# 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 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

2ND FLOOR MEETING ROOM

# 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

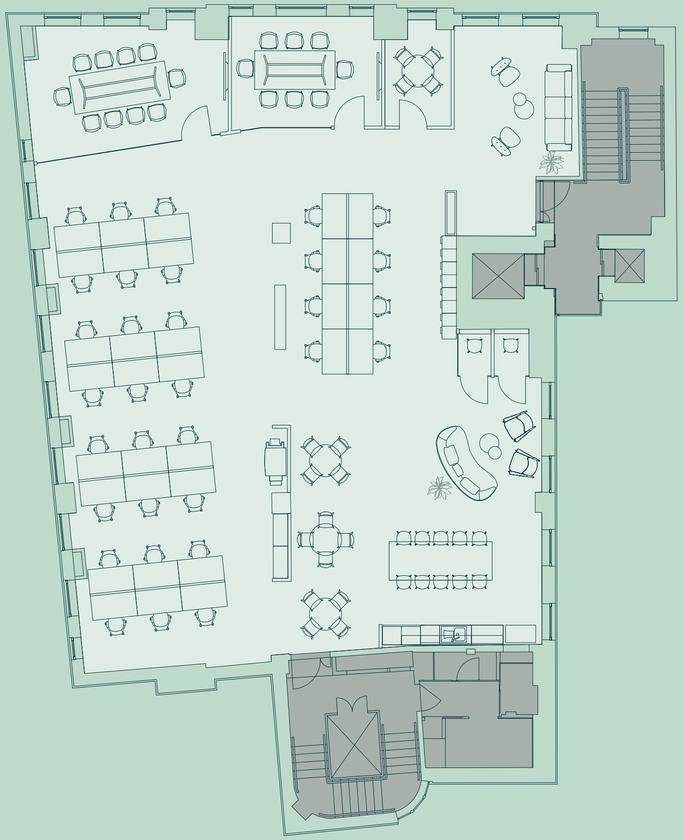
Floor plans not to scale. For indicative purposes only.

