

The background of the entire image is a light beige color. It is populated with numerous small, stylized illustrations of people walking in various directions. Each person is accompanied by a long, soft shadow cast to their right, suggesting a light source from the upper left. The people are depicted in a variety of ways: some are carrying bags, some are holding umbrellas, and they are dressed in different styles of clothing, representing a diverse group of individuals. The overall composition is clean and modern, with a focus on human movement and diversity.

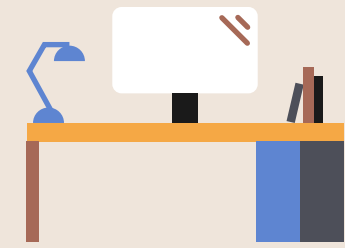
55 STRAND

LONDON WC2

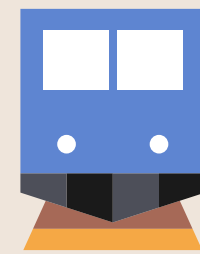
STEP INTO A STRAND ADDRESS



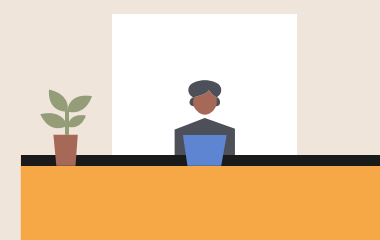
55 STRAND



FULLY FITTED
WORKSPACE



2 MINS WALK TO
CHARING CROSS



RECEPTION
CONCIERGE



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 1st and 2nd floors are fully fitted to a high standard and provide 3,007 — 6,107 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

