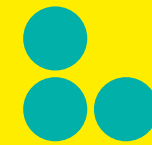


80 Strand — London



A view like no other



## 80 Strand. Reimagined.

Completing in summer 2021, 226,000 sq ft of contemporary office space will be delivered across multiple floors.

Alongside this, a complete root and branch refurbishment, in collaboration with the landlord, will include M&E upgrades, a remodelled main reception, enhanced communal spaces, new shower and cycle facilities and wellness improvements throughout.

Located on the Strand, and just four minutes' walk to Covent Garden, the building benefits from two entrances – one off the Strand via a private courtyard, the other off Victoria Embankment Gardens leading to the river. On the Strand level there is an opportunity for a private entrance.

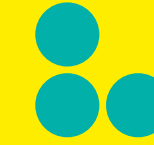
Five underground stations and two National Rail stations are within a twelve minutes' walk providing extensive travel links.

The upper floors benefit from private terraces with some of the best views in London, from the City to Westminster.





Your view looking south east.



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The Strand entrance has undergone a complete transformation.

Set back from the Strand, in the building's private courtyard, the new glass Pavilion provides a fitting entrance to this transformed landmark.





Art and soul of the city

Cutting-edge plays. World-renowned ballet and opera. Ground-breaking exhibitions next to celebrated street art murals.

For drama and entertainment, 80 Strand takes centre stage.

Its unique location puts you on the doorstep of Covent Garden, with its many iconic theatres. While South Bank, home to London's dynamic cultural scene, is just a short stroll away.

cool



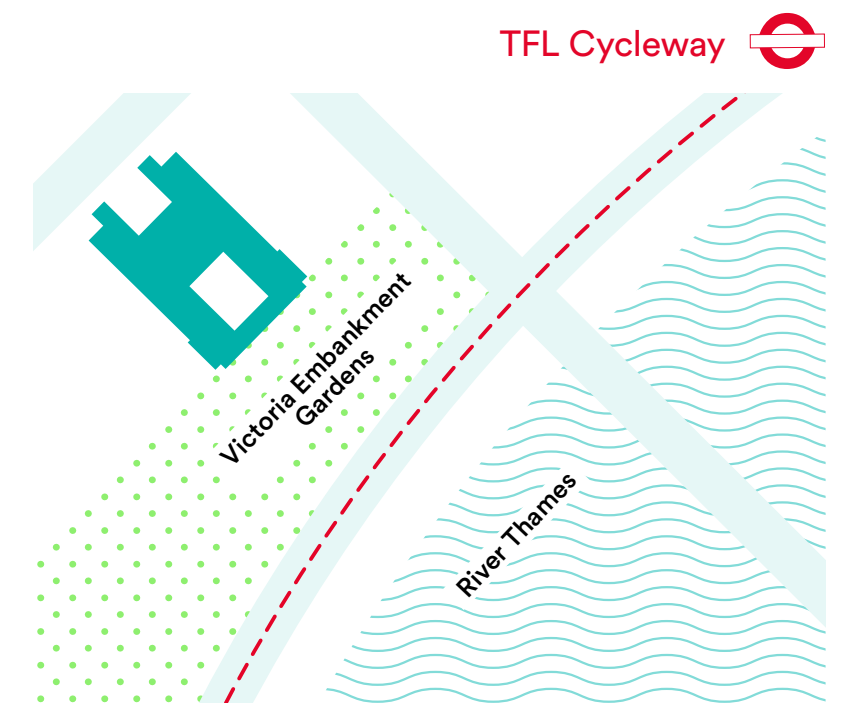




## Work. Life. Balanced.

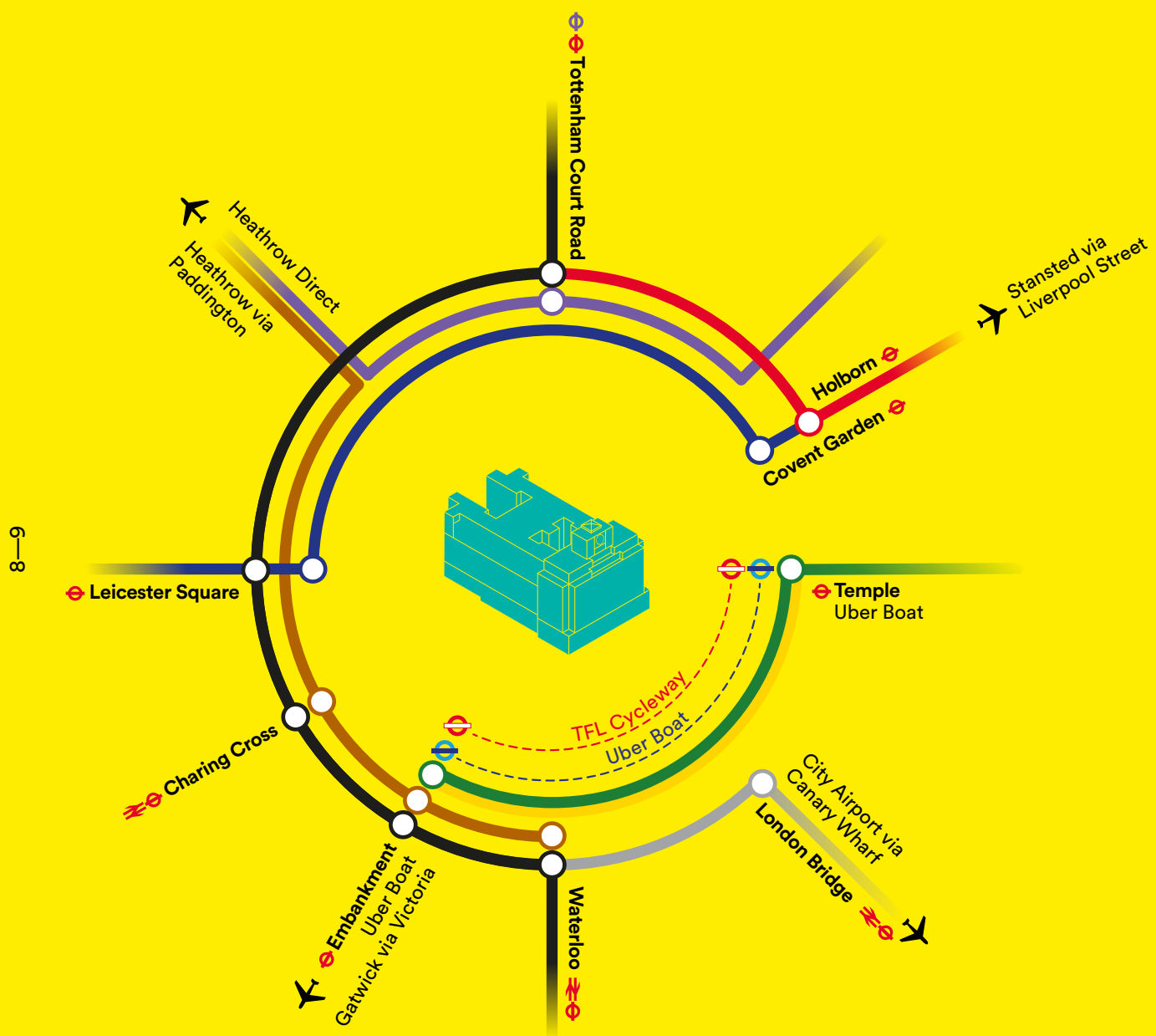
Positioned on the north side of the River Thames, the building's southern entrance opens out onto Victoria Embankment Gardens - a peaceful, landscaped, riverside park.

Through the park, the cycle superhighway, which runs along Embankment, provides the more energetic commuters with immediate access to the building.





Well connected. Easy access.



By bike, train, car or boat...

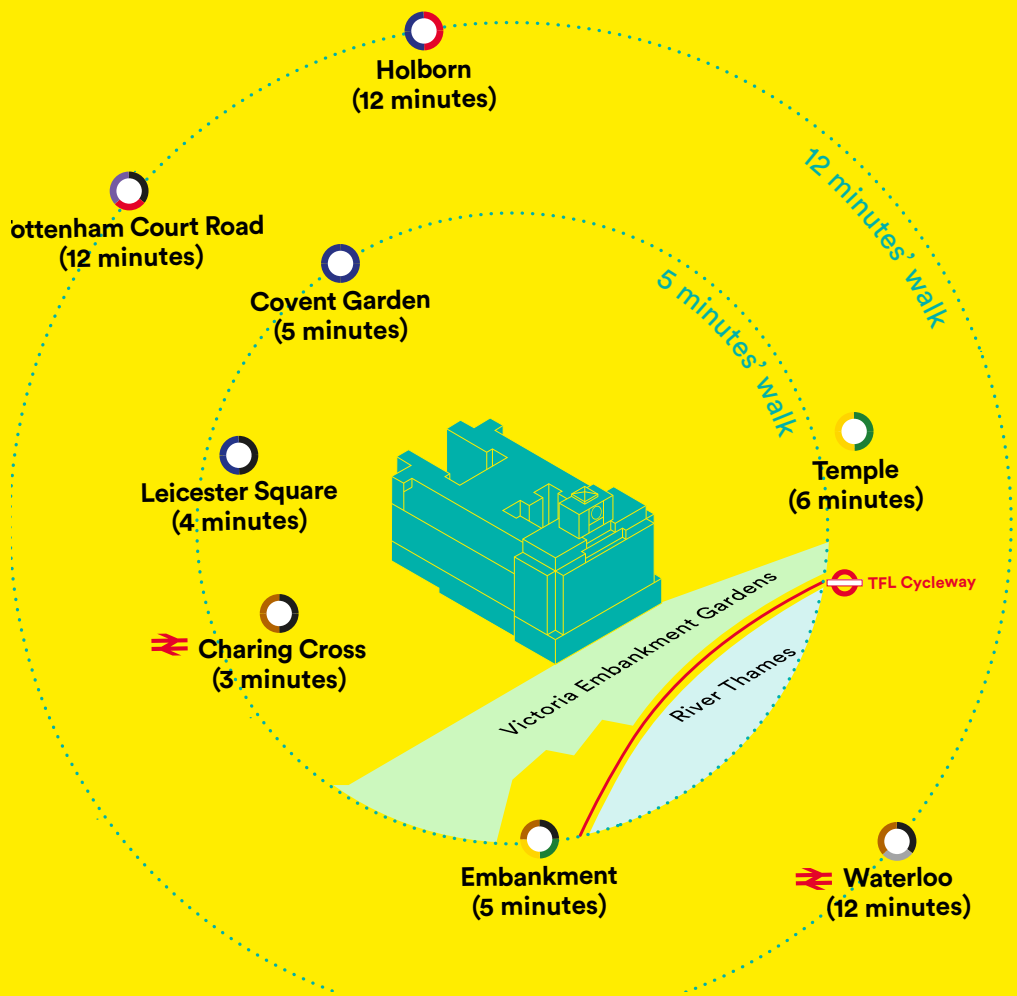
The cycle superhighway, which runs along Embankment, is directly outside the building providing cyclists and runners with the most convenient access. And thanks to the new cycle and shower facilities, in the basement, a healthier journey into work could not be easier.

