

BURLEIGH

— ON THE STRAND —

TWO FULLY FITTED OFFICE FLOORS

2,905 SQ FT - 6,183 SQ FT



A NEW APPROACH

The new reception has a fully refreshed design, maximising light and volume, using bold colours and contemporary materials. Designed by the award winning White Red Architects.

UP ON THE ROOF

The new communal terrace provides space to pause and recharge – with planting, seating and a kitchen area. The space offers views towards and over the River Thames.



SCHEDULE OF AREAS

Floor	sq ft	sq m	Availability
Fifth			Let
Fourth	2,905	270	Available
Third	3,278	304	Available
Second			Let
First			Let
Total	6,183	574	



FOURTH FLOOR

2,905 sq ft

270 sq m

Floorplans indicative only. Not to scale.

1 x 10 person boardroom

1 x 6 person meeting room

1 x 4 person meeting room

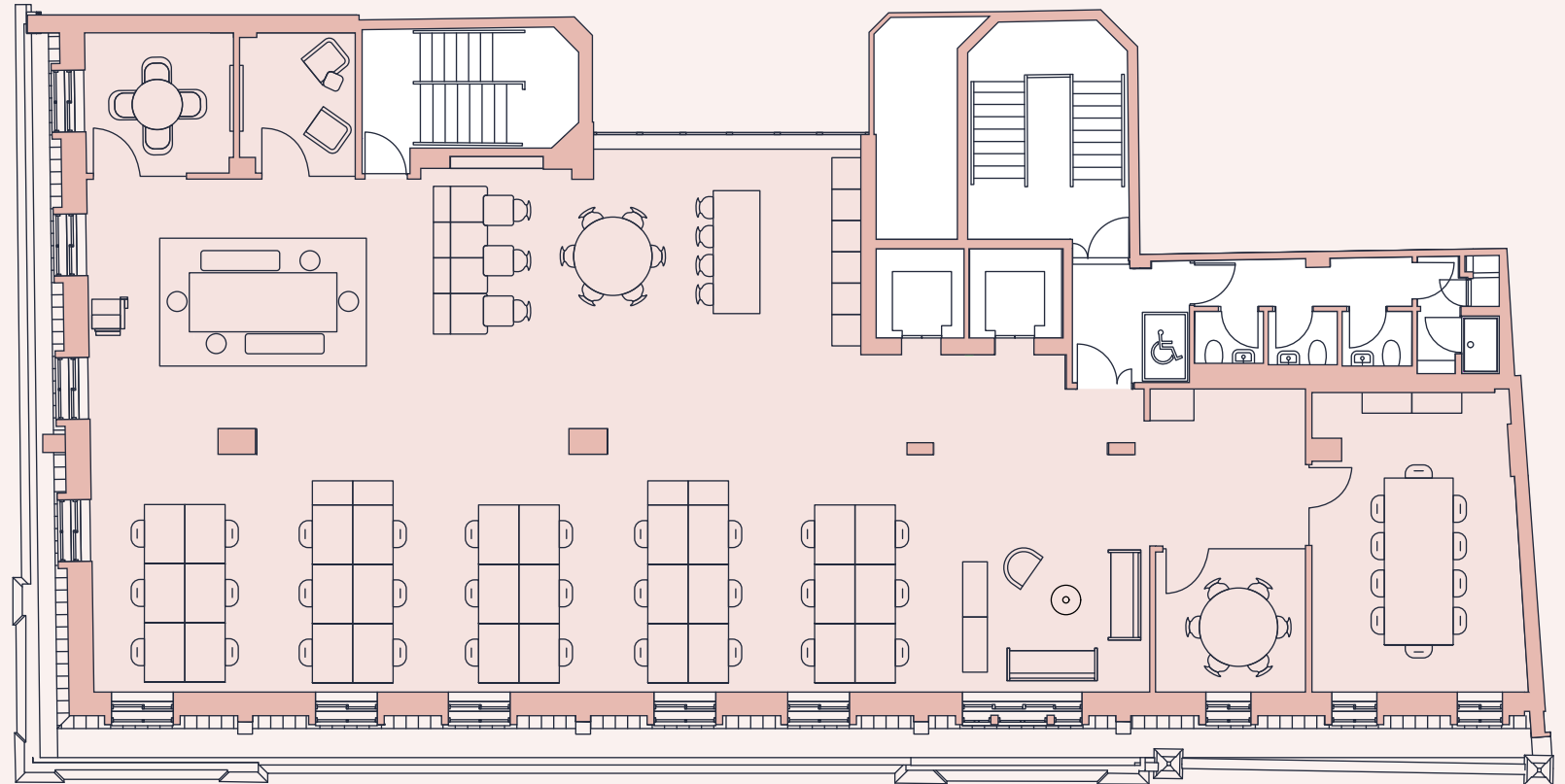
1 x 2 person meeting room

30 x workstations

3 x collaboration zones

Kitchen & breakout area

Demised WCs and shower



THIRD FLOOR

3,278 sq ft

304 sq m

Floorplans indicative only. Not to scale.