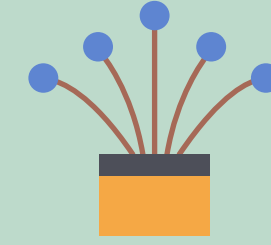


1ST FLOOR KITCHEN / BREAKOUT AREA

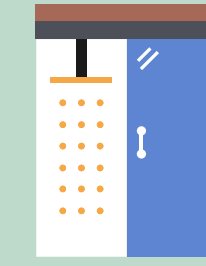
SUMMARY SPECIFICATION



ALL ELECTRIC BUILDING



FIBRE BACKBONE



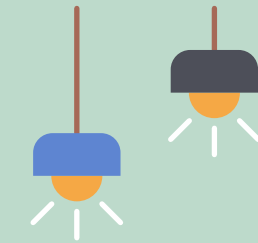
SHOWER FACILITIES



BICYCLE STORAGE



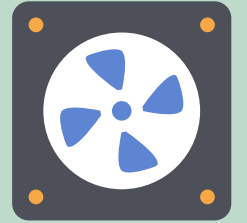
LOCKERS



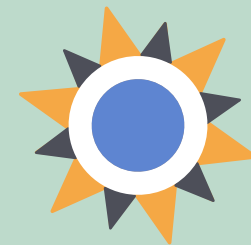
LED LIGHTING



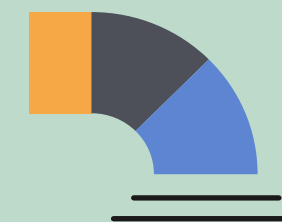
TARGETING EPC B



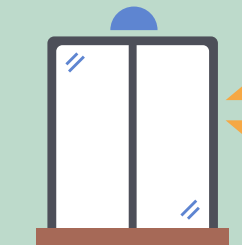
VRF AIR CONDITIONING



EXCELLENT NATURAL LIGHT



EXPOSED SERVICES

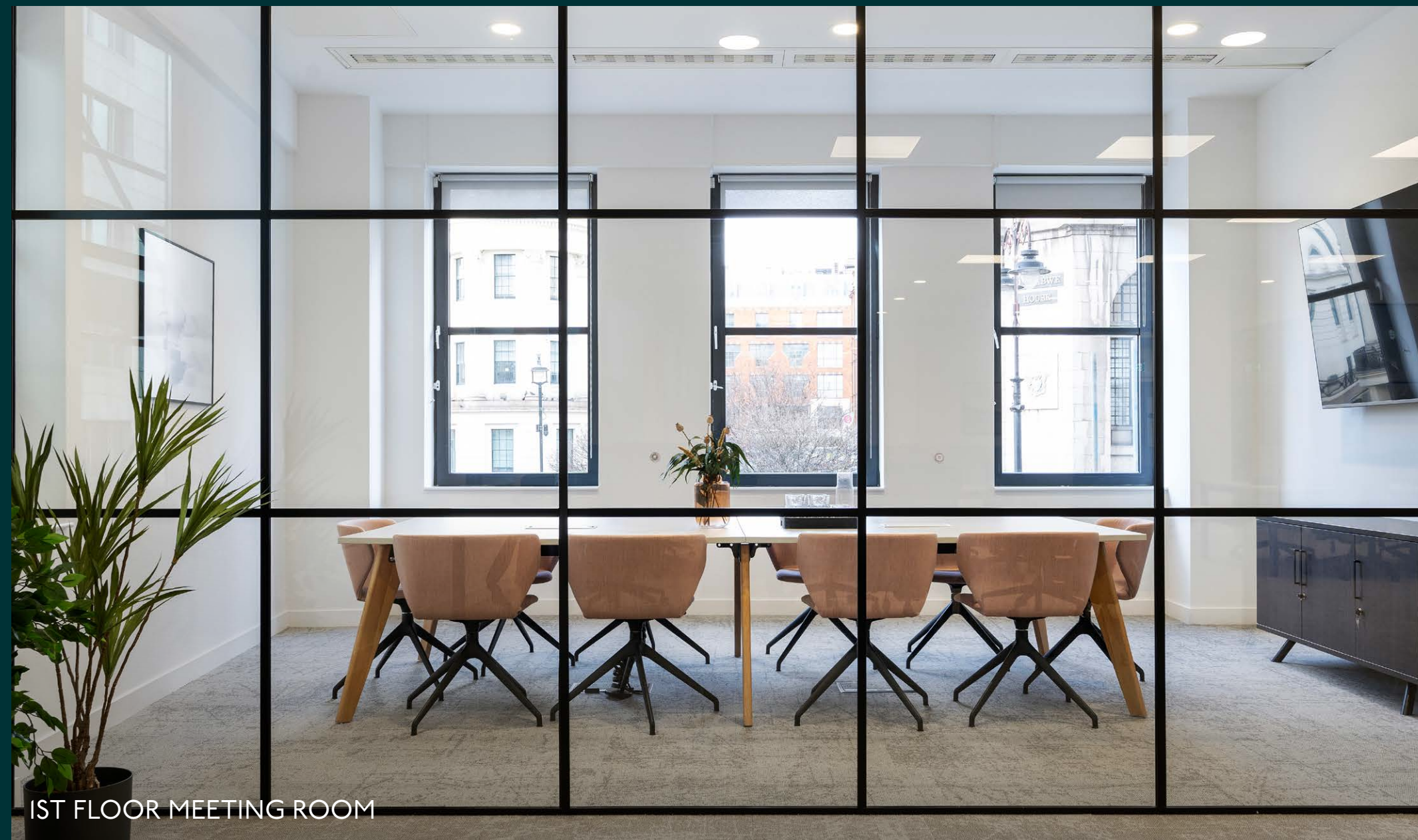


2 X PASSENGER LIFTS



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.



1ST FLOOR MEETING ROOM



1ST FLOOR OFFICE



2ND FLOOR KITCHEN / BREAKOUT AREA

CONTEMPORARY OPEN
PLAN WORKSPACE WHERE
BUSINESS THRIVES



2ND FLOOR OFFICE

DISCOVER YOUR WORKSPACE



Floor plans not to scale. For indicative purposes only.

