

80 STRAND

LONDON, WC2



GRYPHON
PROPERTY PARTNERS



DESCRIPTION

Gryphon Property Partners are appointed to advise Pearson on letting c.130,000 sq ft of their offices at 80 Strand on Embankment, Mezzanine, Strand, and 5th floors.

The space will be comprehensively refurbished Grade A offices. The Landlord is also upgrading the plant and extending the common parts, providing two impressive new entrances to the building.

The Landlord will also be offering approximately 150,000 sq ft so in aggregate, 280,000 sq ft can be made available to a new occupier.

ACCOMMODATION

FLOOR	AREA
5th	40,059 sq ft
Strand	36,215 sq ft
Mezzanine	32,229 sq ft
Embankment	20,651 sq ft
TOTAL	129,154 sq ft

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.

SPECIFICATION/AMENITIES

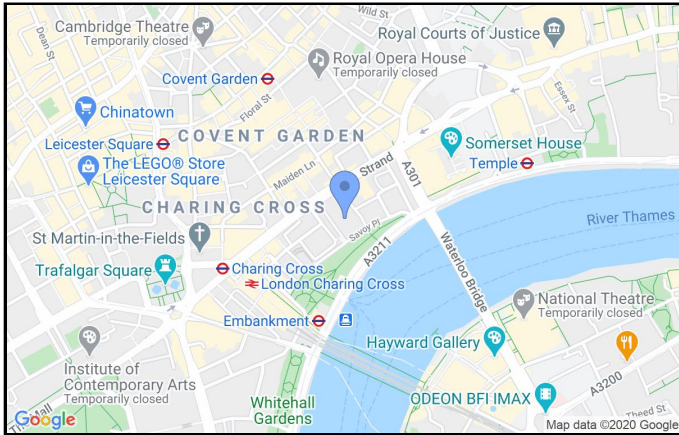
- Comprehensive Grade A Refurbishment due to complete in Q1 2021
- New raised floors and exposed services
- New Fan coil air-conditioning
- Excellent natural light and river views
- New cycle and shower facilities

80 STRAND

LONDON, WC2



GRYPHON
PROPERTY PARTNERS



TERMS

LEASE

By arrangement

RENT

On Application

RATES

TBC

SERVICE CHARGE

TBC

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 Meier at CBRE

COLIN HARGREAVES

0203 440 9804

colin.hargreaves@gryphonpropertypartners.com

JAMIE MAJOR

0203 440 9809

jamie.major@gryphonpropertypartners.com

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. September 2020