

80 Strand — London





80 Strand. Reimagined.

In early 2022, 226,000 sq ft of contemporary office space was delivered. The Mezzanine and Embankment levels are available for immediate occupation. These floors range from 8,793 sq ft – 35,467 sq ft.

In collaboration with the landlord, this reimagination is a complete root and branch refurbishment, including M&E upgrades, a remodelled main reception, enhanced communal spaces, new shower and cycle facilities and wellness improvements throughout.

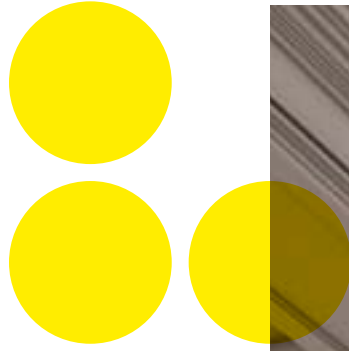
Located on the Strand, and just four minutes' walk to Covent Garden, the building benefits from two entrances – one off the Strand via a private courtyard, the other off Victoria Embankment Gardens leading to the river.

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



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.

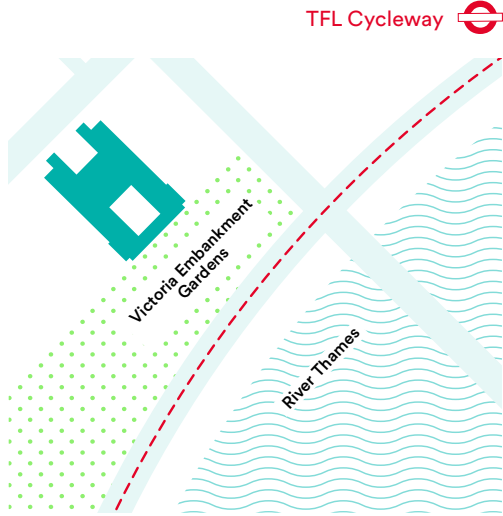
cool



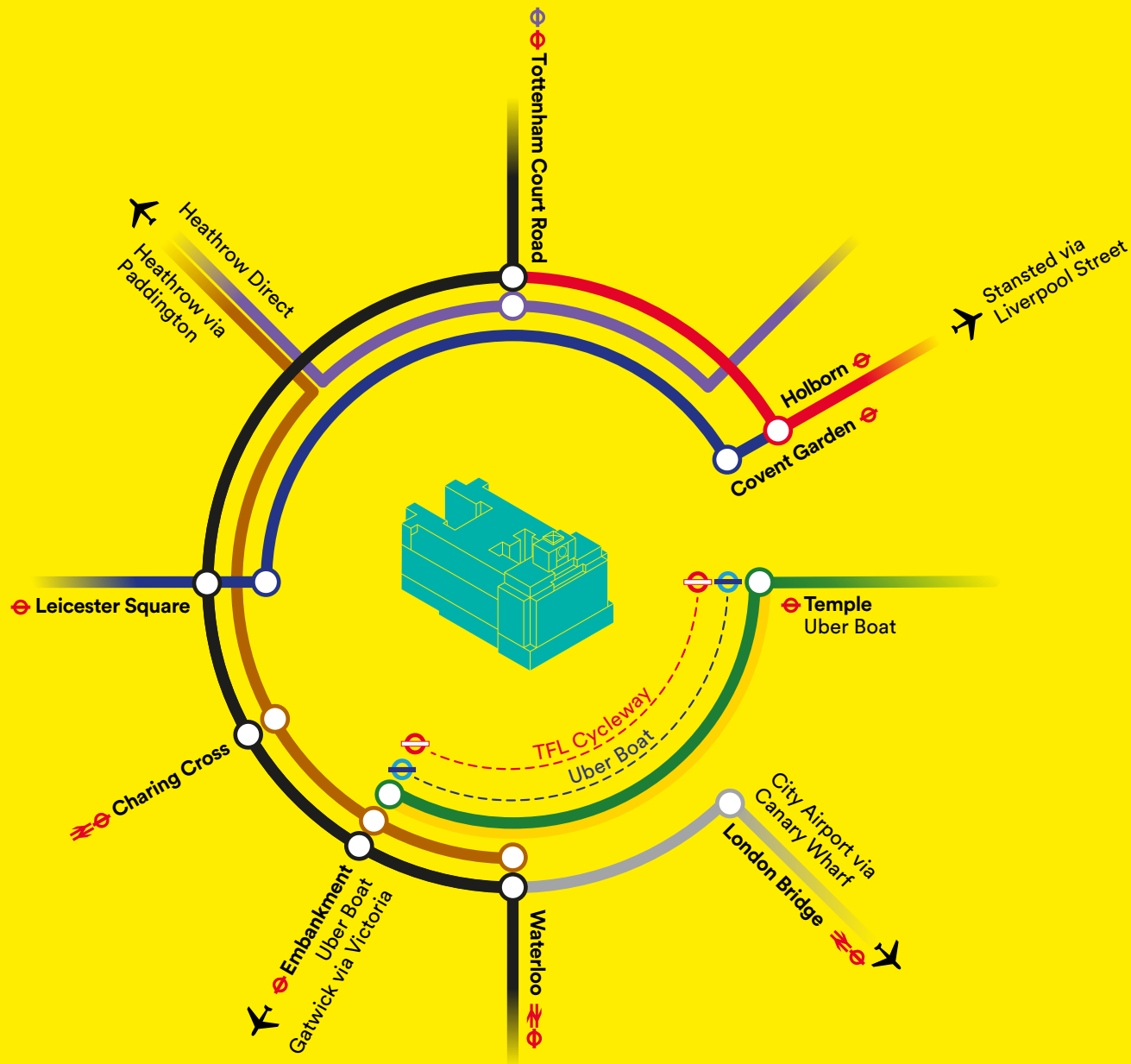
Work. Life. Balanced.