Five underground tube stations are just a ten-minute walk away. And 2022 sees the new high-speed Elizabeth Line open at the upgraded Tottenham Court Road station.

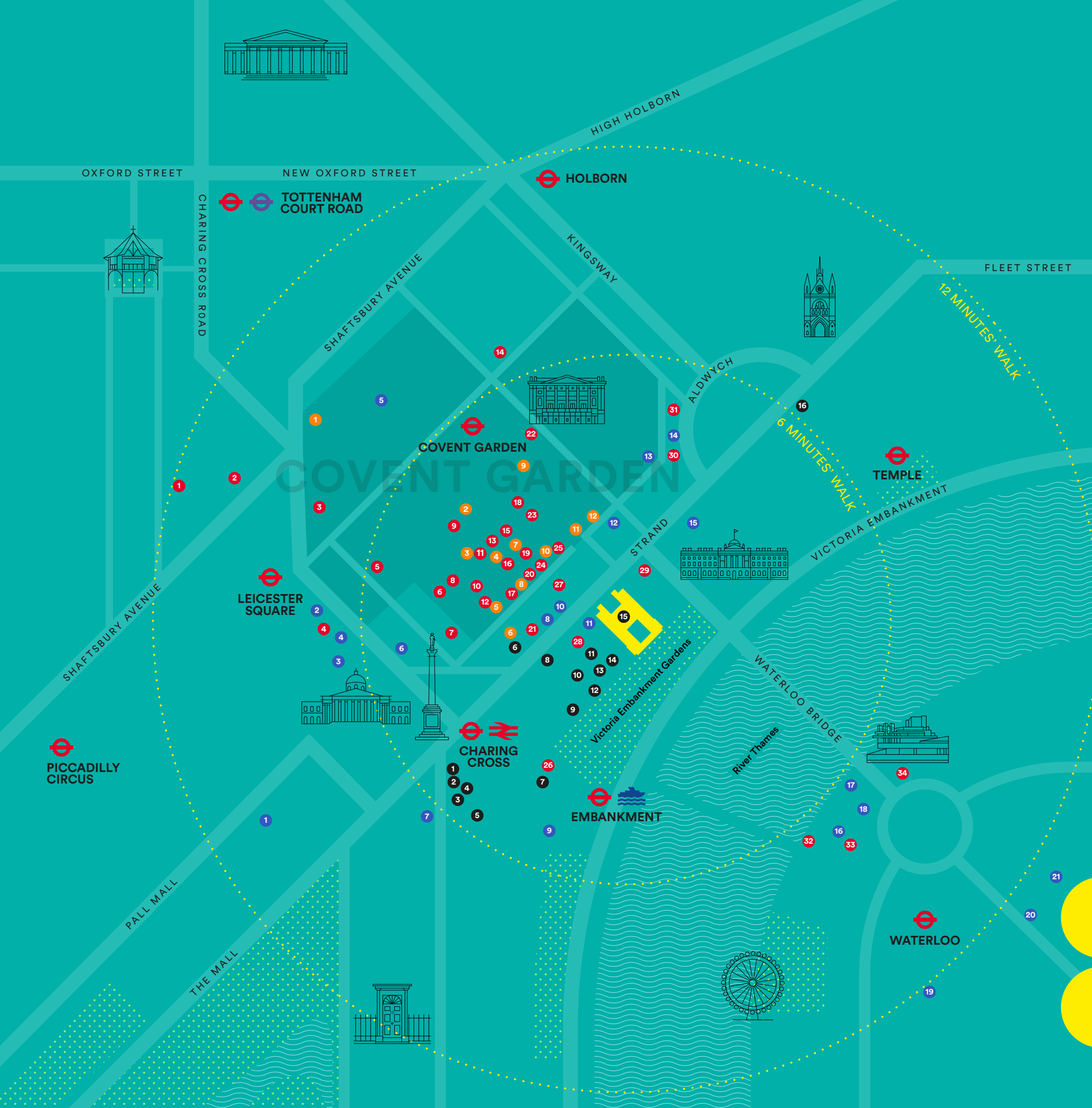
For overground journeys into London, there are two National Rail stations within walking distance to 80 Strand: Charing Cross (three minutes) and Waterloo (12 minutes).

And for those travelling by car, there's a VIP drop off area, outside the Embankment entrance, on Savoy Place.

Alternatively, the Thames Clipper is another tube-free option which docks at Embankment.







#### LOCAL OCCUPIERS

- 1 National Grid
- 2 Wella
- 3 Braemar Shipping
- 4 Dark Trace
- 5 CQS
- 6 Coutts
- 7 PWC
- 8 Bain & Company
- 9 Spotify
- 10 Shiseido
- 11 Conde Nast
- 12 Finsbury
- 13 Petroineos Trading
- 14 The Economist
- 15 Pearson
- 16 Soho House

#### FOOD AND DRINK

- 1 Barrafina
- 2 The Ivy
- 3 Coffee Island
- 4 J Sheeky
- 5 Mr Fogg's Tavern
- 6 Blame Gloria
- 7 Fumo
- 8 Spiritland
- 9 The Petersham Restaurant
- 10 Ping Pong
- 11 Frenchie
- 12 Cora Pearl
- 13 Henrietta
- 14 Barrafina
- 15 Clos Maggiore
- 16 Sticks and Sushi
- 17 Condesa
- 18 Balthazar
- 19 Rules Restaurant & Private
- 20 Covent Garden Grind
- 21 Leon
- 22 Pret A Manger
- 23 Dining Rooms
- 24 Caffe Nero
- 25 Milk Train
- 26 Gordon's Wine Bar
- 27 Honest Burger
- 28 Smith & Wollensky
- 29 American Bar
- 30 Radio Roof Top Bar
- 31 The Delaunay
- 32 Skylon
- 33 Topolski
- 34 The Green Room

#### ARTS AND CULTURE

- 1 ENO
- 2 Wyndham's Theatre
- 3 National Portrait
- 4 Garrick Theatre
- 5 Donmar Warehouse
- 6 The ICA
- 7 Trafalgar Studio
- 8 Adelphi Theatre
- 9 Playhouse Theatre
- 10 Vaudeville Theatre
- 11 Savoy Theatre
- 12 The Lyceum Theatre
- 13 Duchess Theatre
- 14 Novello Theatre
- 15 Courtauld Gallery
- 16 Royal Festival Hall
- 17 Southbank Centre
- 18 Hayward Gallery
- 19 The Vaults Theatre
- 20 The Old Vic
- 21 The New Vic

#### RETAIL

- 1 Club Monaco
- 2 Reiss
- 3 Jigsaw
- 4 Apple
- 5 Sandro
- 6 Aesop
- 7 Paul Smith
- 8 Hackett
- 9 Covent Garden Market
- 10 Dior
- 11 Mulberry UK
- 12 Chanel





## A cultural hotspot

80 Strand is surrounded by a powerhouse of creativity – from places such as The National Portrait Gallery to the South Bank Centre over the river.

And this means having your finger constantly on the pulse: whether that's catching the latest modern art sensation, walking past quirky street performers, or singing along to an award-winning West End musical.

Far right  
The Vaults, Leake Street  
(15 minutes' walk)

Top  
Mr Doodle's street performance,  
outside the South Bank Centre  
(10 minutes' walk)

Left  
National Theatre, South Bank  
(10 minutes' walk)







## Fine dining and easy eats

Elegant lunches and fine dining. Morning coffee and pop-up food stalls. 80 Strand is a gateway to a truly diverse dining scene – and its cafés, bars and restaurants couldn't be easier to reach.

This part of London ebbs and flows from day to night, meaning there are plenty of options for evening entertainment, too.



Far left  
Wild Food Café, Neal's Yard  
(9 minutes' walk)  
Top  
Mr Fogg's Tavern, St. Martin's Lane  
(7 minutes' walk)  
Left  
Maxwell's Bar & Grill, King Street  
(5 minutes' walk)



## The place to shop



Covent Garden is buzzing, with an energy and character all of its own.

A treasure trove of designer boutiques, high-street fashion and colourful courtyards, it's one of the Capital's most exciting places to shop.

The covered market boasts unique craft stalls, while the pedestrianised piazza is made for leisurely lunchtime strolls.

Far right  
King Street, Covent Garden  
(5 minutes' walk)

