1. 180 The Strand
- 2. National Portrait Gallery
- 3. National Gallery
- 4. His Majesty's Theatre
- 5. Adelphi Theatre
- 6. Vaudeville Theatre



CONNECT AT CHARING CROSS

Positioned moments from Charing Cross Station, the building benefits from exceptional connectivity, with three additional Underground stations within a 10-minute walk.

The Elizabeth Line is easily accessed via Tottenham Court Road, alongside direct links to major hubs including Waterloo, Euston and Paddington.



SOMERSET HOUSE

STATION WALK TIMES

02 mins

CHARING CROSS



04 mins

EMBANKMENT



06 mins

LEICESTER SQUARE



07 mins

COVENT GARDEN



JOURNEY TIMES FROM CHARING CROSS

04 mins

TOTTENHAM COURT RD



05 mins

WATERLOO



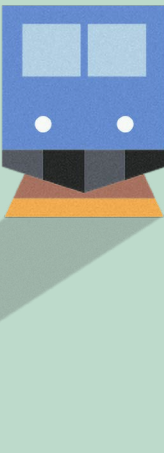
08 mins

EUSTON



12 mins

PADDINGTON



Walk times from the building. Source: TfL.

Underground journey times from Charing Cross Station. Source: TfL.



GET IN TOUCH

For further information or to arrange a viewing, please contact the sole letting agents:

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Misrepresentations Act 1967: Whilst all the information is believed to be correct, neither the agents nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. October 2026.

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