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.



08—09

By bike, train, car or boat...

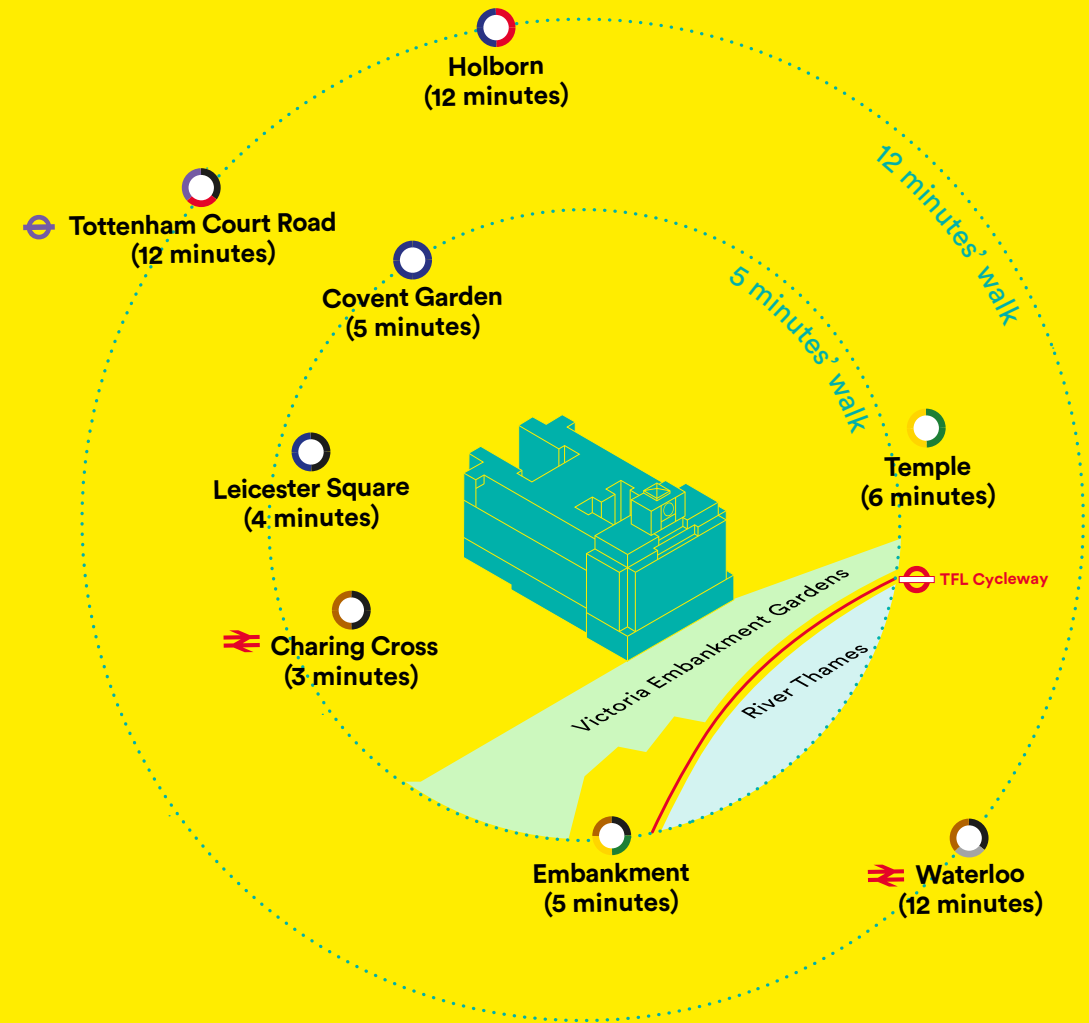
The cycle superhighway, which runs along Embankment, is directly outside the building providing cyclists and runners with the most convenient access. And thanks to the new cycle and shower facilities, in the basement, a healthier journey into work could not be easier.