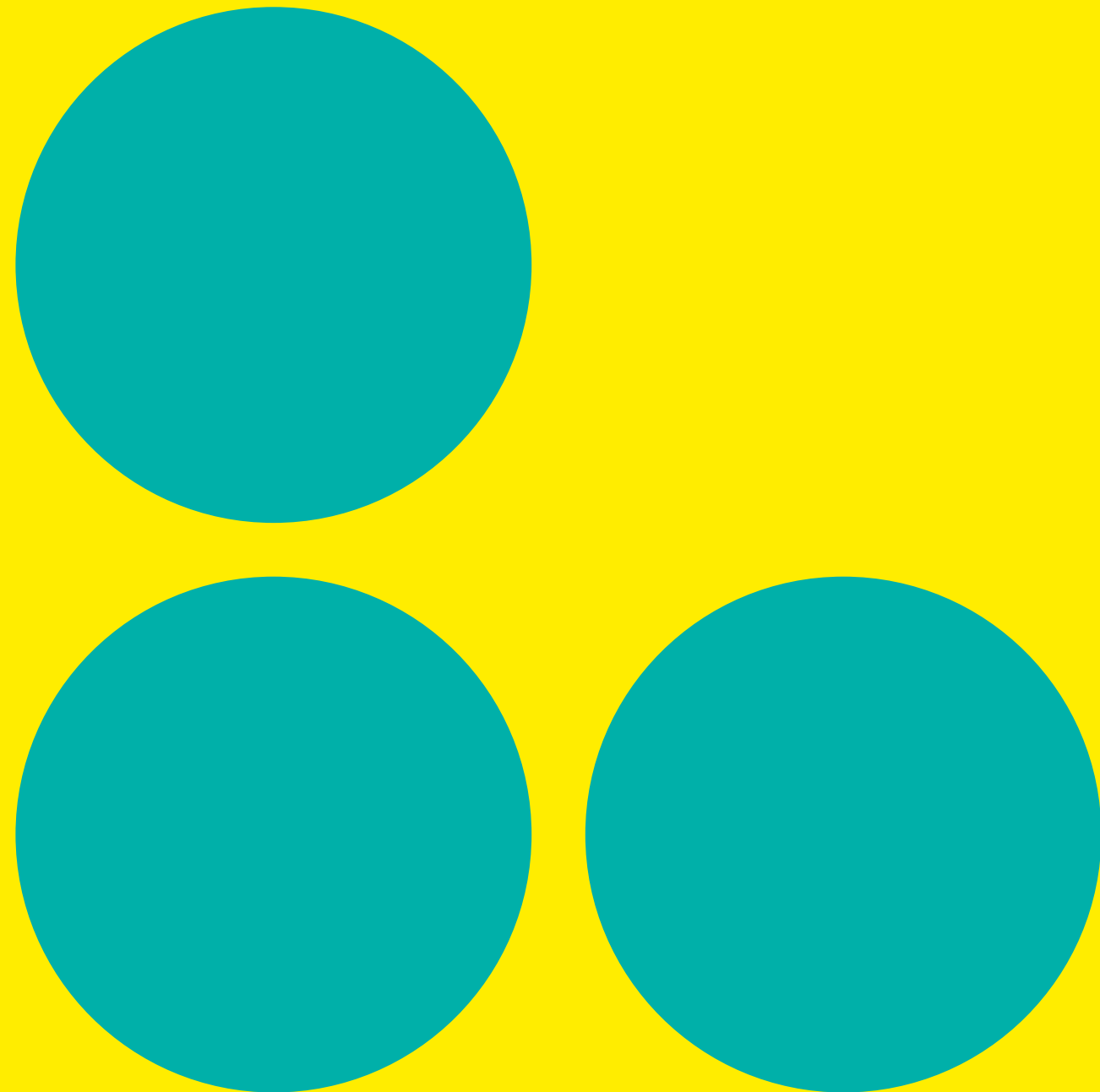
Top  
North Piazza Arcade, Royal Opera  
House, Covent Garden  
(7 minutes' walk)

Left  
Paul Smith, Floral Street  
(6 minutes' walk)





## Wellness at 80 Strand.



80 Strand is a place for modern business. One that resets the balance of how we work, live and play. Not just in how it looks, but how it makes us feel.

This is why, in collaboration with the landlord, 80 Strand has reimagined and remodelled the building in every detail. So, along with M&E upgrades, all doors come with touch-free access. Lifts operate with destination control.

But it doesn't stop there. All bathrooms feature automatic WC doors, sensed taps and flushes as well as 24-hour ventilation. Antimicrobial copper ironmongery is incorporated seamlessly into the building's finishes, taking health and hygiene to the next level.





The Pavilion entrance from the Strand is the building's main reception area.

The glass structure creates a welcoming atmosphere flooded with natural light.





The new Strand entrance features an impressive lounge with private and collaborative spaces, as well as new speed gate access.





The Strand level features a brand new café point and quiet break out spaces.



## Feel outdoors, indoors

26—27

At 80 Strand, health and wellness aren't just an optional extra. They're a fundamental part of how people want to live and work today.

A central part of 80 Strand's reimagining, the Glasshouse Garden forms the green, beating heart of the building.

Double-height glass frame extensions create a conservatory-style sanctuary on either side of the corridor. Sit and relax among the landscaped plants and trees with colleagues or clients. An open-air courtyard provides further stylish dining and meeting areas in sunny weather.

In this bright and airy oasis, 80 Strand's commitment to wellness really makes itself felt.

Here is an impressive example of contemporary architecture drawing on the symmetry of classical style and the nourishing power of a natural environment. All to create a unique, life-enhancing space.



Cross section of the conservatory-style walkway entrance into the Glasshouse Garden, accessed from the Embankment and Strand levels.





The Glasshouse Garden features an open-air courtyard with stylish dining and meeting areas.



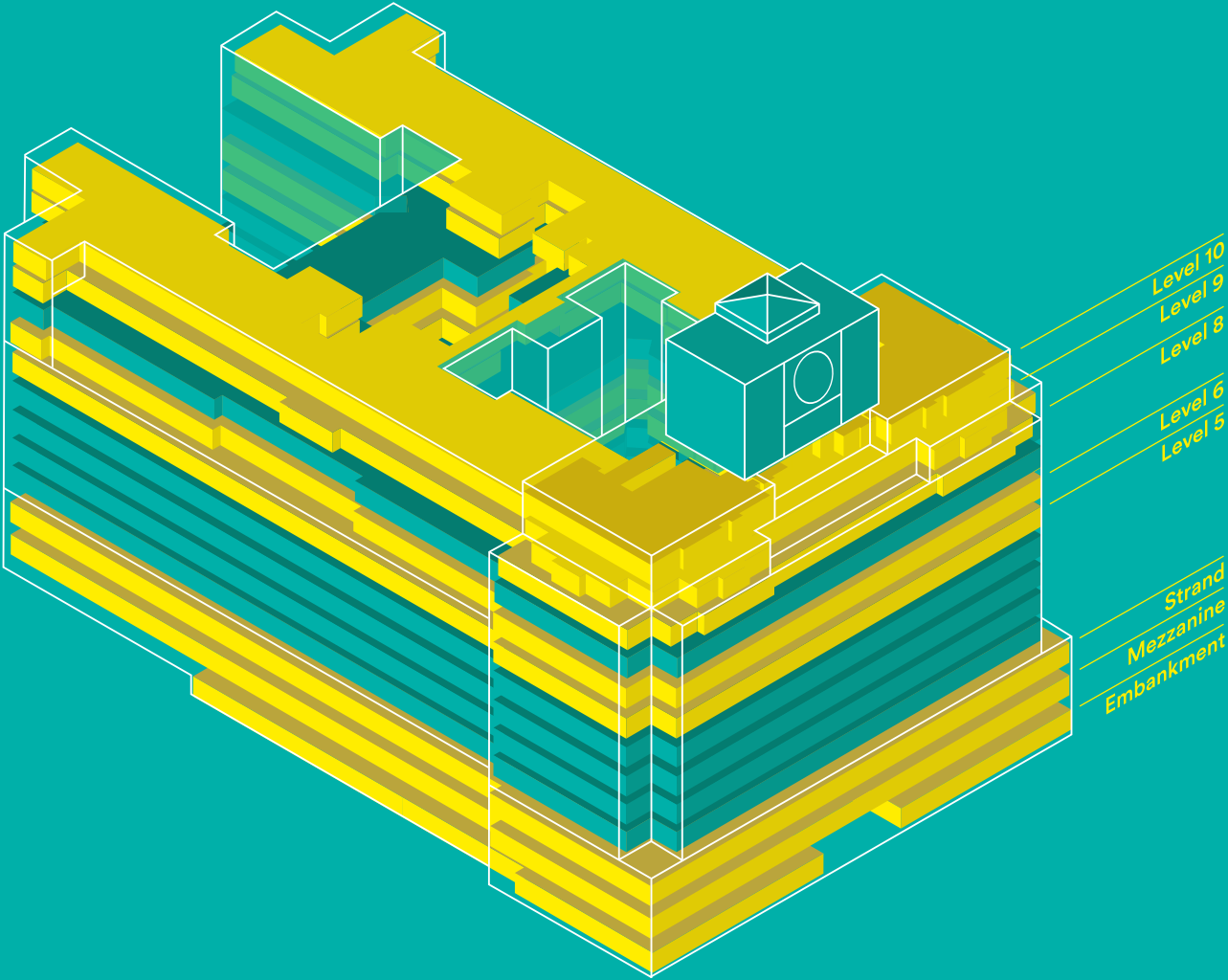


The landscaped Glasshouse Garden features an array of planters enhancing the wellbeing of this relaxing space.



Up to 226,000 sq ft of exceptional contemporary offices will be delivered to CAT A standard across the Embankment, Mezzanine, Strand, fifth, sixth, ninth and tenth floors.

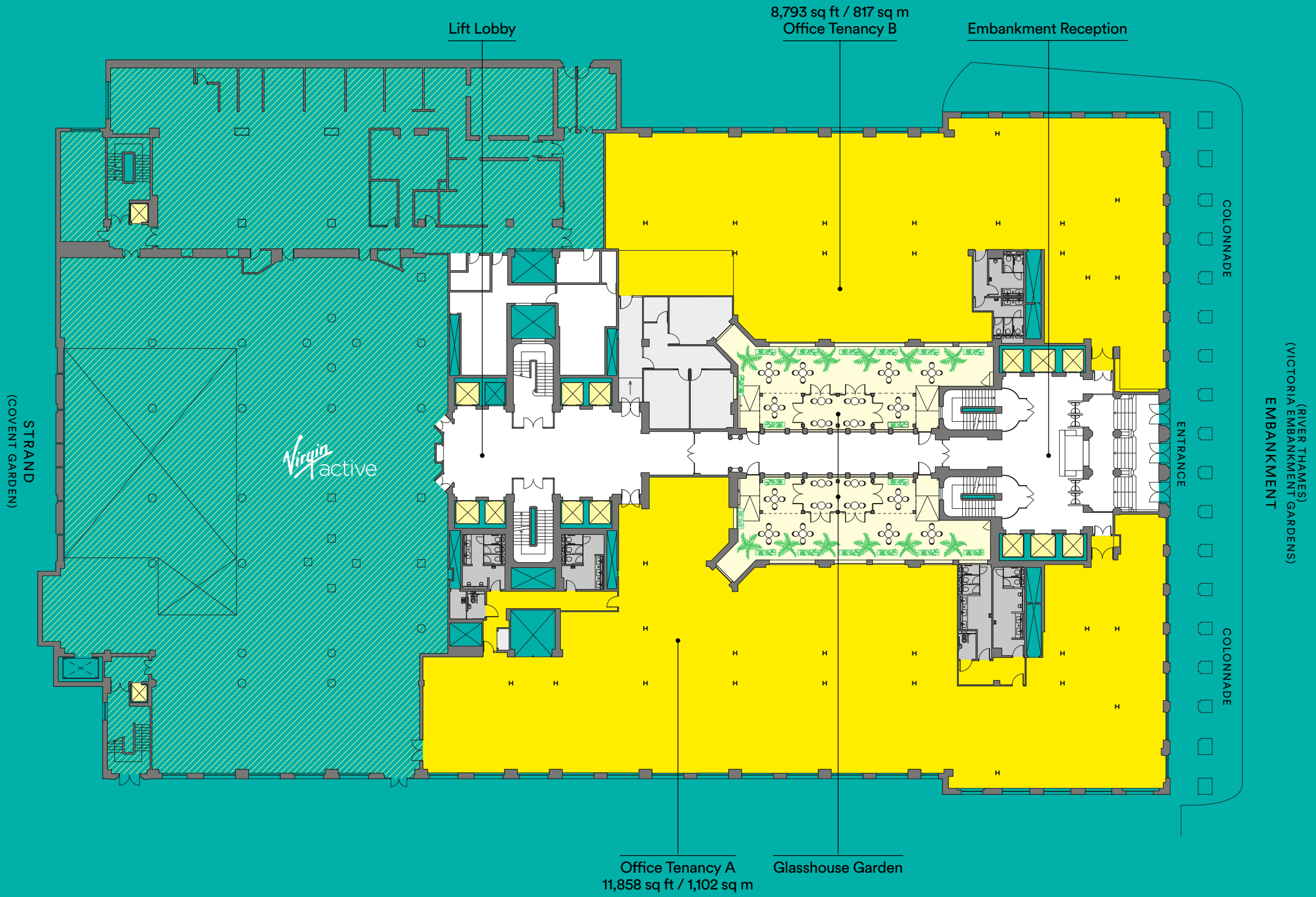
LEVEL	SQ FT	SQ M	STATUS
10	6,173	574	Let to Darktrace
9	24,632	2,288	Let to Darktrace
8	27,732	2,576	13,866 sq ft under offer
6	38,145	3,544	Available
5	40,077	3,724	Available
Strand	36,238	3,367	Under offer
Mezzanine	32,229	2,994	Available
Embankment	20,651	1,919	Available
TOTAL	225,877	20,986	