OFFICE
CORE

1ST FLOOR SPACE PLAN

3,007 SQ FT / 279 SQ M

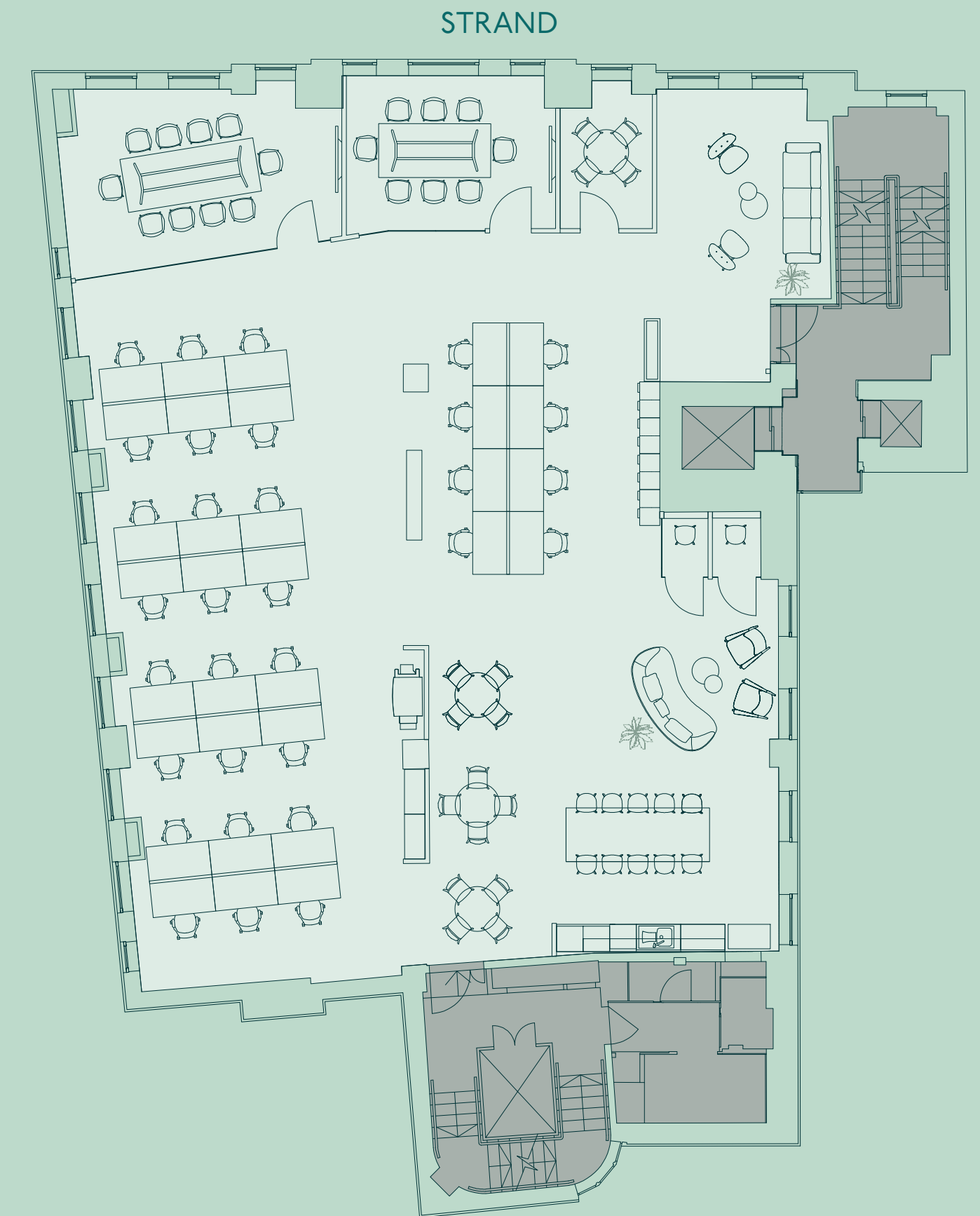
Workstations	36
10 person boardroom	01
5 person meeting room	01
4 person meeting room	01
2 person meeting room	01
Call rooms	02
Welcome lounge	01
Kitchenette / breakout area	01



