



LOCATION

Situated within the **Coutts Bank Headquarters building**, 430 Strand is directly opposite **Charing Cross National Rail & Underground Station** and 500 metres east of the world-renowned **Trafalgar Square**. Combined rail & underground passengers exceed 30 million per annum. Nearby occupiers include Lloyds Bank, Sainsbury's, Marugame and Superdrug.

LEASE

Available by way off a new lease for a term to be agreed. The lease is to be excluded from the Security of Tenure and Compensation Provisions of the Landlord & Tenant Act 1954 (Part II).

RENT

Upon application.

LEGAL

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

D(81)

Accommodation

Ground Floor Only	3,560 sq ft	330.7 sq m
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Business Rates

Rateable Value (2023)	£206,000
Rates Payable (2023/24)	£109,592

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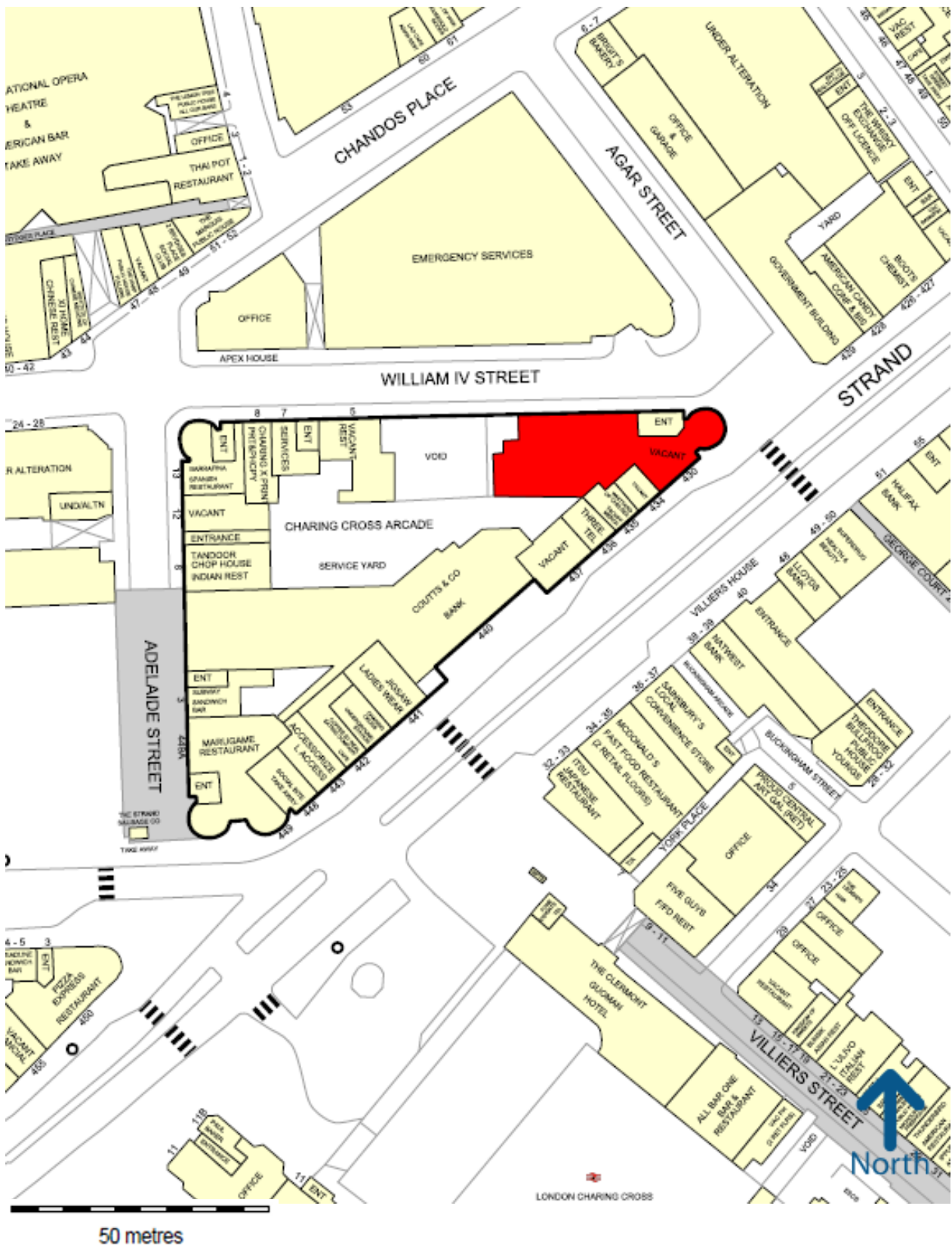
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MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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Regulated by the Royal Institution of Chartered Surveyors.

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