Embankment  
20,651 sq ft / 1,919 sq m

34—35



- Office
- Lifts
- WCs
- Voids

Not to scale. For indicative purposes only.





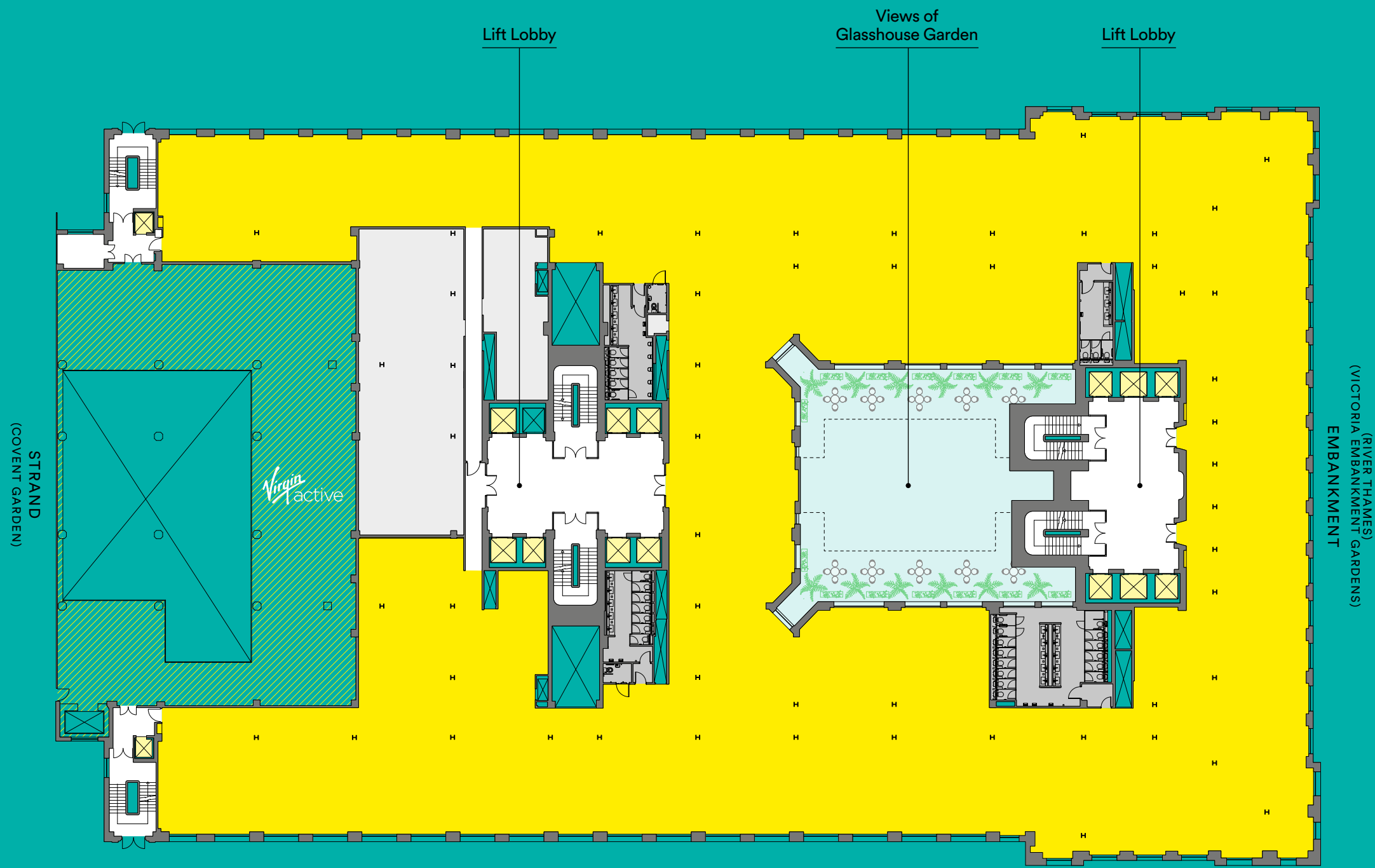


A view from the Glasshouse Garden looking into the Embankment level offices which benefit from immediate on-floor access to this unique space.



Mezzanine  
32,229 sq ft / 2,994 sq m

38—39



- Office
- Lifts
- WCs
- Voids

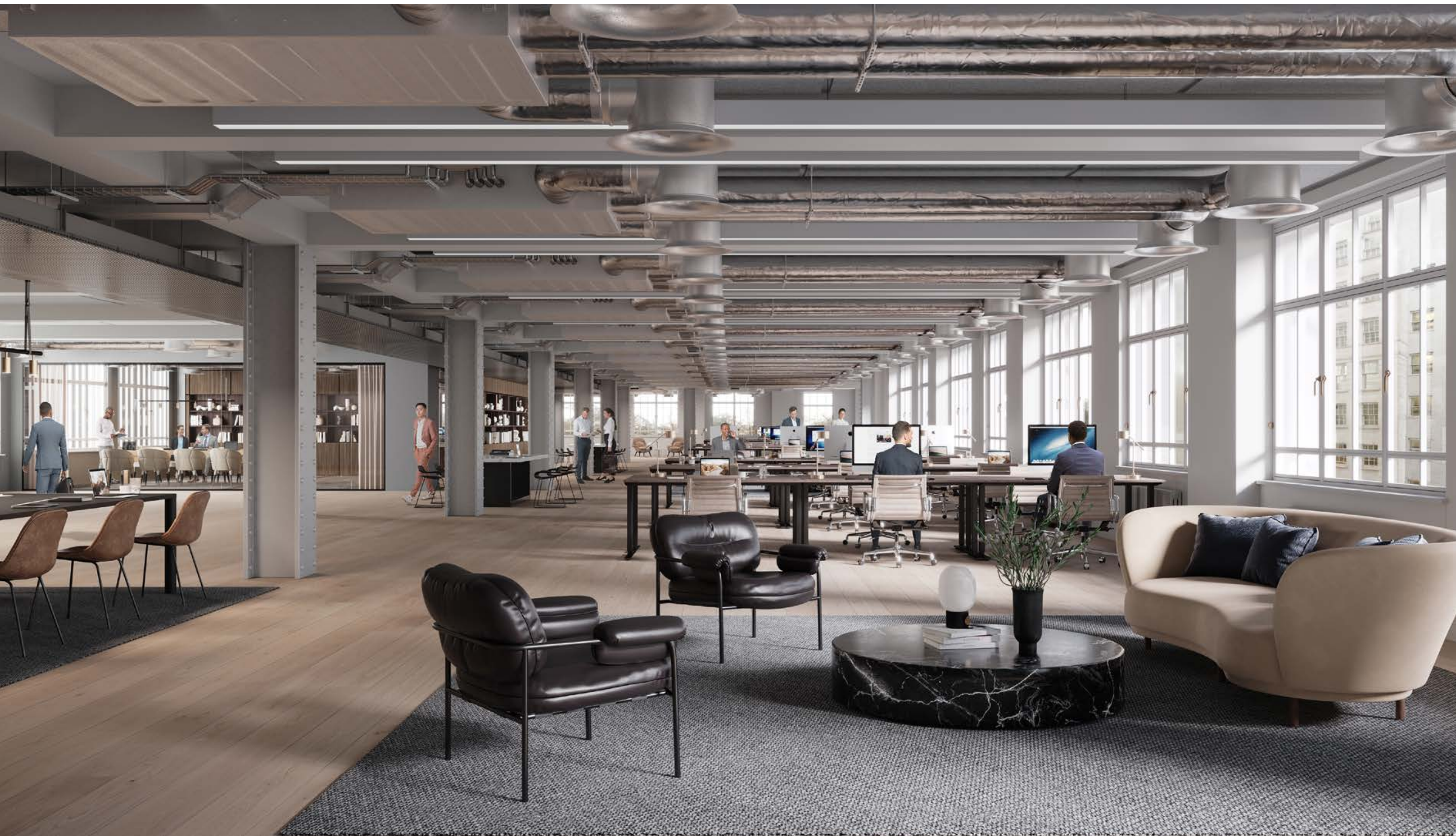
Not to scale. For indicative purposes only.





