

390 STRAND

CAPSULE | WORK READY SPACE



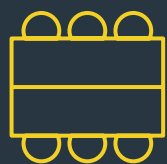
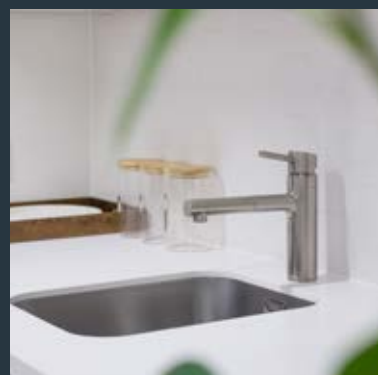


390 Strand offers a unique opportunity to acquire your own private office space that is ready to occupy on a flexible lease term.

Each floor benefits from its own demised WCs, a kitchenette, fibre connection, soft seating and agile working areas. The building also benefits from cycle storage and shower facilities.

THE BUILDING.

CAPSULE IN DETAIL.



Private boardroom

Exclusive space for important meetings and catch-ups.



Flexible fitted solutions

Allowing you to flex your occupation density.



Live air monitoring system

Providing you comfort over your workspace environment.



Trusted landlord

Looking after your business needs.

SPACE TO WORK.

FLOOR	APPROX. (SQ FT)	APPROX. (SQ M)	NO OF WORKSTATIONS	AVAILABILITY
05	1,038	96	8 - 13	Available
04	1,070	99	8 - 13	Available
03	1,086	101	8 - 13	Let
02	1,087	101	8 - 13	Available
01	1,441	131	Up to 16	Available
TOTAL	5,722	528		



CAPSULE MANAGED

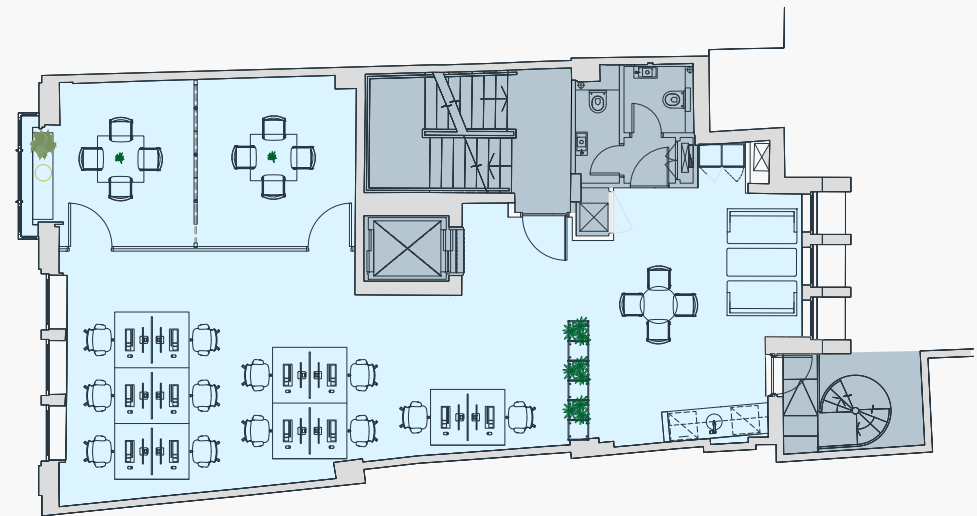
Rent rate of £160 psf to include:

- Rent
- Business rates
- Service charge
- Utilities
- Wi-Fi
- Dilapidations
- Agency fee at 10%

TYPICAL UPPER FLOOR PLAN 2ND-5TH FLOORS

8-13 Workstations

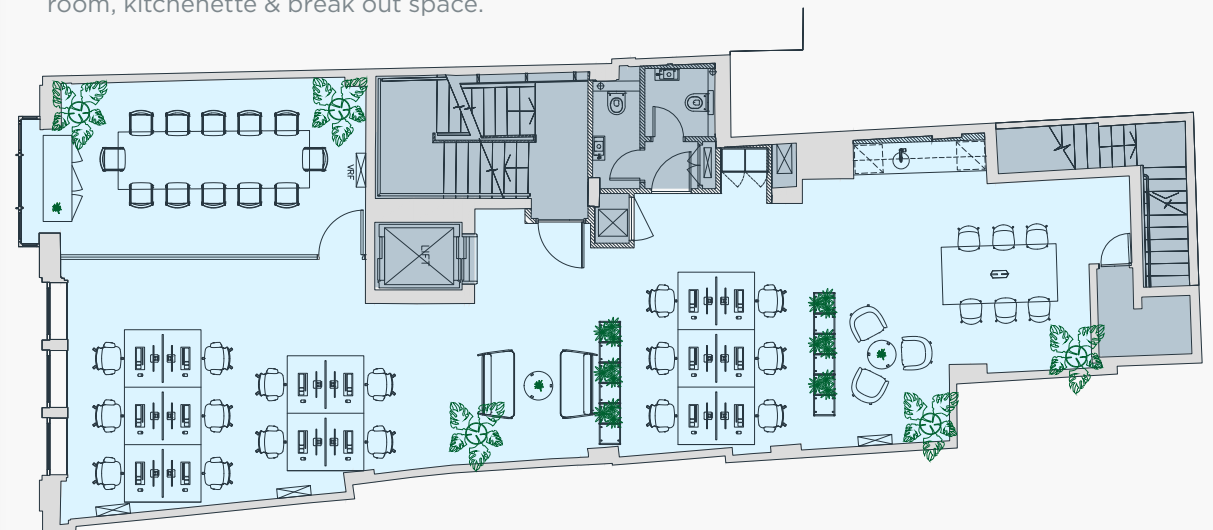
Client waiting area, 2x 8 person meeting room, kitchenette & break out space.