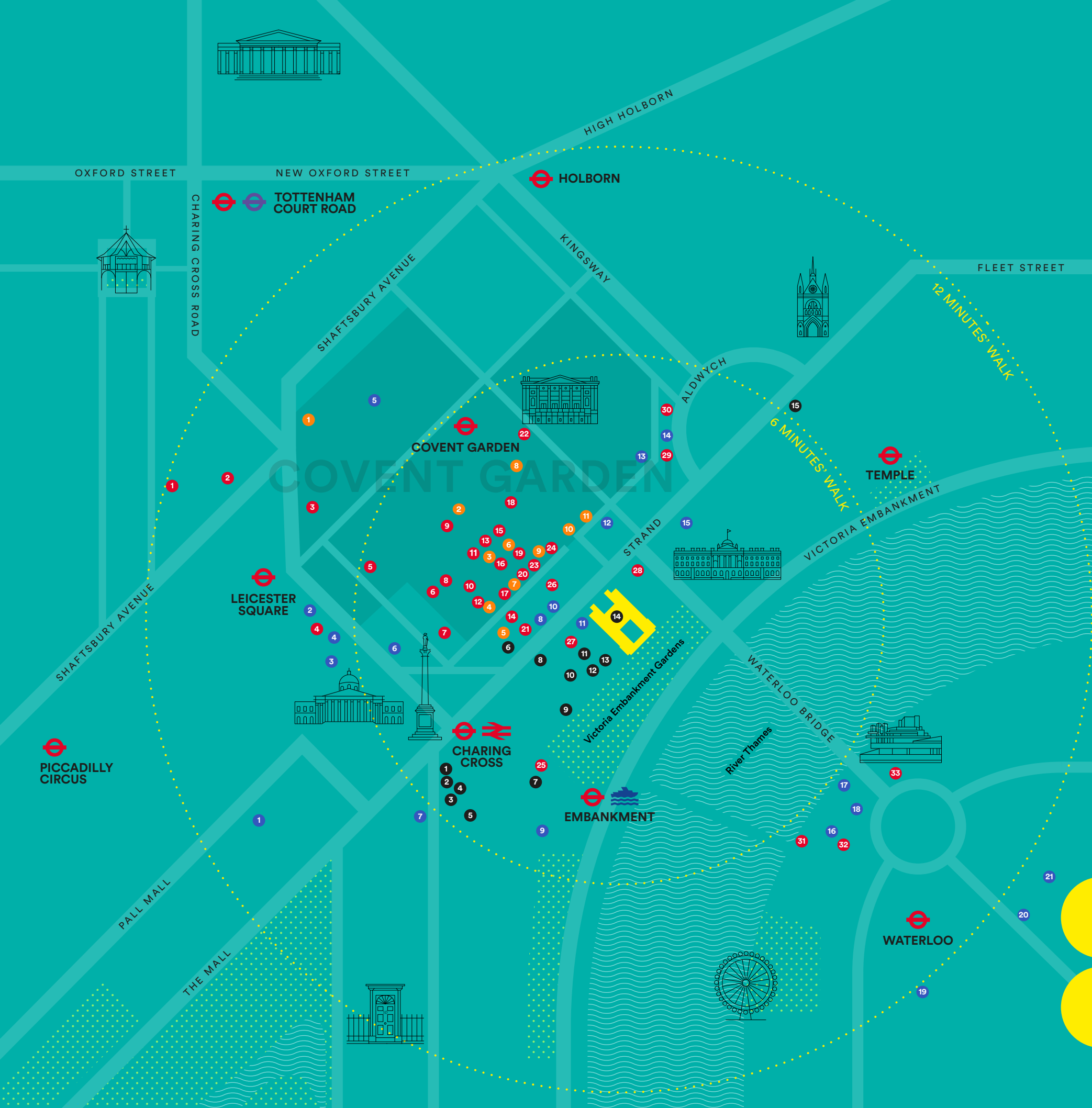
Five underground tube stations and the newly opened high-speed Elizabeth Line at Tottenham Court Road are just a ten-minute walk.