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





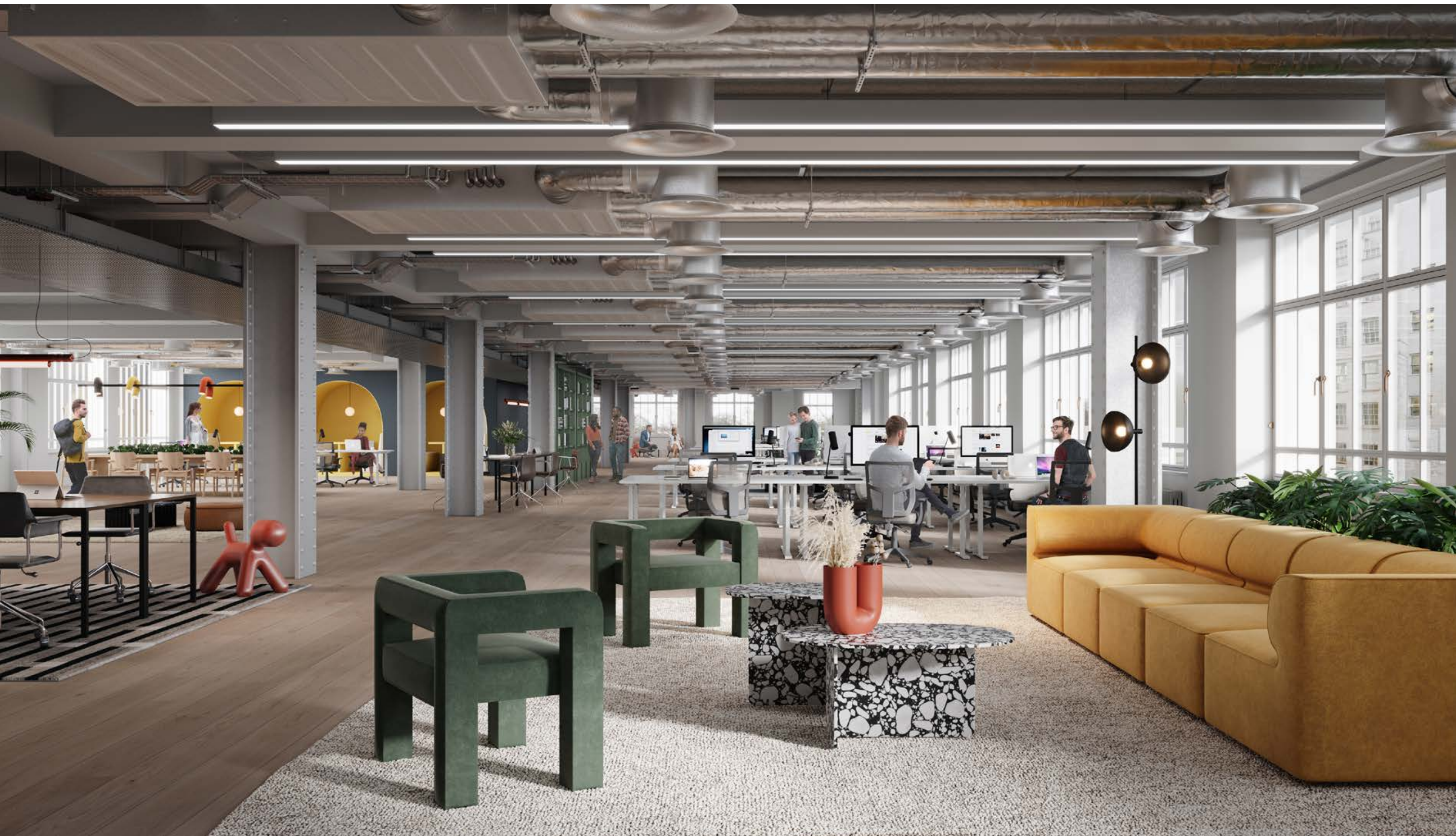
Indicative corporate-style fit-out.

Occupancy ratio

1:8

1:12





Indicative media-style fit-out.

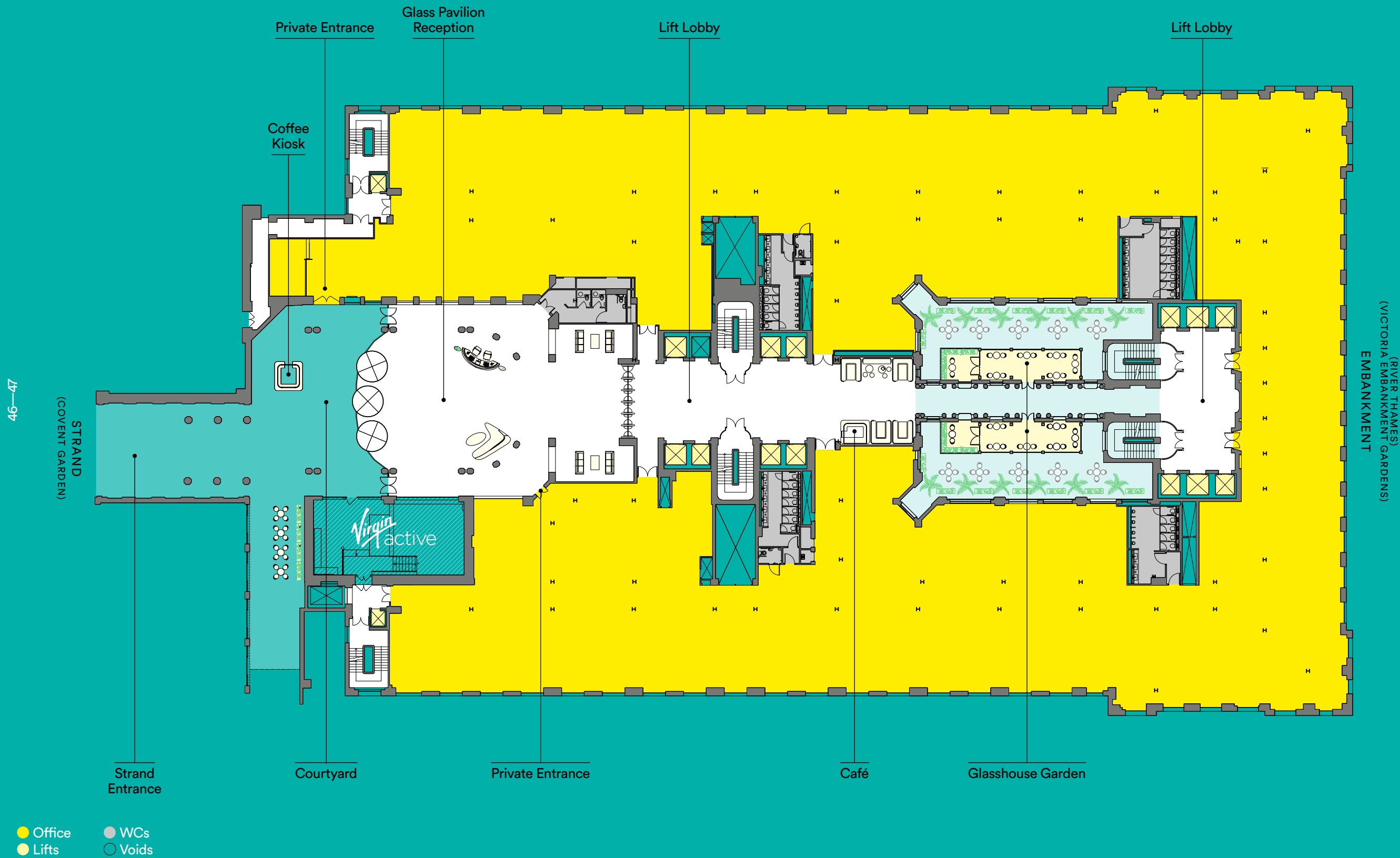
Occupancy ratio

1:8

1:12



Strand  
36,238 sq ft / 3,367 sq m  
Office: 36,215 sq ft / 3,365 sq m  
Storage: 23 sq ft / 2 sq m



Not to scale. For indicative purposes only.



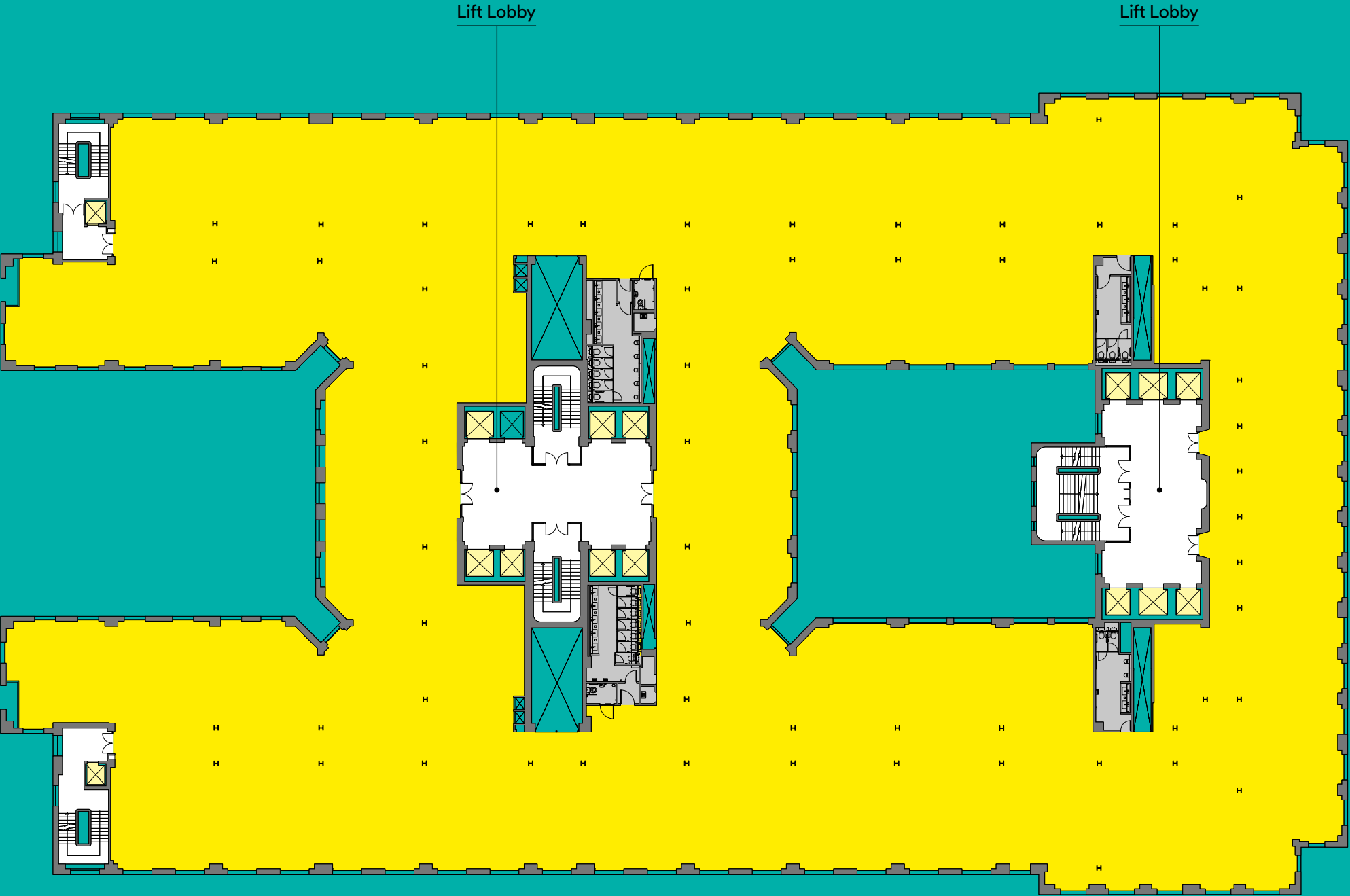


Level 5

40,077 sq ft / 3,724 sq m

Office: 40,059 sq ft / 3,722 sq m

Storage: 18 sq ft / 2 sq m



- Office
- Lifts
- WCs
- Voids

Not to scale. For indicative purposes only.



