

80 Strand — London

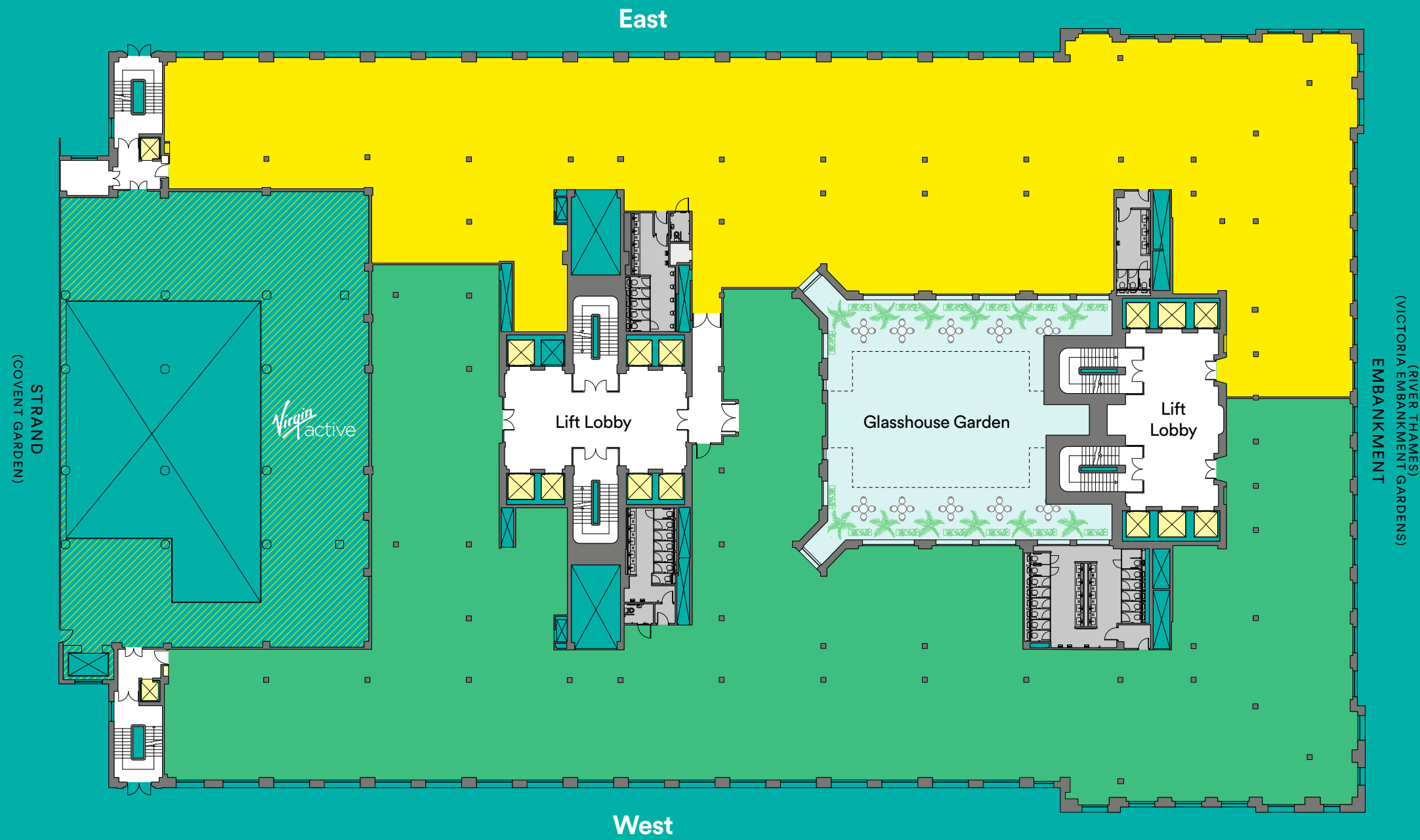


Up to 24,500 sq ft of exceptional offices are available across Embankment and Mezzanine levels. The western split on the Mezzanine level has been let, leaving 15,738 sq ft on the eastern side. The western split on the Embankment level is now under offer, leaving 8,793 sq ft on the eastern side. This level connects directly to all communal amenities including Glasshouse Gardens.

LEVEL		SQ FT (NIA)	SQ M (NIA)	STATUS
Mezzanine	Total	15,738	1,463	Available
	West			Occupied
	East	15,738	1,463	
Embankment	Total	8,793	817	Available
	West			Under Offer
	East	8,793	817	
TOTAL		24,531	2,280	Available



Mezzanine
West: Occupied
East: 15,738 sq ft / 1,463 sq m (NIA)



- Office
- Lifts
- WCs
- Voids

Not to scale. For indicative purposes only.





