

Farebrother

Burleigh on the Strand, 355  
Strand, London, WC2R 0HS

**Stunning, fully refurbished  
and fully fitted office floors  
with roof terrace  
2,149 SQ FT**

farebrother.com  
020 7405 4545



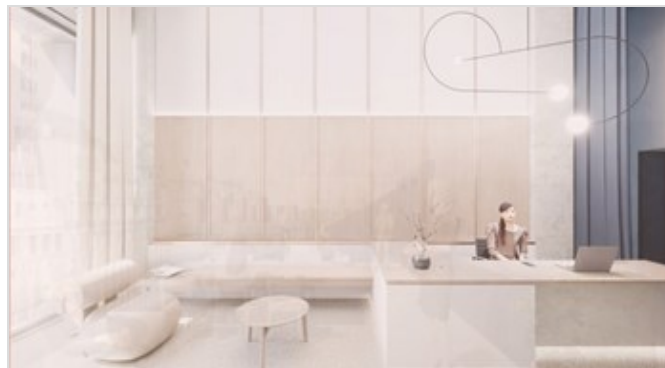
## DESCRIPTION

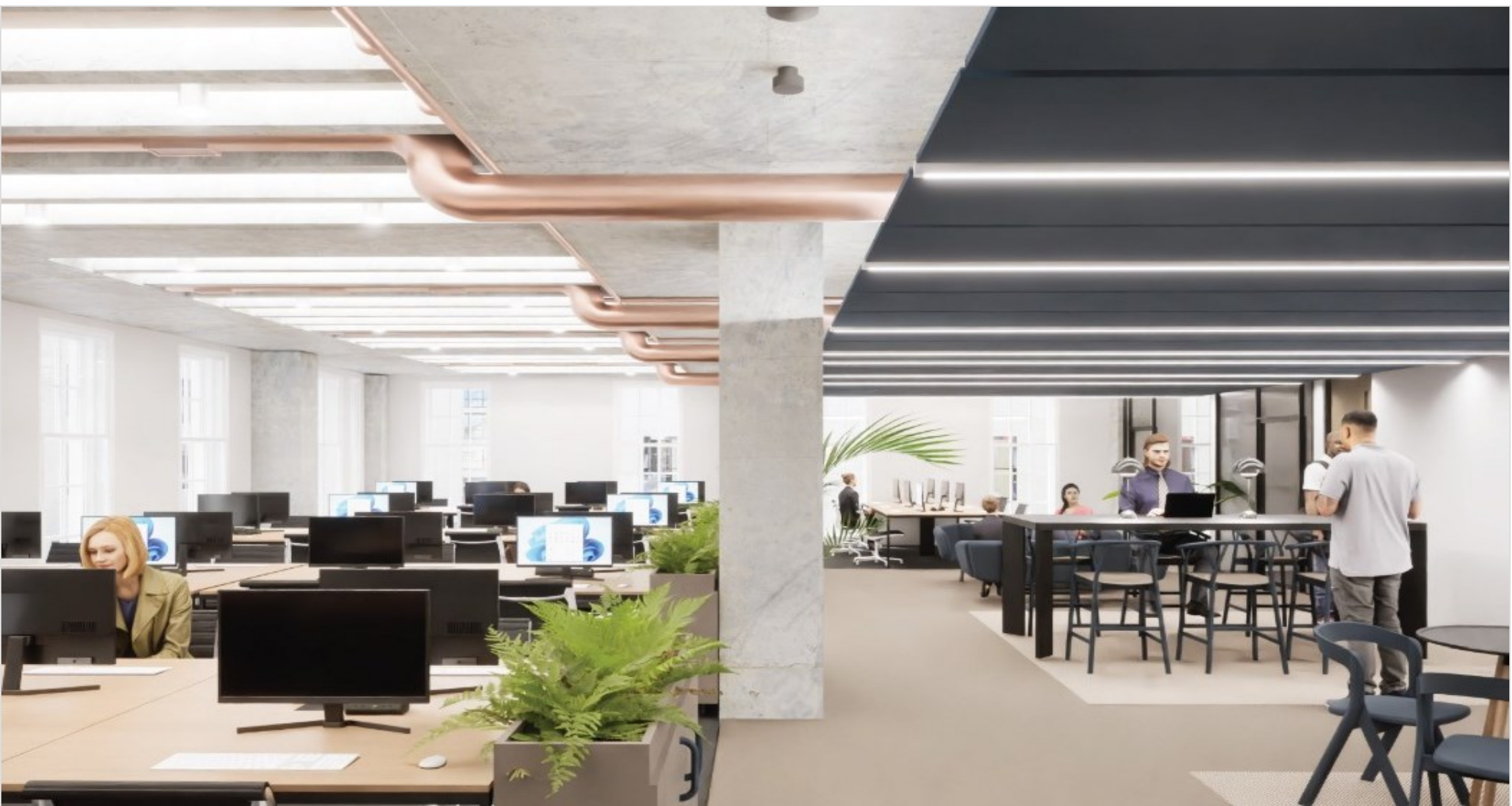
### **A collection of high quality fitted floors available to rent**

