



## 40 Craven Street

The Strand, London, WC2N 5NG

**Exceptionally located  
serviced office.**

**632 sq ft**  
(58.71 sq m)

- Prime Central London location.
- Receptionist and waiting room.
- Serviced office.
- Large shared meeting room
- Exceptional transport links.
- Extensive local amenities.



## Summary

<b>Available Size</b>	632 sq ft
<b>Rent</b>	£29,950 per annum
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	C (72)

## Description

This exceptionally placed office within close proximity to iconic attractions Trafalgar Square, The National Gallery and Nelson's Column is perfect for exciting clients and colleagues alike. Within a 5-minute walk of Charing Cross Station is this grand and imposing building, serviced by a manned reception desk and shared meeting room facilities. Respite from your screen is offered by all of Central London's attractions and amenities, with postal services, cafés and restaurants all around.

Offering in excess of 600 sq ft of usable office space, the premises are exceptional for an expanding company looking for a central operations base in the heart of London.

## Location

The office is extremely close to the vibrant area of the Strand with excellent high end shops and restaurants. The area is extremely well served by public transport with Charing Cross (Bakerloo & Northern Lines and South Eastern Overground Trains) and Embankment underground station (Circle & District Line) within an easy walking distance. The area is also particularly well serviced by local bus routes around the city and stretching to each corner of London.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
1st	632	58.71	Available
<b>Total</b>	<b>632</b>	<b>58.71</b>	

## Terms

RENT: £29,950 per annum.

EPC: C (72).

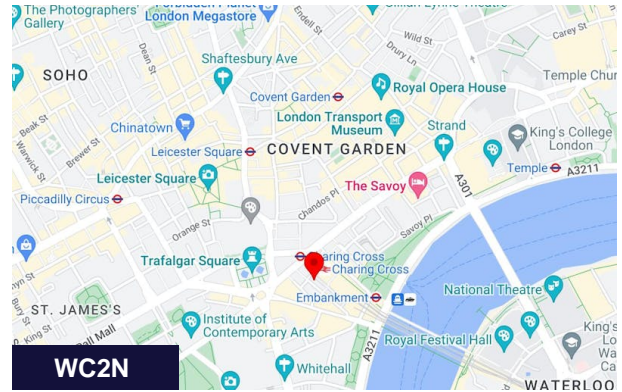
BUSINESS RATES: On Application.

SERVICE CHARGE: £17/sq ft.

LOCAL AUTHORITY: City of Westminster.

LEGAL COSTS: Each party is to pay their own legal costs.

VIEWINGS: Strictly by appointment with Sole Agents Winkworth Commercial.



## Viewing & Further Information



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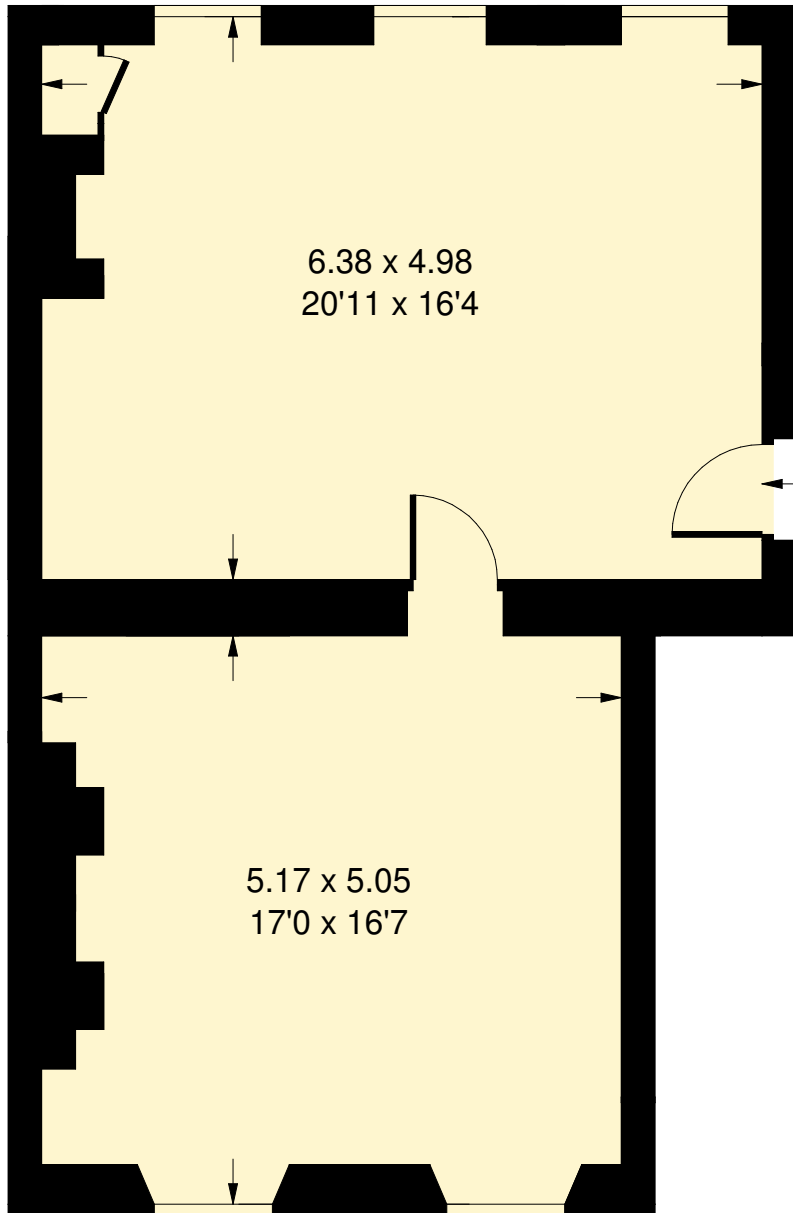
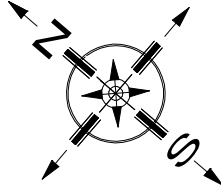
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# Craven Street, WC2

Approx. Gross Internal Area  
58.7 sq m / 632 sq ft



**First Floor**

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.  
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.  
Plan is for illustration purposes only, not to be used for valuations.