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).

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 Petroineos Trading
- 13 The Economist
- 14 Pearson
- 15 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 Caffe Nero
- 24 Milk Train
- 25 Gordon's Wine Bar
- 26 Honest Burger
- 27 Smith & Wollensky
- 28 American Bar
- 29 Radio Roof Top Bar
- 30 The Delaunay
- 31 Skylon
- 32 Topolski
- 33 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 Apple
- 4 Sandro
- 5 Aesop
- 6 Paul Smith
- 7 Hackett
- 8 Covent Garden Market
- 9 Dior
- 10 Mulberry UK
- 11 Chanel

oodles



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.

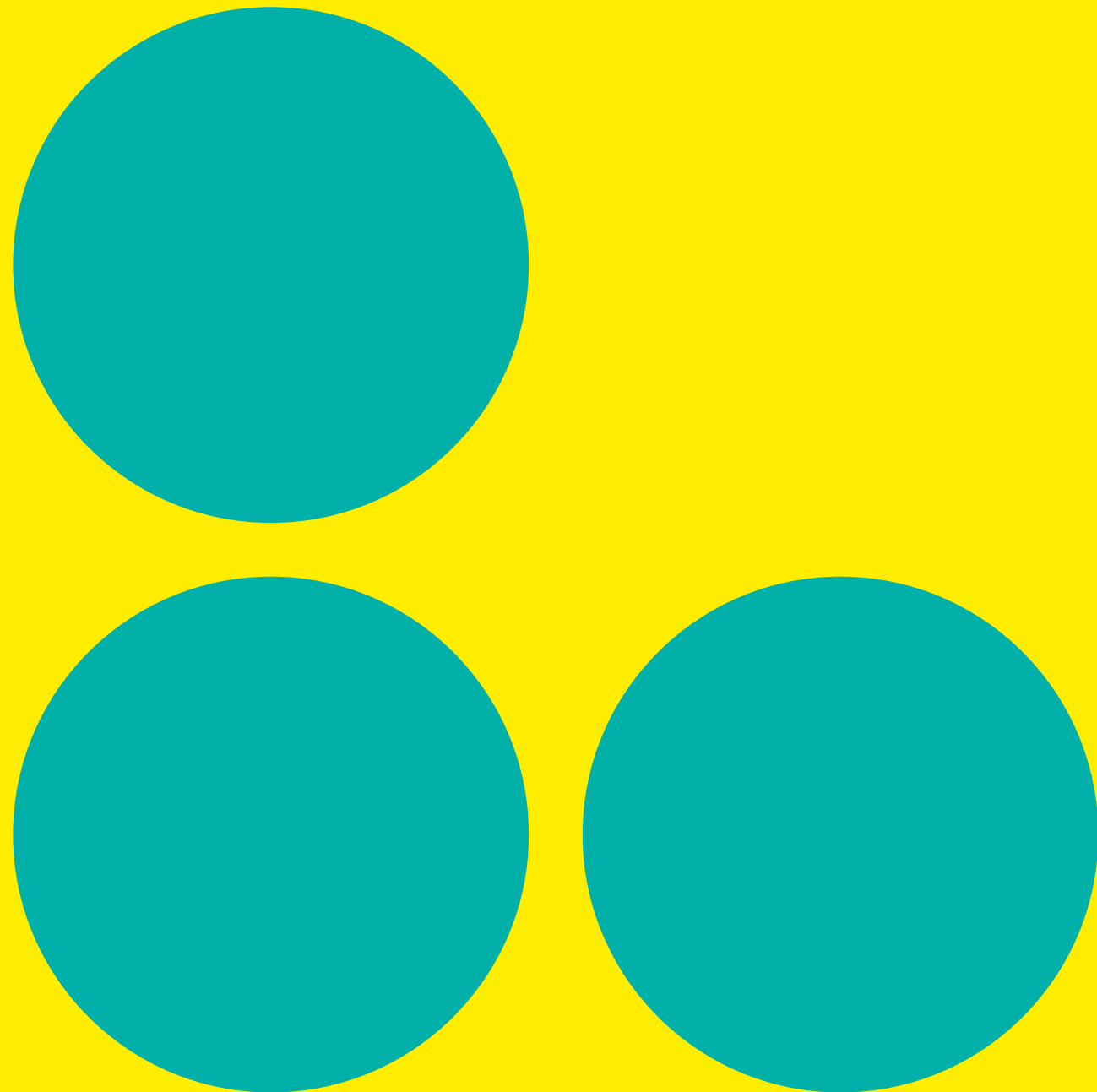
The covered market boasts unique craft stalls, while the pedestrianised piazza is made for leisurely lunchtime strolls.

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.

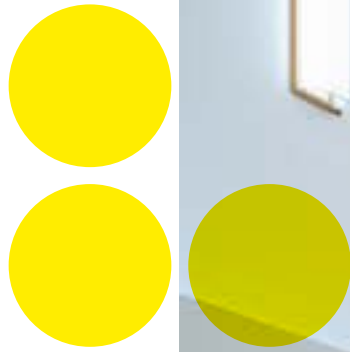
This is why, in collaboration with the landlord, 80 Strand has reimagined and remodelled the building in every detail. So, along with M&E upgrades, all doors come with touch-free access. Lifts operate with destination control.

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.

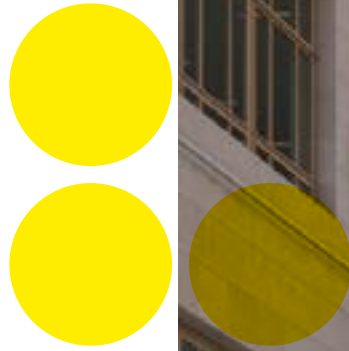


The new Strand entrance features an impressive lounge with private and collaborative spaces, as well as new speed gate access.



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

Feel outdoors, indoors



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.