1 x 12 person boardroom

1 x 8 person meeting room

1 x 5 person meeting room

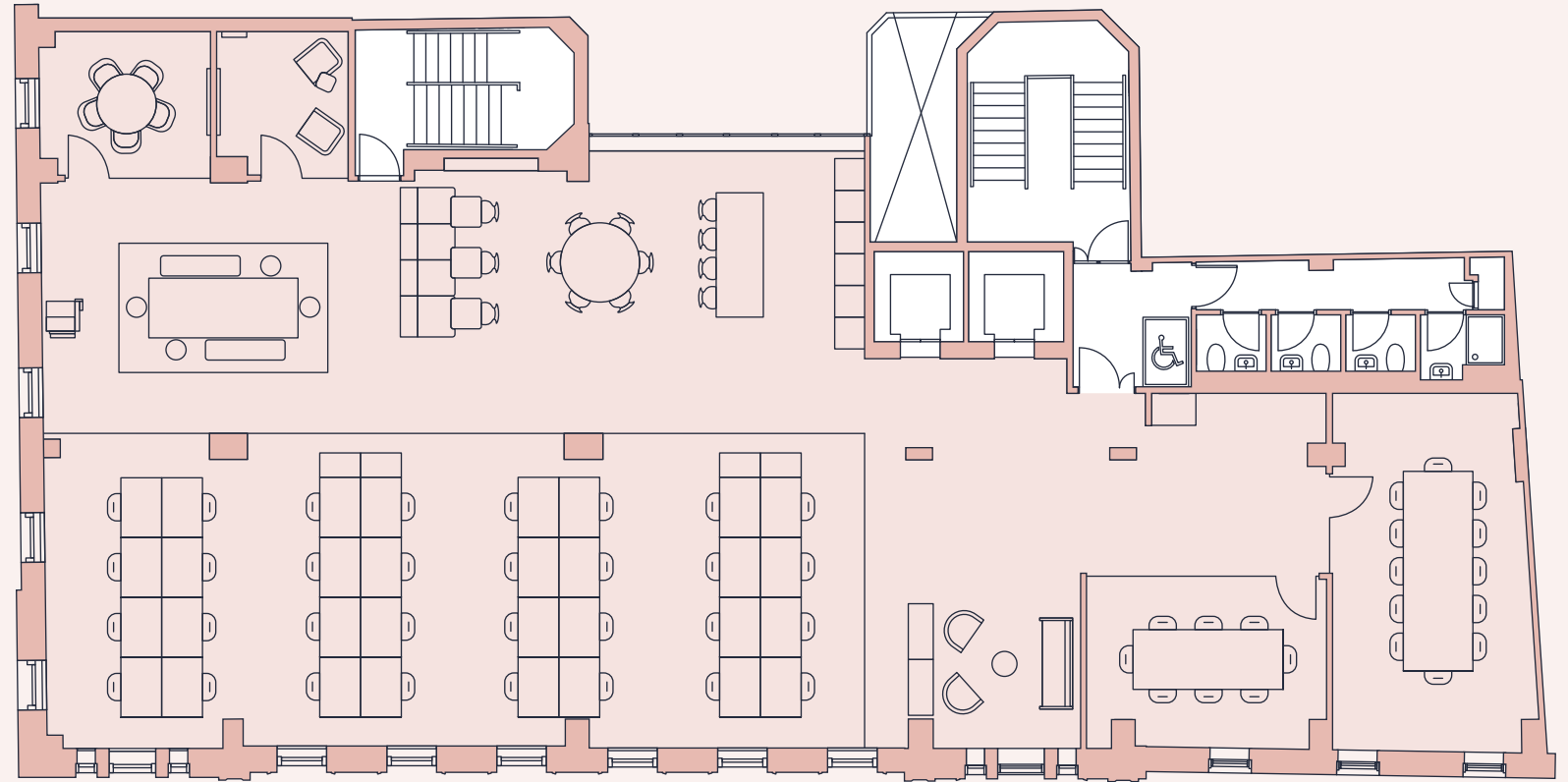
1 x 2 person meeting room

32 x workstations

3 x collaboration zones

Kitchen & breakout area

Demised WCs and shower



BUILDING SPECIFICATION

 Brand new reception and common parts
designed by White Red Architects

 New communal roof terrace
with river views

 Two fully-fitted, plug and
play office suites

 Bicycle racks and showers

 2 x lifts

 IT ready

 Manned reception





LEGAL & GENERAL

CAPSULE MANAGED

Our professional Managed Services package is available as an optional extra to Legal & General customers who wish to outsource the hassle of running their own office.

The core offer includes a range of operational and technical services, fibre connectivity and health and safety initiatives, with the opportunity to bolt on bespoke services where available.



Health and safety compliance



Cleaning services and waste management



Technical maintenance



WiFi and fibre connection provided by Backbone Connect



Daily operational management



Wellbeing features including sensory networks monitoring internal air quality



Option for additional bespoke services

TAILORED ENVIRONMENT

Legal & General is committed to providing healthy, safe and productive environments across their office portfolio. It's important to ensure the indoor environmental quality (IEQ) is maintained as we spend a significant amount of time at work. Exposure to indoor air quality can cause an array of serious health issues, alongside also detrimentally impacting our productivity and performance at work.