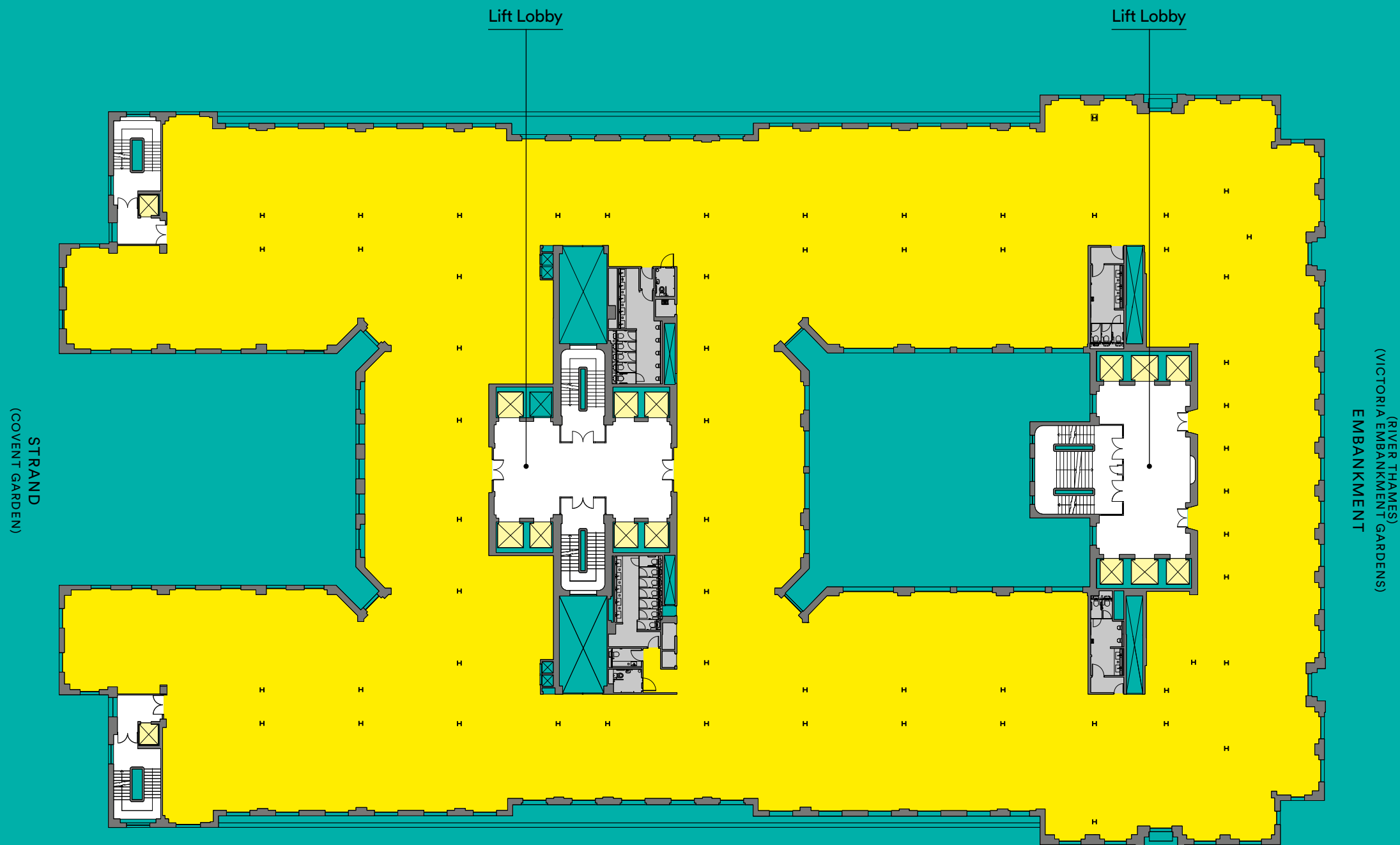


Level five benefits from impressive views, from the City round to Westminster, ensuring the floorplate is flooded with high levels of natural light.





**Level 6**  
38,145 sq ft / 3,544 sq m  
Office: 38,121 sq ft / 3,542 sq m  
Storage: 24 sq ft / 2 sq m



● Office  
● Lifts  
● WCs  
● Voids

Not to scale. For indicative purposes only.





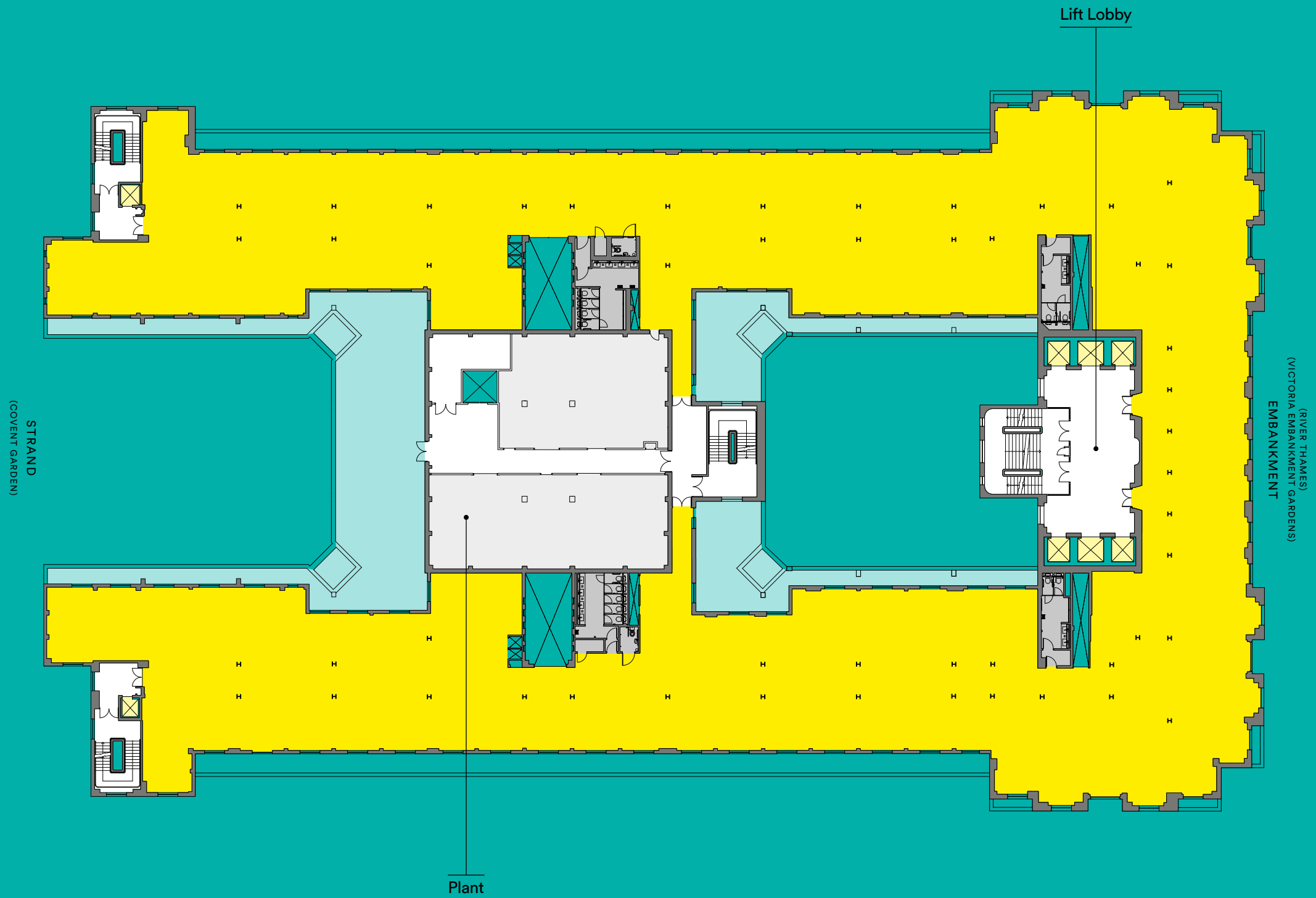


The stunning views from the upper floors at 80 Strand provide a welcome break from the office. Above the canopy level, uninterrupted, exceptional natural light penetrates into the office environment.



Level 8  
27,732 sq ft / 2,576 sq m  
Terrace: 4,167 sq ft / 387 sq m\*

56—57



- Office
- Lifts
- Terraces
- WCs
- Voids

Not to scale. For indicative purposes only.  
\*Proposed accessible terrace. Areas subject to measurement.