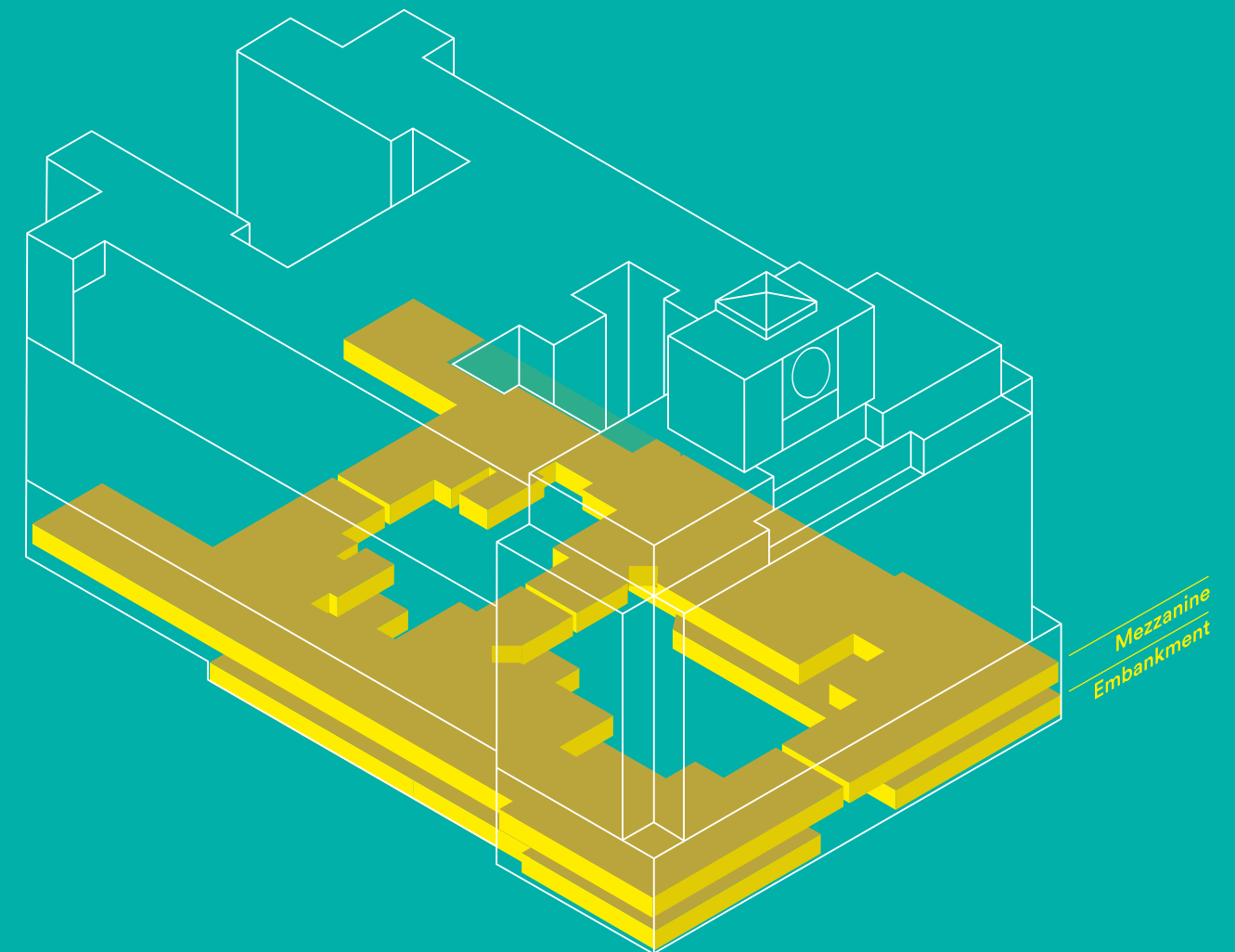
The Glasshouse Garden features an open-air courtyard with stylish dining and meeting areas.



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

Up to 52,880 sq ft of exceptional offices are available across Embankment and Mezzanine levels. Both floors can be subdivided providing offices from on Embankment and from 17,276 sq ft on Mezzanine. The Embankment level connects directly to all communal amenities including Glasshouse Gardens.

