



## 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

<b>Ground Floor Only</b>	<b>3,560 sq ft</b>	<b>330.7 sq m</b>
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## Business Rates

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

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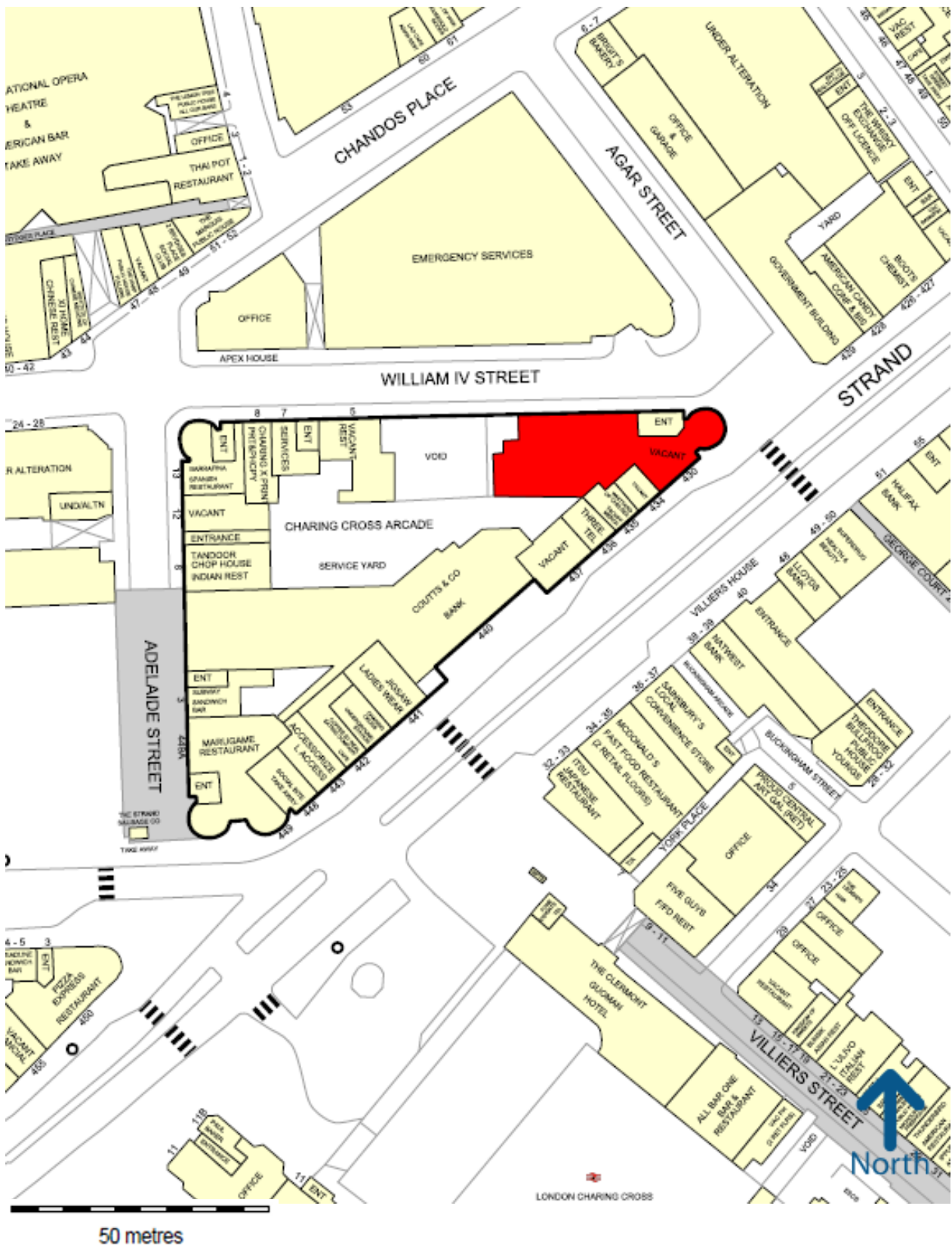
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MISREPRESENTATION ACT 1967 & PROPERTY MISDESCRIPTIONS ACT 1991

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Regulated by the Royal Institution of Chartered Surveyors.

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