The combined benefit of external windows and internal views in to Glasshouse Garden ensures the uninterrupted runs of the Mezzanine floorplate are flooded with high levels of natural light.



Indicative corporate-style fit-out. Mezzanine level.

Occupancy ratio

1:8

1:12



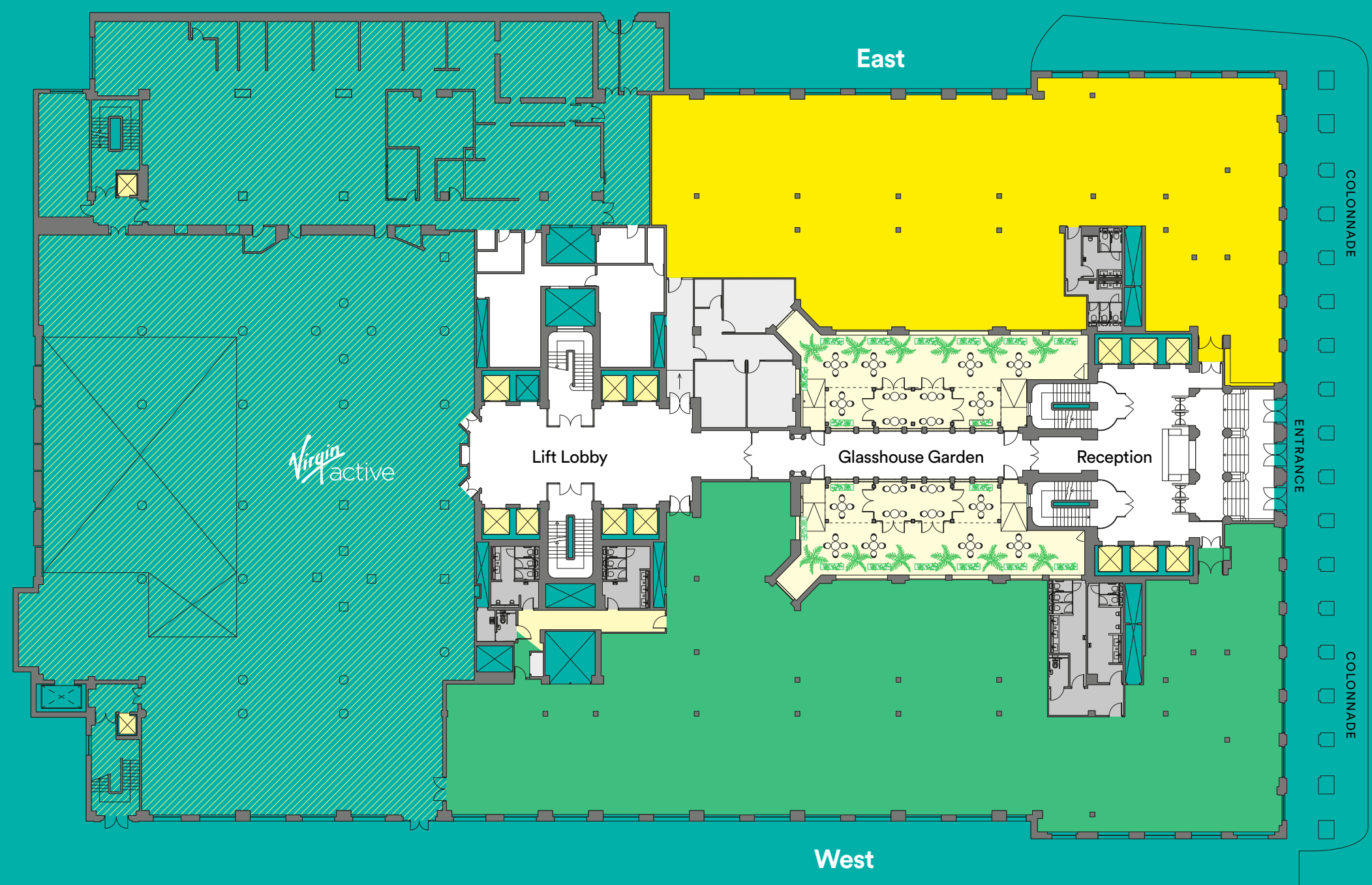
Indicative media-style fit-out. Mezzanine level.