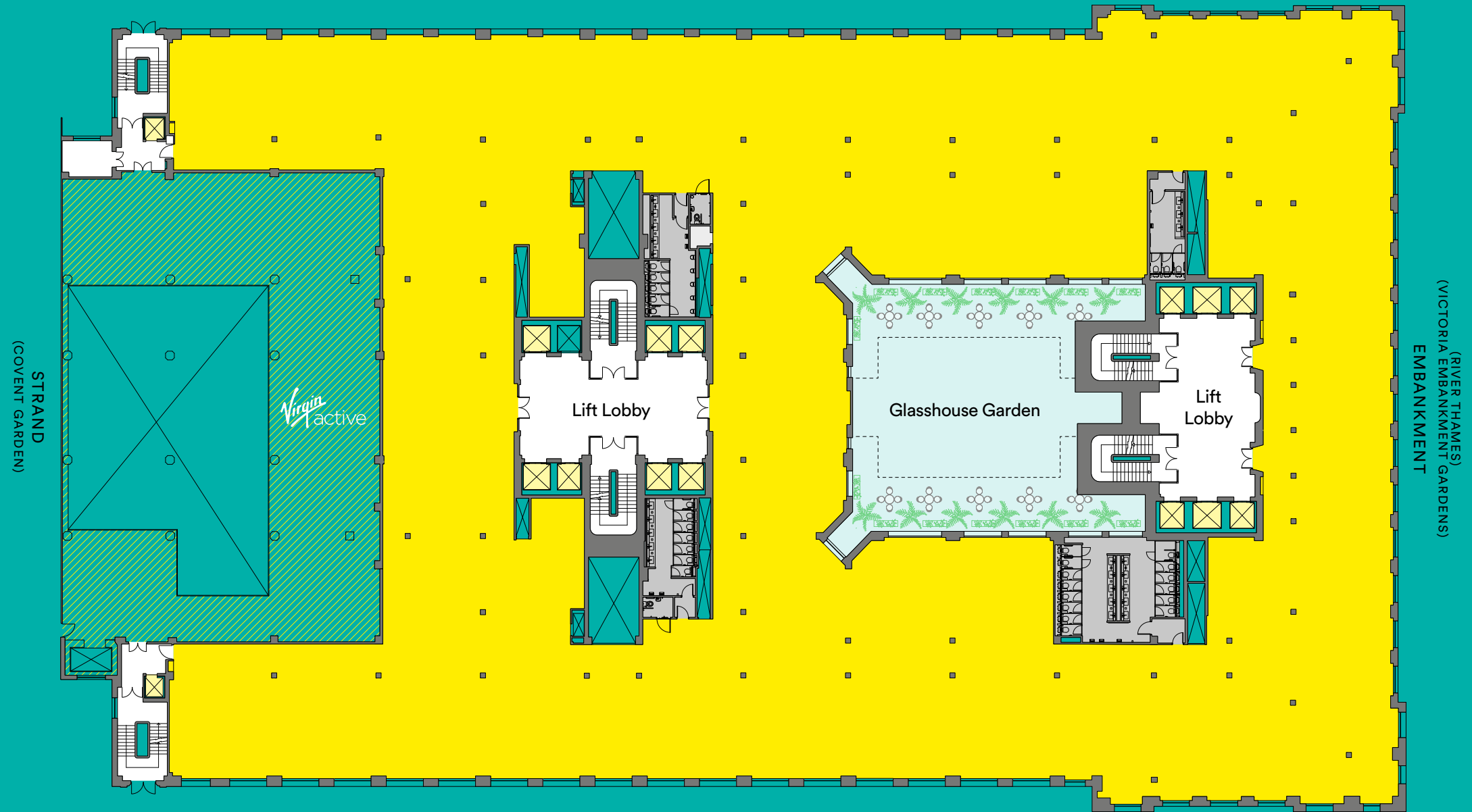
LEVEL		SQ FT	SQ M	STATUS
Mezzanine	Total	35,467	3,296	Available
Embankment	Total	20,651	1,919	Available
	Tenancy A	11,858	1,102	
	Tenancy B	8,793	817	
TOTAL		56,118	5,214	



Mezzanine

Total: 35,467 sq ft / 3,295 sq m

34—35



- Office
- Lifts
- WCs
- Voids

Not to scale. For indicative purposes only.



