

*** NEW INSTRUCTION ***

3 ROBERT STREET, STRAND, WC2



**FULLY FITTED FLOOR
2,224 SQ FT (206.61 SQ M)**

Tel: 020 7495 2728

Location

The property is located on the west side of Robert Street between Strand and the River Thames close to Charing Cross Mainline and Underground stations (Bakerloo and Northern lines). The many facilities of Covent Garden are close by, providing a range of shops, restaurants, bars and hotels.



Description

3 Robert Street was originally designed by Robert Adam with Edwyn Luytens adding the fourth floor as a residential apartment occupied by J. M. Barrie at the time he wrote Peter Pan.

The Fourth floor now comprises high quality office space totaling **2,224 sq ft (206.61 sq m)** which has been beautifully fitted out by the current occupier to provide:

- 14 person Boardroom
- 6 person meeting room
- 4 person meeting room
- 4 person informal meeting area
- Reception / waiting area
- Kitchen/breakout area
- Open plan office with 14 desks



Amenities

The building was refurbished prior to the tenant's occupation to provide:

- VRF air conditioning
- DALI controllable LED lighting
- Passenger lift
- Oak wood flooring with fully cabled floor boxes
- Roof terraces (one private) with views over the River Thames
- Excellent floor to ceiling height
- Period features
- Showers

The majority of the building is occupied by a private club and the lease includes three memberships. Further details at <https://www.3robertstreet.london/club>



Terms

1) An assignment of existing lease for a term expiring 31 August 2027 on a full repairing and insuring basis excluded from Sections 24-28 of the Landlord & Tenant Act 1954 Part II (as amended) at a reversionary passing rent of £176,808 per annum exclusive (£79.50 per sq ft). Premium offers invited.

2) The landlord is willing to offer a new lease for a term by arrangement, further details on application.

Rates

Rates payable for the year 2026/27 amount to £64,400 (£28.96 per sq ft) including Crossrail supplement. Interested parties should make enquiries at Westminster Council.

S/Charge

The service charge budget for 2025 was at the cap level of £37,963.33 (£17.07 per sq ft). Further details upon application.

Viewing

By appointment through the sole agent: **RICHARD WELLER** at **GLINSMAN WELLER**
Tel: 07966 145256 Email: richard@glinsmanweller.co.uk