Occupancy ratio

1:8

1:12

Embankment
West: Under Offer
East: 8,793 sq ft / 817 sq m (NIA)



- Office
- Lifts
- WCs
- Voids

Not to scale. For indicative purposes only.



Embankment
West: Under Offer
East: 8,793 sq ft / 817 sq m (NIA)

East

8,793 sq ft / 817 sq m (NIA)

Total headcount

● Open plan

● Reception

● Executive Offices

● Meeting Rooms

● VC Rooms

● Common areas

62

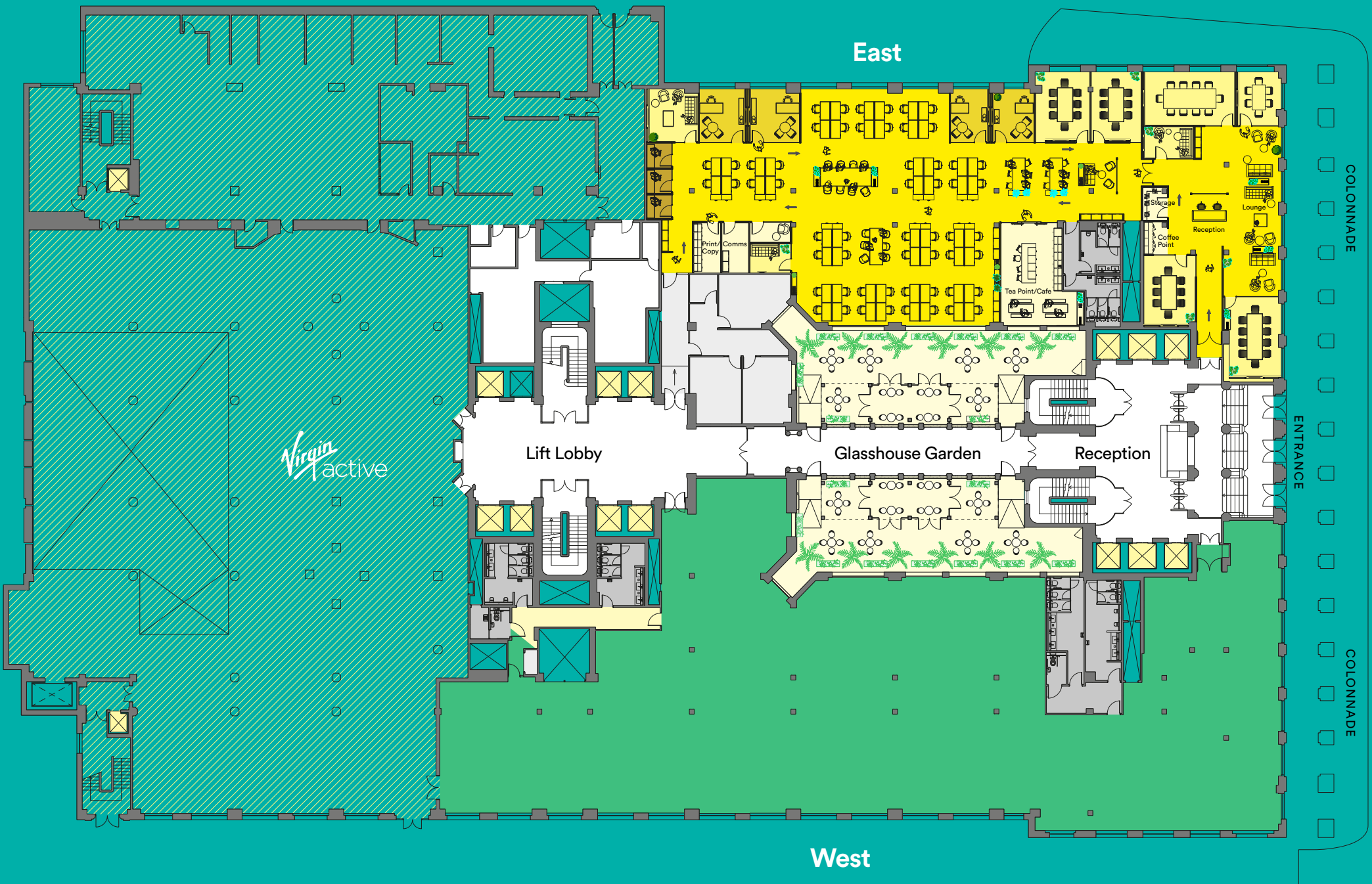
56

2

4

8

3



- Office

● Lifts

● WCs

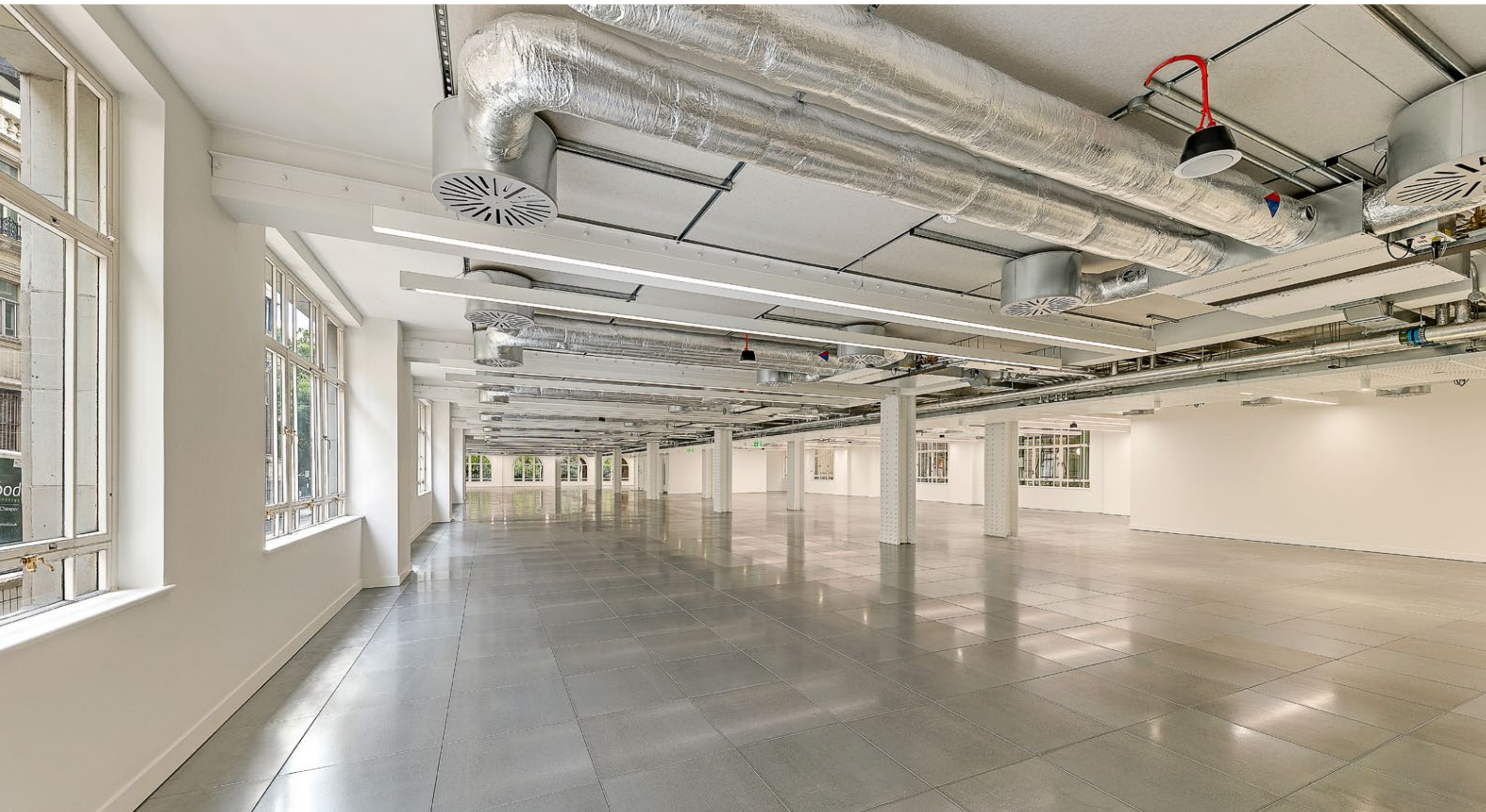
● Voids

Not to scale. For indicative purposes only.





A view from the Glasshouse Garden looking into the Embankment level offices which benefit from immediate on-floor access to this unique space.



The Embankment floorplate benefits from external views in to Embankment Gardens and internal views in to the Glasshouse Garden. The Embankment floorplate is flooded with natural light.



Characterful arch windows,
with views towards the river,
provide excellent natural light.

Professional Team

Project Management
Mace

Cost Consultant
Gardiner & Theobald

Architect & Principal Designer
TP Bennett

Mechanical & Engineer,
Lighting Design and Security
Hurley Palmer Flatt

AV Consultant
Mix Consultancy

Structural
Berkley Design Professional

Acoustic
Sandy Brown

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