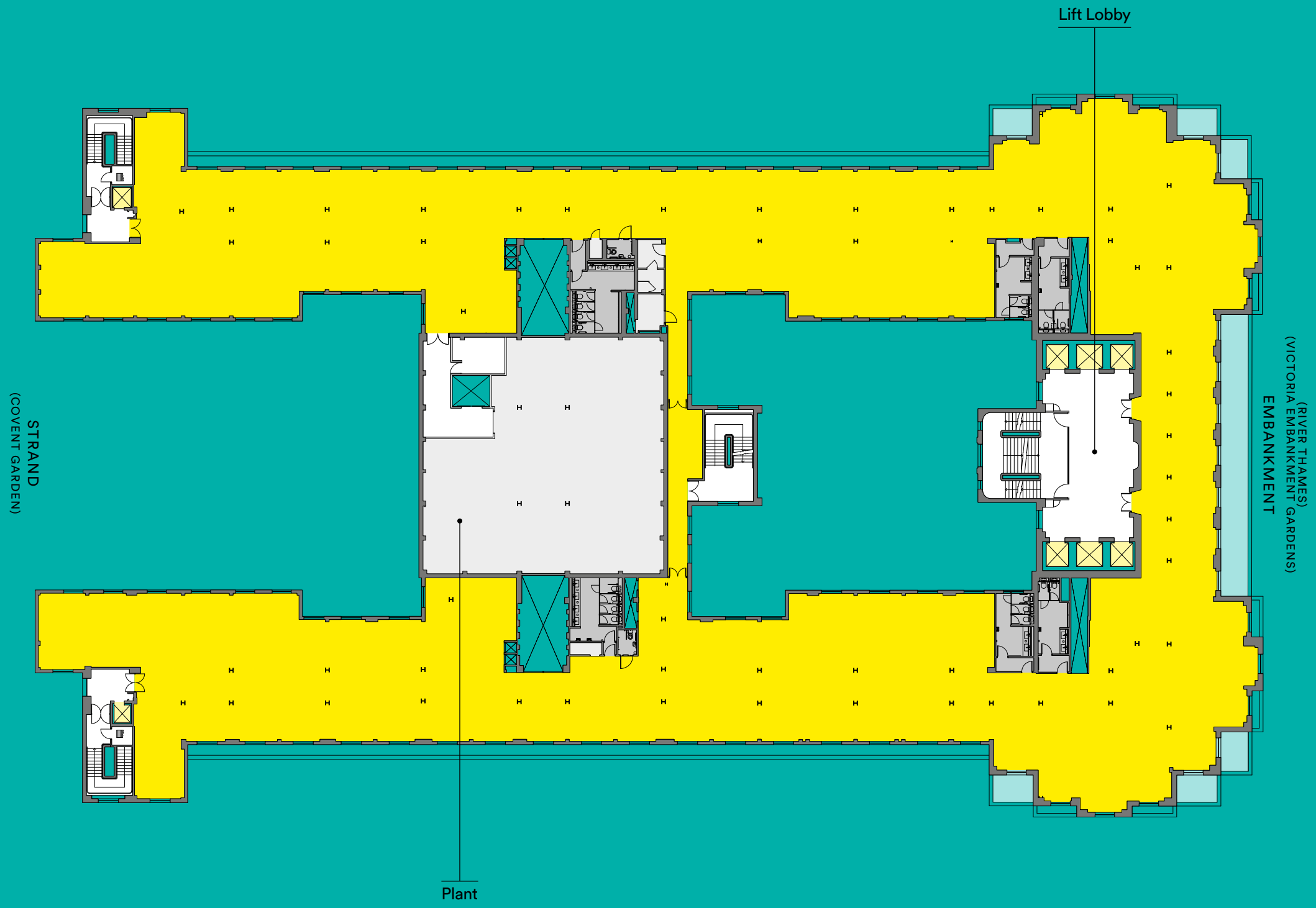


Level eight benefits from exceptional views, spanning through the south, from the London Eye to the Shard.





Level 9  
24,632 sq ft / 2,288 sq m  
Terraces: 980 sq ft / 91 sq m\*



- Office
- Lifts
- Terraces
- WCs
- Voids

Not to scale. For indicative purposes only.  
\*Proposed accessible terrace. Areas subject to measurement.



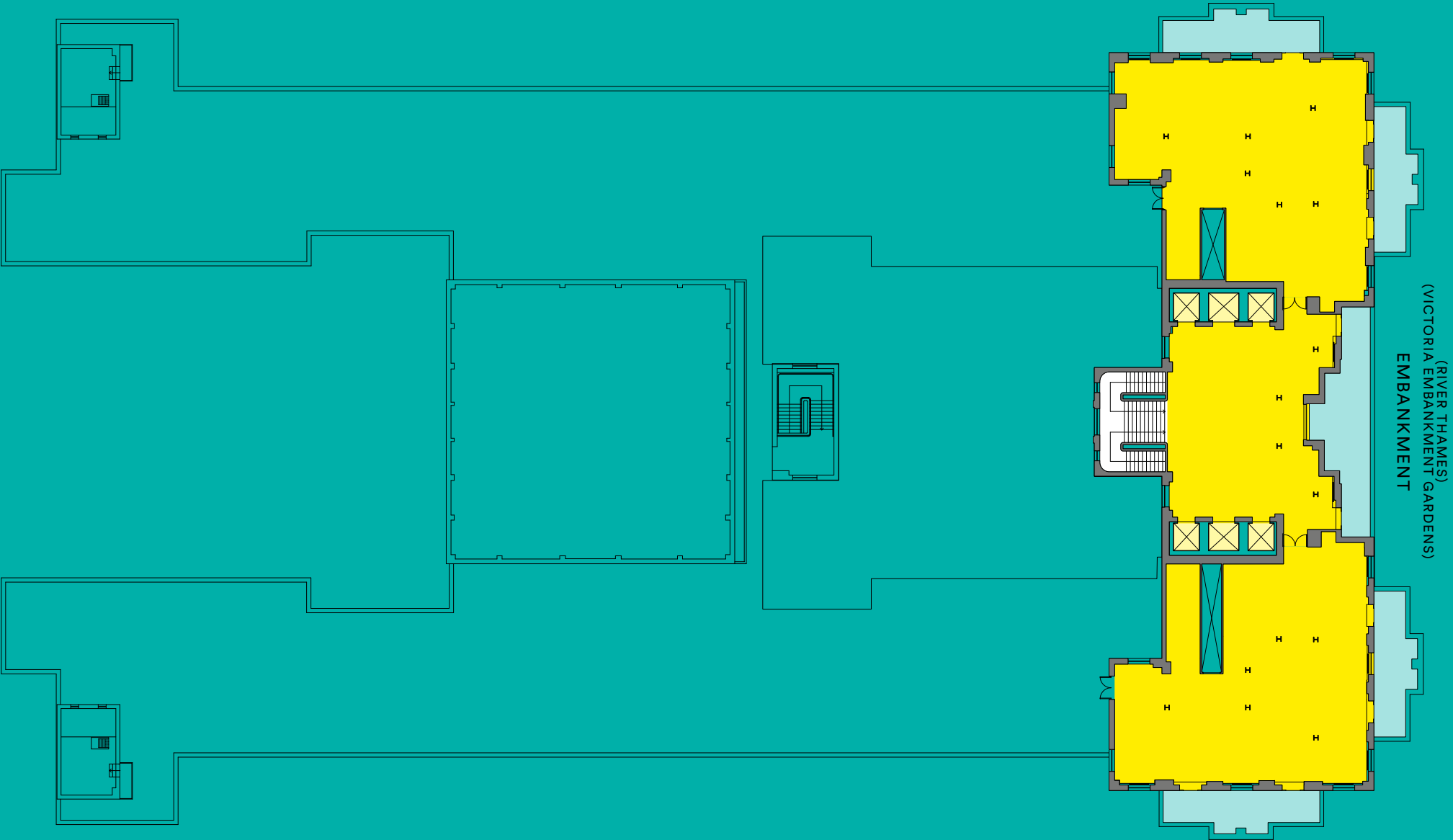


Level nine benefits from a number of south facing terraces with stunning views.



**Level 10**  
6,173 sq ft / 573 sq m

Reception: 1,573 sq ft / 146 sq m  
Offices: 4,582 sq ft / 426 sq m  
Terraces: 1,572 sq ft / 146 sq m\*



- Office
- Lifts
- Terraces
- Voids

Not to scale. For indicative purposes only.  
\*Proposed accessible terrace. Areas subject to measurement.





A view like no other



The terraces on the ninth and tenth floors of 80 Strand look out on a breath-taking panoramic scene – perfect for private meetings and client entertainment.

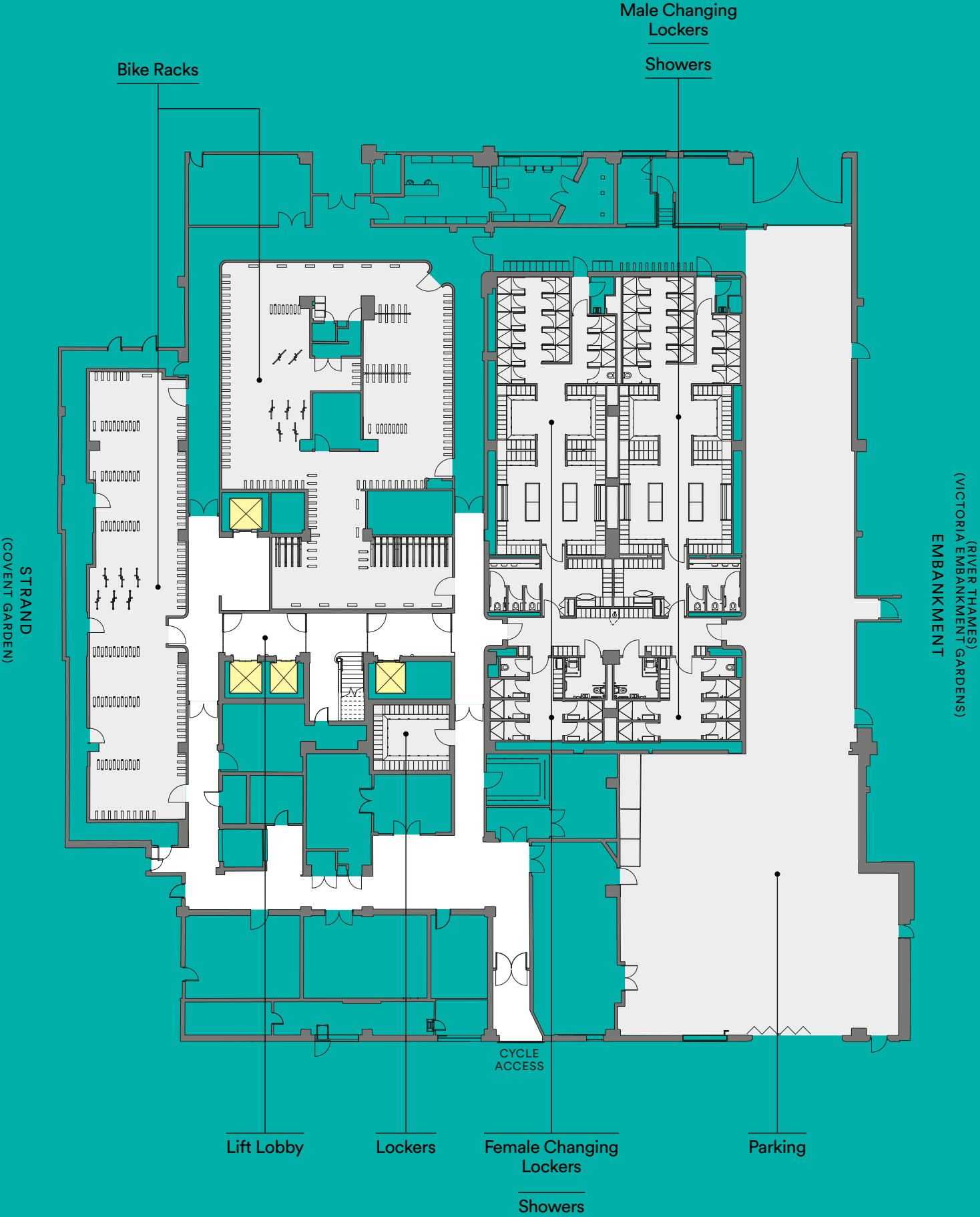
From the Shard to the London Eye, these uninterrupted views include some of the Capital's most significant landmarks.