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



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

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

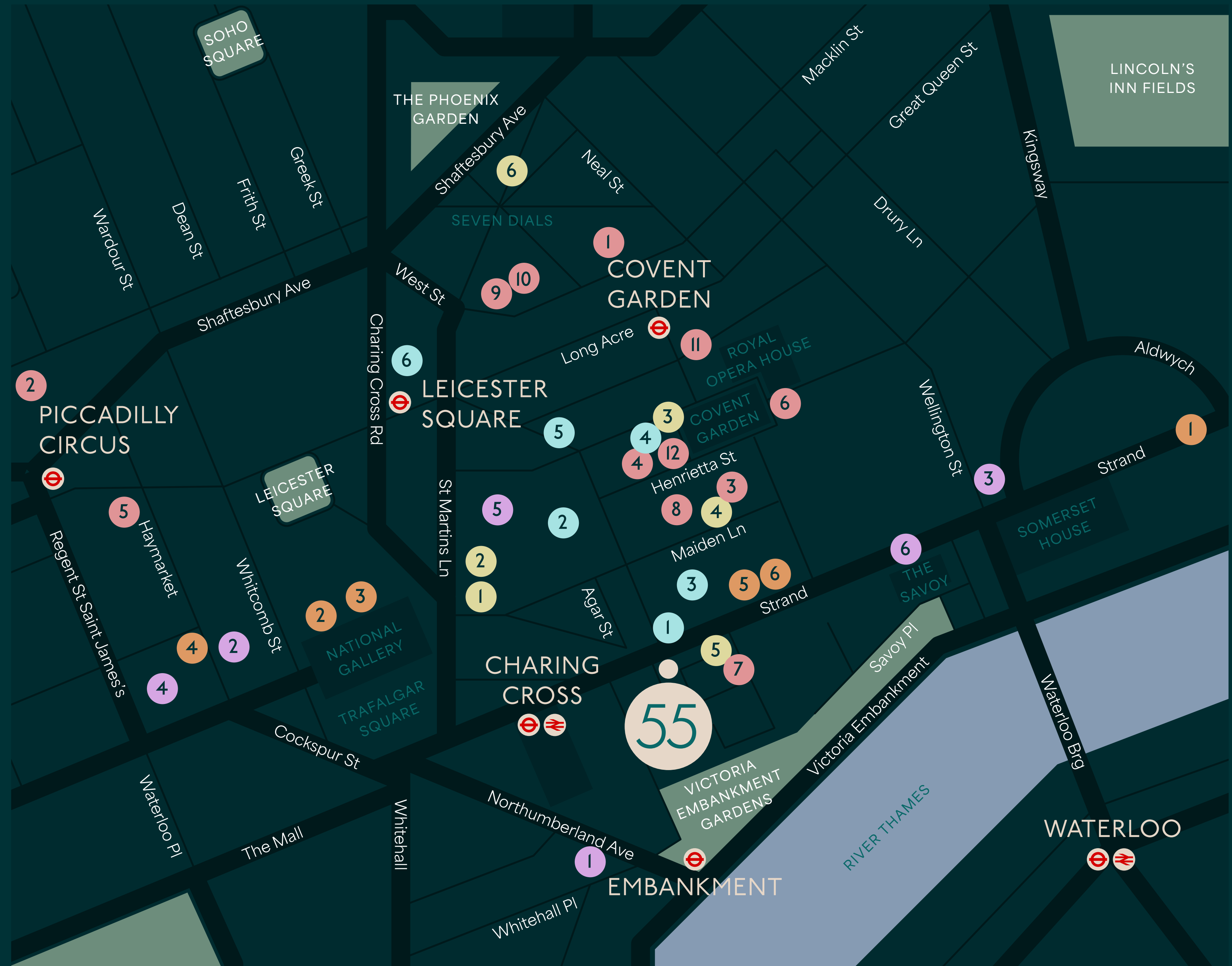
CAFÉS

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

7. Smith & Wollensky
8. Flat Iron
9. Dishoom
10. Brother Marcus
11. Gaucho
12. EL&N Deli & Bakery

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



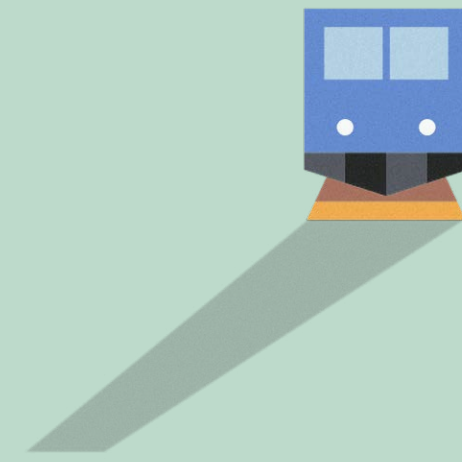
08 mins

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. April 2026.

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