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 |

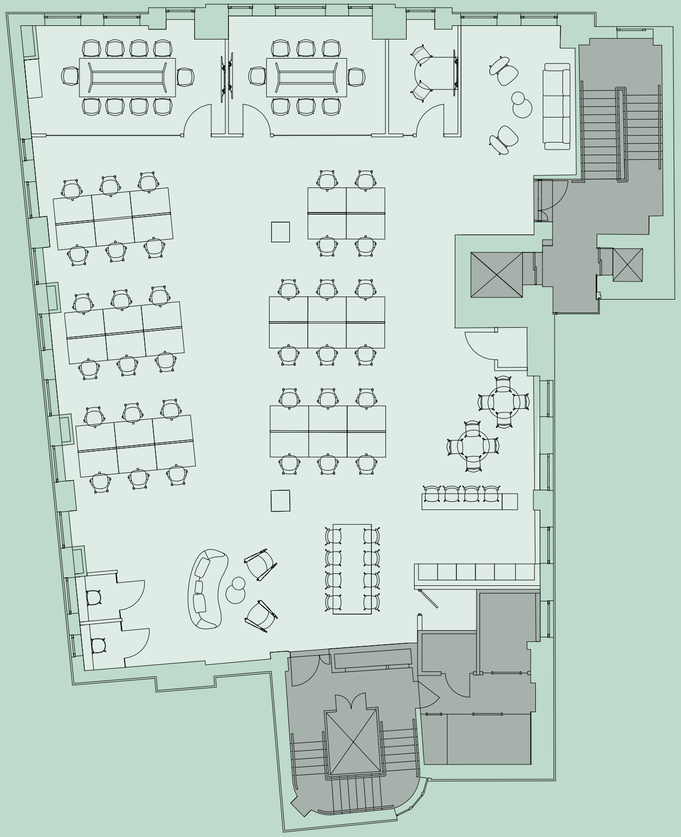
STRAND



## 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 |

STRAND



# A VIBRANT LIFESTYLE LOCATION

VICTORIA EMBANKMENT GARDENS

COVENT GARDEN PIAZZA

TRAFALGAR SQUARE

THE IVY

THE SAVOY

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

## CAFÉS

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

## RESTAURANTS

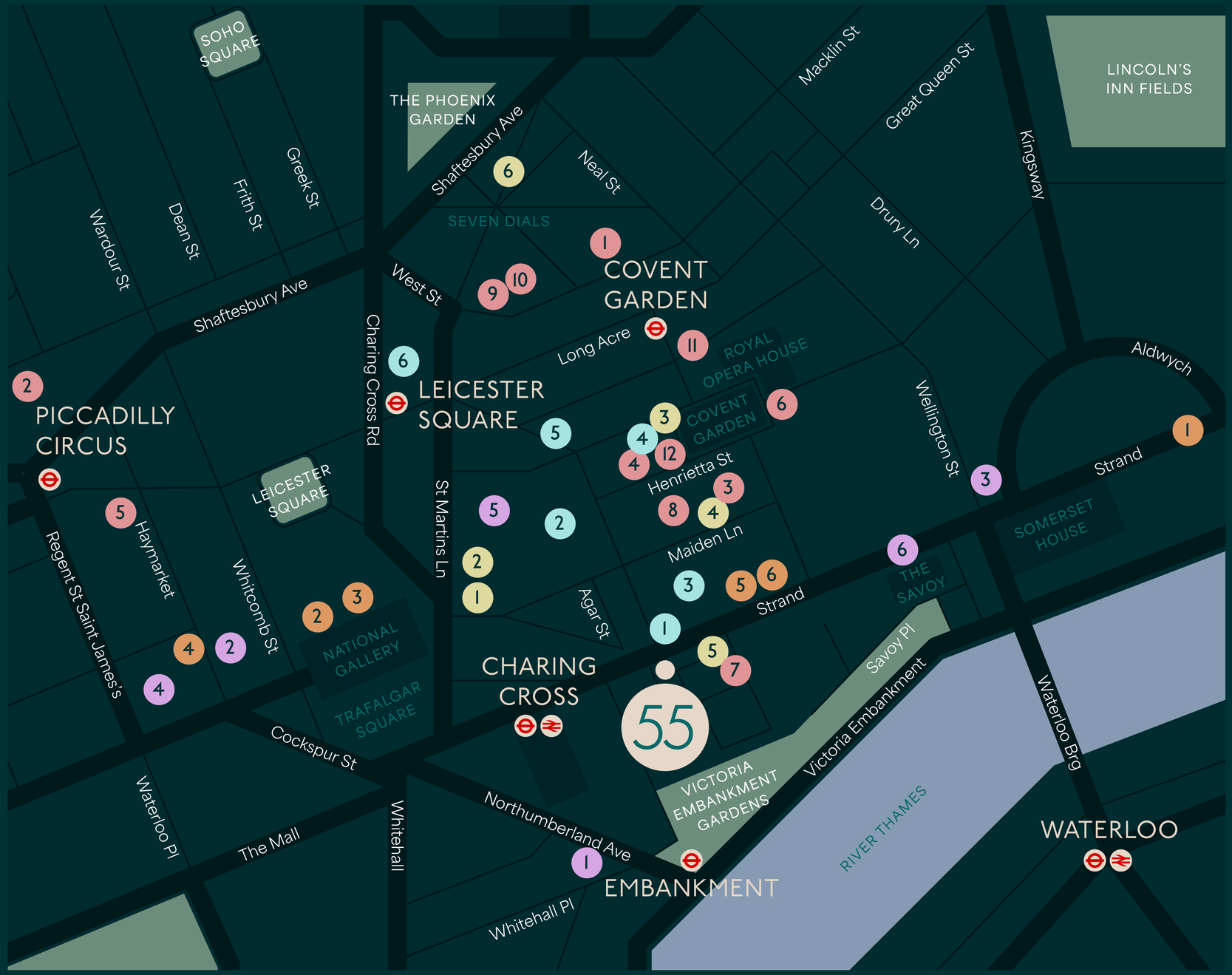
1. Hawksmoor
2. Brasserie Zedel
3. Ivy Market Grill
4. Cora Pearl
5. Fallow
6. Balthazar
7. Smith & Wollensky
8. Flat Iron
9. Dishoom
10. Brother Marcus
11. Gaucho
12. EL&N Deli & Bakery

## HOTELS

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

## 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.

Greycoat

# 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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