Basement  
530 lockers  
300 secure bike racks  
38 showers  
1 drying room



Not to scale. For indicative purposes only.





Putting wellness  
front and centre

80 Strand benefits from an on-site Virgin Active, accessed from the Strand side. Complete with a state of the art gym, spinning studios, an indoor pool and spa facilities, fitting in your morning run or evening swim could not be easier.

74—74

boost

Virgin  
active



**Reimagining what matters  
with every detail**

Increasingly, modern commutes are made on foot or on bicycles.

At 80 Strand, the basement is undergoing a complete overhaul to house 300 secure bike racks to accommodate these needs.

38 new showers, state-of-the-art changing rooms, a drying room and 530 lockers will also be provided.

There is a car park at basement level.





Summary Specification

- Floor to ceiling height of circa 2.8m
- Raised access floor 150mm
- 15 passenger lifts
- Two goods lifts (one dual purpose)
- 4 pipe fan coil air conditioning
- BREEAM rating: Very good
- EPC rating: B
- WiredScore rating: Gold
- Occupancy ratio 1:8 sq m
- 40 showers
- 406 cycle spaces
- 530 lockers
- Car parking

Building Specification

Structural Design

**Structural grid**  
Column grid around 6x7m  
Along the corridor, columns are each side in a grid approximately 2.5x7m

**Planning grid**  
Approximately 5x5m

**Design density**  
8m² per person

**Means of escape**  
Fire strategy to be provided

**Floor loadings**  
3.3 kN/m² self-weight of floor slab  
2.4 kN/m² super-imposed dead load (finishes and services) including 0.55 kN/m² for MEP services and 0.15 kN/m² for suspended ceiling  
2.5 kN/m² super-imposed live load (mainly open plan)

On Floor

Note: This section gives approximate figures and are subject to construction tolerances

Floor to ceiling

Floor	Slab to Slab (m)	Floor to Ceiling (m)
10th (shell & core)	2.98	n/a
9th	various	2.70
8th	3.13	2.82
6th	3.13	2.83
5th	3.13	2.80
Strand	3.14	2.83
Mezzanine	3.12	2.81
Embankment	3.13	2.82

**Raised floor depth**  
With RAF 150mm from slab to top of RAF  
Does not apply to L9/10

**Air conditioning system**  
4 Pipe Fan Coil Units

**Air changes**  
1.4 l/s/m²

**Ceilings type**  
Autex raft system

**Lighting**  
Office Space: 300-500 Lux  
Corridors: 200 Lux at floor level  
WCs/DWC: 200 Lux at floor level  
Cleaners’ cupboard: 200 Lux  
Plant rooms: 200 Lux

**Small power (Cooling)**  
25W/m²

**Small power (AC)**  
In terms of electrical loads, general small power allowance is 25W/m²

**Generator support**  
Generator support is 12W/m² per floor

General Building

**WC Provision**  
Flooring is a white tile 2400x1200mm  
Wall finish are a white tile 2400x1200mm  
Bins are integrated into the joinery with the hand basins  
Touch free soap dispensers  
Touch free taps in a brushed stainless steel finish

Lifts

**Lifts**  
15 Schindler passenger lifts / 1 goods lift  
1 Aurora goods lift  
(between Basement and Embankment)

**Embankment core:**  
4 no. 1400kg / 18 person  
1 no. 2000kg / 25 persons  
1 no. 2000kg / 26 persons

**Centre core:**  
4 no. 1400kg / 18 person  
1 no. 1125kg / 14 persons  
1 no. 2050kg / 27 persons  
1 no. 2050kg / 27 persons (goods lift)

**NW and NE cores:**  
2 no. 6300kg / 8 persons

**Basement:**  
1 no. goods lift 1500kg / 20 persons

Tenant Amenities / Facilities

406 cycle spaces – 6 electric charge points  
40 showers – 14 male, 14 female,  
2 accessible, 10 unisex  
530 lockers  
Towel service  
Separate drying room  
Kitchen extract provision  
(Tea points provided on each floor. Spatial provision for a single catering kitchen extract.)  
Bike maintenance workshop

Sustainability

**BREEAM 2014 rating for new and refurbished offices Targeted:**  
Very Good

**Energy Performance Certificate rate (EPC) Targeted:**  
B

**WiredScore**  
Gold

Mechanical & Electrical Services

**Occupancy**  
1 person per 8 sq m (NIA)

**Fresh air provisions**  
11.2 l/s per person at 1:8m²

**Cooling loads**  
1:8m² 8 W/m² lighting  
25 W/m² small power

**Comfort**  
Exposed HVAC fan coil unit system for heating and cooling  
Good quality fresh air supply / well distributed due to arrangement of ceiling bays

**Fresh air provisions**  
11.2 l/s per person at 1:8m²

**Air conditioned space**  
Summer: 24°C+-2°C (uncontrolled RH)  
Winter: 20°C+- 2°C

**WC extract**  
10 air changes / hour

Electrical

**Electrical loads**  
8 W/m² lighting  
25 W/m² lighting

**Lighting**  
450 lux average  
200 lux (WCs)

**Task uniformity**  
0.6

**Lighting energy use**  
8 W/m²

Acoustics

**Building services open plan**  
NR38



Building Specification continued

Structure

Structure

Steel frame cast concrete with exposed steel columns

Soffit

Exposed concrete hollow core slabs 300mm

Downstand beams

300mm

Cill

840mm internal height

New structure:

Basement floor slab

5 KN/m²

Lightwell slabs

(Embankment and Strand) 3 KN/m²

Roofs generally

0.6 KN/m²

Existing structure:

Office and communal areas first to seventh and eighth – tenth levels in the Embankment tower (1930s) construction

4.7 KN/m²

8th and 9th floors to main wing (1947 construction)

2.5 KN/m²

Office Space

Walls

Natural stone detailing to entrance door surrounds from lift lobby

Steel frame columns / masonry walls with plaster / painted white finish

Windows

Original steel Crittal windows with secondary glazing

Floors

Fully accessible 110mm galvanised steel wrapped particle board on steel pedestals

Ceilings

Exposed plastered soffit, painted and carefully designed services. Painted down stand beams

Lighting

Pendant downlights fixed to underside of exposed soffit

Doors

Bronze faced, steel frame double swing doors with glazed vision panels to lift and stair lobbies

White painted doors to ancillary areas / WCs etc and dark grey veneer doors to washrooms

Blinds

Manual roller blinds

Heating

Fan coil unit system

Communal stair / lift lobbies

Floors

Natural stone tiles

Walls

Portland stone cladding to internal walls

Ceilings

Painted plastered ceiling with art deco cornice to perimeter

Lighting

Feature pendant and wall light fittings / recessed downlights

Doors

Bronze faced, steel frame double swing doors with glazed vision panels to lift and stair lobbies

Heating

Concealed fan coil units behind Portland stone wall finishes, with access panel / grilles to top and skirting

WCs

Walls

Crackle glazed ceramic tiles / white emulsion paint

Floors

450mm terrazzo tiles

Ceilings

Painted plasterboard ceilings

Doors

White laminate cubicle doors

Lighting

Downlights with integrated mirror lighting

Fixtures

White wall-hung ceramic WC pans and urinals, white recessed basins, black taps, mild steel framed mirror, stainless steel soap dispensers, toilet roll holders, toilet brushes, hooks, stops and ironmongery. Wall mounted waste bins

Ventilation

MEV system with concealed grilles at 10 air changes / hour

Showers (basement)

Walls

300×600mm porcelain tiles

Floors

Large format porcelain tiles. Linear slot drain with tile insert

Ceilings

White painted plasterboard ceiling with concealed services over and extract to each individual shower cubicle

Lighting

Recessed LED downlights

Shower cubicles

Grey laminate doors in metal anodised frame and reeded glass panel above

Fixtures

Stainless steel fixtures. Wall hung shower with adjustable shower head. Wall mounted soap dispensers

Proactive Installations

Fire alarm

Automatic fire detection system and manual call points. Sprinkler protection provided to basement areas

Public address / voice alarm system (PAVA) and Emergency Voice Communication System (EVCS) speaker coverage

Security Systems

The building is provided with a CCTV system to monitor all external entrances, as well as the internal reception areas, loading bay and lifts

Access Control

Main Entrance

Audio intercom system to the 24/7 security control room

Cycle store

24/7 security control to dedicated cycle stores at basement level. Valid access card reader on entry / exit. Visitor cycle spaces located outside security control room

Loading Bay

24/7 security. Gated access secured between 19:00-07:00 Mon-Fri and weekends. Access via intercom system which connects to security control room when gates are closed

Lighting Control

Offices

PIR presence detection with lighting levels linked to astronomical time clock/daylight sensor

WCs/Stairs/Lift lobbies

PIR presence detection with specific morning, evening and night sensors. Emergency lighting

Showers

PIR presence detection. Plantrooms Local switching.

Reception

Lighting control panel with specific morning, evening and night scenes

System Control

DALI lighting control system with automatic emergency testing

Building Maintenance

Façade Maintenance

Stone cladding cleaned on a 10-year cycle using scaffold system. External window cleaning is completed on a 6-month cycle via abseil

Internal Maintenance

Cleaning schedule for common areas, with agreed monthly / quarterly tasks. Landlord’s cleaner’s cupboard and office located at basement level

Refuse Storage

Refuse store, compactor and recycling facilities in secure external area on Ivy Bridge Lane, accessed from the basement level



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

For more information, please contact:

CBRE

GRYPHON

**Matt Chicken**  
matt.chicken@cbre.com  
07852 205 099  
020 7182 2023

**Alex Kerr**  
alex.kerr@cbre.com  
07867 185 924  
020 7182 2511

**Tom Meijer**  
tom.meijer@cbre.com  
07540 595 379  
020 7182 2778

**Colin Hargreaves**  
colin@gryphon.uk.com  
07778 164 159  
0203 440 9804

**Jamie Major**  
jamie@gryphon.uk.com  
07552 604 743  
0203 440 9809

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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

For more information, please contact:

CBRE

G R Y P H O N

**Matt Chicken**  
matt.chicken@cbre.com  
07852 205 099  
020 7182 2023

**Alex Kerr**  
alex.kerr@cbre.com  
07867 185 924  
020 7182 2511

**Tom Meijer**  
tom.meijer@cbre.com  
07540 595 379  
020 7182 2778

**Colin Hargreaves**  
colin@gryphon.uk.com  
07778 164 159  
0203 440 9804

**Jamie Major**  
jamie@gryphon.uk.com  
07552 604 743  
0203 440 9809

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