We are able to offer tailored solutions to help you create dynamic and healthy workplaces. Some of these include:



Sensors measuring live air quality, humidity, noise, light and temperature to tailor conditions for your workplace



Regular reviews with your property management team on optimisation of your space



Space planning and productivity modelling based on optimum conditions and your business requirements



Live screens showing performance of the space versus best practice

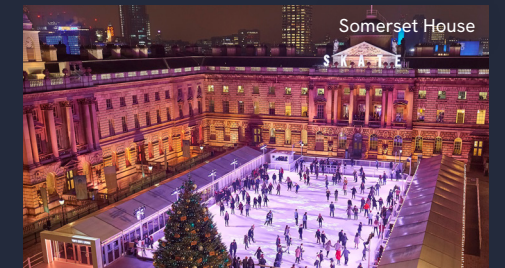


RESTAURANTS & BARS

- | | |
|-----------------------------|--------------------------|
| 1. Sushi Samba | 19. Wildwood |
| 2. Roka | 20. The Pregnant Man |
| 3. Radio Rooftop Bar | 21. Gaucho |
| 4. Opera Tavern | 22. Birley Sandwich Shop |
| 5. Barrafinà | 23. The Pig & Goose |
| 6. The Ivy Grill | 24. Colonel Saab |
| 7. Spring at Somerset House | 25. Sway Bar |
| 8. Tom's Terrace | 26. Bunga Bunga |
| 9. Balhazar | 27. The Hoxton Holborn |
| 10. Champagne and Fromage | 28. Rondo |
| 11. Siam Eatery | 29. The Ivy |
| 12. Savoy Grill | 30. Sticks'n'Sushi |
| 13. Benihana | 31. Flat Iron |
| 14. Franco Manca | 32. Pear Tree Café |
| 15. Dishoom | 33. Coopers |
| 16. Hawksmoor | 34. Gordon's Wine Bar |
| 17. Busaba | 35. Honest Burger |
| 18. The Delaunay | 36. 42 Holborn |

GYMS

- | | |
|-------------------|-------------------|
| 37. Gymbox | 39. Virgin Active |
| 38. Fitness First | 40. The Gym |



CONTACT US

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Refurbished and managed by



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