Burleigh on the Strand is undergoing a stunning transformation. With three of the office floors, the reception and common parts all undergoing major refurbishment and a new communal roof terrace and end of trip facilities - the building is truly being re-positioned.

All floors are being delivered fully fitted to a high standard, featuring new M&E throughout.

The 1st floor has now been let, and the second floor is under offer, meaning just the fifth floor is available on traditional lease basis, or fully managed via the landlords in house management offer.





## ACCOMMODATION

FLOOR	AREA (SQ FT)	AVAILABILITY	DESK SUITABILITY NO
5th Floor	2,149	Available	19 - 33
2nd Floor	3,316	Under Offer	30 - 51
Total	5,465		

## AMENITIES

Comprehensively refurbished

New communal roof terrace

Commissionaire

2 x passenger lifts

River views

Fully fitted floors

Redesigned reception

New end of trip facilities

Covent Garden location



## FURTHER INFORMATION

### Rent

£87.50

### Service Charge

£20.00

### Rates

£29.00

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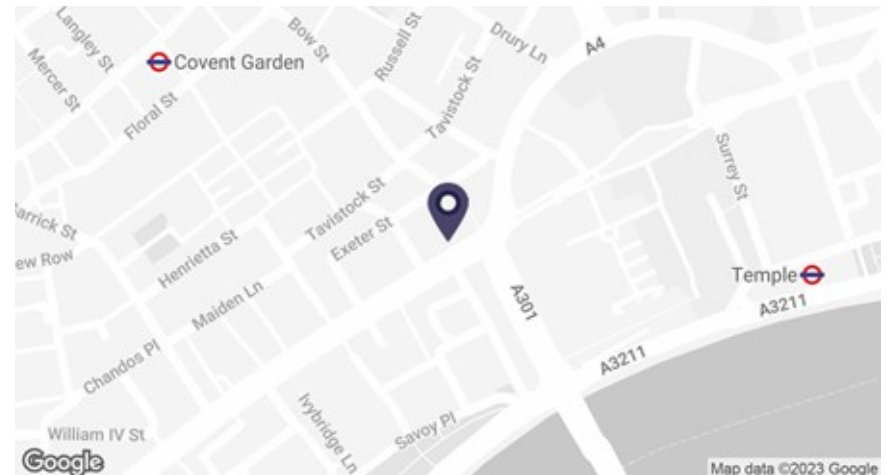
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## LOCATION

Burleigh on the Strand is located on the north side of Strand, just to the west of Aldwych and the junction with Lancaster Place. The location has recently been greatly enhanced with the pedestrianization of the south side of Aldwych, providing a considerable area of public realm immediately outside Somerset House.

All of Charing Cross, Embankment, Temple, Holborn and Covent Garden underground stations are within easy walking distance and Waterloo Station is only 10 minutes walk across the River.

The building also sits on the edge of Covent Garden meaning there are a plethora of hotels, gyms, bars, restaurants and theatres in the immediate vicinity.



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