1ST FLOOR

16 Workstations

Client waiting area, 12 person meeting room, kitchenette & break out space.



Floorplans shown are approximate measurements only. Exact layout and sizes may vary.

LOCATION.



LIFESTYLE & BUSINESS SERVICES

- 1 Covent Garden Hotel
- 2 Henrietta Hotel
- 3 St Martins Lane Hotel
- 4 180 Health Club
- 5 Virgin Active

RESTAURANTS

- 1 Dishroom
- 2 Barrafinia
- 3 Floral by Lima
- 4 Clos Maggiore
- 5 Flat Iron
- 6 Blacklock
- 7 The Ivy Market Grill
- 8 Balthazar
- 9 Shake Shack
- 10 Sticks 'n' Sushi

ATTRACTIONS

- 1 Covent Garden Piazza
- 2 Royal Opera House
- 3 National Gallery
- 4 National Portrait Gallery
- 5 Trafalgar Square
- 6 Somerset House

RETAILERS

- 1 Penhaligon's
- 2 Paul Smith
- 3 Jo Malone
- 4 Fred Perry
- 5 Chanel
- 6 Aesop
- 7 Hackett

EDUCATION

- 1 LSE
- 2 King's College London

LOCAL OCCUPIERS

- 1 Coutts
- 2 Robert Walters
- 3 Bain & Co
- 4 Google
- 5 Associated British Ports (ABP)
- 6 COS
- 7 Shell Trading
- 8 GSK
- 9 Dreamworks
- 10 Prophet
- 11 CQS
- 12 Brakes
- 13 CVC

CONNECTED.

KEY:

Waterloo & City

Piccadilly

Northern

District

Central

Circle

Bakerloo

Jubilee

Elizabeth

390 STRAND

CHARING CROSS 

 2 MINS

 3 MINS

COVENT GARDEN 

 2 MINS

 7 MINS

PICCADILLY CIRCUS 

 5 MINS

 11 MINS

TOTTENHAM COURT ROAD 

 5 MINS

 11 MINS

WATERLOO 

 8 MINS

 17 MINS

LEICESTER SQUARE 

 2 MINS

 5 MINS

EMBANKMENT 

 2 MINS

 8 MINS

TEMPLE 

 5 MINS

 10 MINS

HOLBORN 

 5 MINS

 15 MINS



TESTIMONIALS.

“L&G’s security and cleaning teams have played a crucial role in enhancing our overall experience. Considering the nature of our work, we are likely amongst the most demanding clients, which makes this feedback even more impressive.”

“Having our office suppliers managed through a single L&G contact and fixed price has allowed us to focus on our core business – it’s been a game changer for us.”

“What we value most is the most responsive service by trusted office owner L&G, giving us peace of mind. They respond quickly and are always there to support us.”



New flexible Capsule leases are available subject to contract

Viewings

Strictly via agents Bluebook and Kontor

BLUEBOOK

ROBBIE ROWAN

ROBBIE@BLUEBOOKLONDON.CO.UK
07973 267 435

TOR CUMING

TOR@BLUEBOOKLONDON.CO.UK
07714 089 823

GEORGE KNOWLES

GEORGE@BLUEBOOKLONDON.CO.UK
07565 502 931

KONTOR

BEN ORCHARD-SMITH

BEN@KONTOR.COM
07557 988 115

FREYA DINGWALL

FREYA@KONTOR.COM
07375 860 911

LUKE PARKINSON

LUKE.PARKINSON@KONTOR.COM
07464 715 644

Important Notice: Bluebook, Kontor and their clients give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Bluebook and Kontor have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. Crown Copyright - licence no. 100018190. Based on Ordnance Survey. Not to Scale - For Identification Purposes Only. - March 2026.

Designed and produced by Graphicks | 020 3435 6952 | www.graphicks.co.uk

390STRAND.COM

