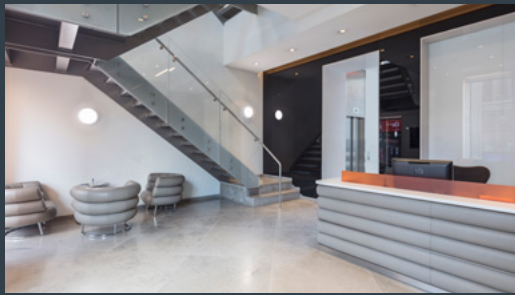


**1ST FLOOR COMING SOON**

# **55 STRAND WC2**

**3,100 SQ FT FURNISHED & WORK READY  
2ND FLOOR OFFICE TO LET**



## KEY CAPSULE FEATURES

Capsule's flexible leasing options combine the benefits of traditional leasing and serviced offices, to offer a simplified leasing process, high quality space and security.



Fully fitted & work ready



Data connectivity



Short form leasing options

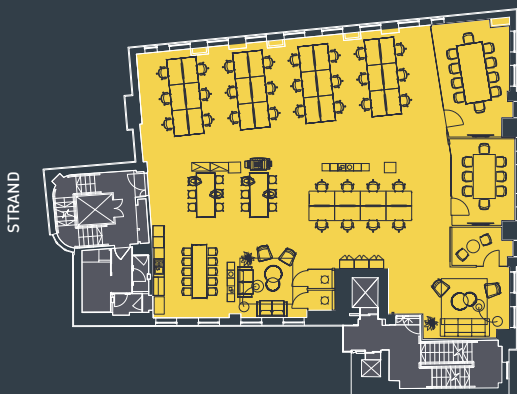


Private space



Air quality sensors

## SECOND FLOOR PLAN 3,100 SQ FT (288 SQ M)



Desks	32
Hotdesks	12
2 person meeting room	1
8 person meeting room	1
10 person meeting room	1
Tea point/breakout	1

Plan not to scale, for indicative purposes only.



## SUMMARY SPECIFICATION



IEQ sensors



VRF air conditioning



Full accessed raised floor



LED Lighting



2 passenger lifts



28 bike spaces & 7 showers



Commissionaire service



Double height entrance



## VIEWINGS

Strictly through joint letting agents.

Chris Watkin  
020 7167 6402  
chris@bluebooklondon.co.uk

Richard Townsend  
020 7543 6718  
richard.townsend@allsop.co.uk

## TERMS

Upon application.

Honor Dunning  
honor@bluebooklondon.co.uk  
020 7167 6410

Harry Theakston  
020 7543 6842  
harry.theakston@allsop.co.uk

55STRAND.COM

BLUEBOOK

allsop

These particulars do not constitute a contract. Prospective occupiers must not rely upon the details herein as statements of facts or representations and must satisfy themselves as to their accuracy. July 2021.