Mezzanine
Single tenancy

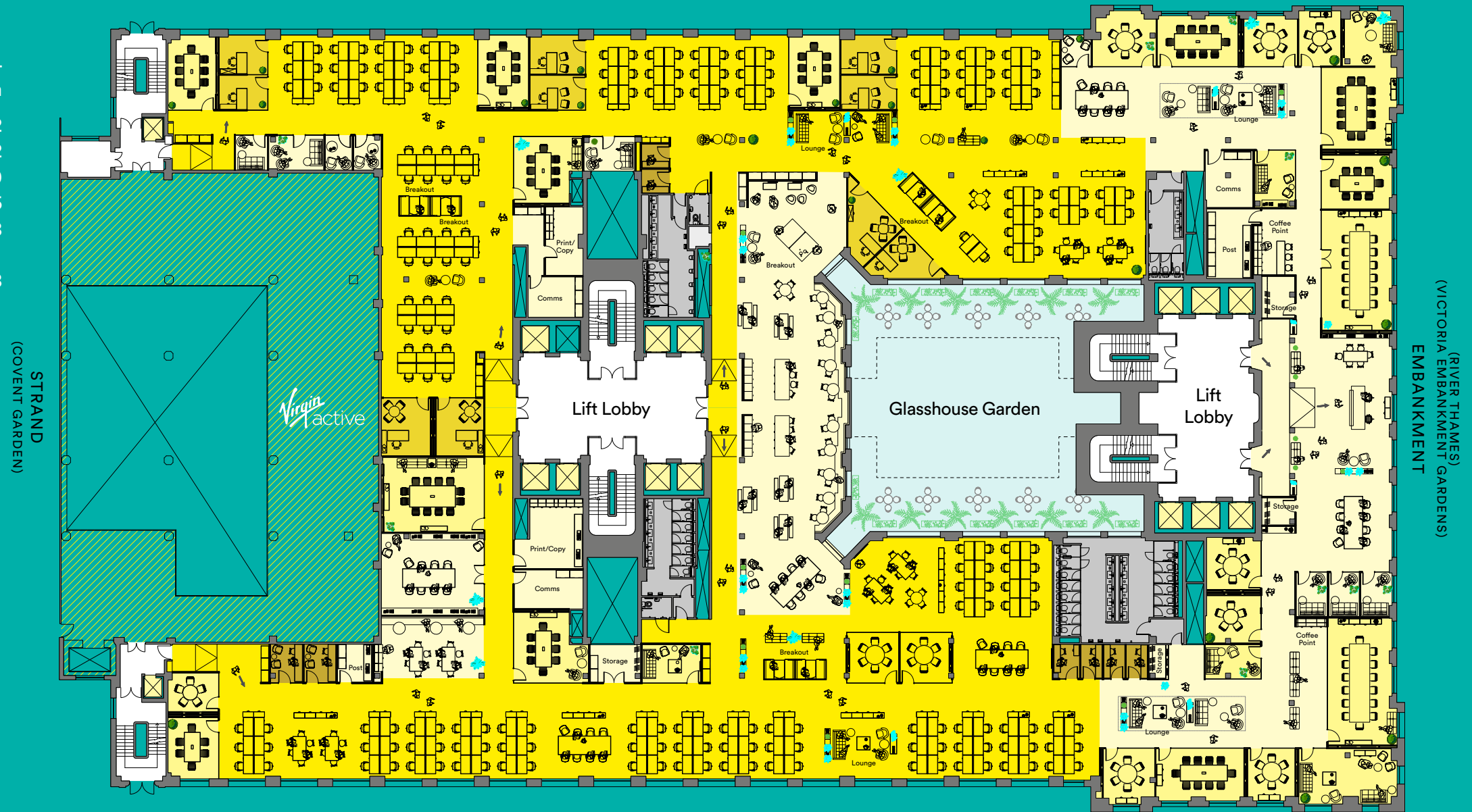
35,467 sq ft / 3,295 sq m

Total headcount 204

Occupational density 1:16 sq m

- Open plan 192
- Reception 2
- Offices 10
- Meeting Rooms 25
- VC Rooms 8
- Common areas 8
- Quiet Booths
- Quiet Rooms/Library

36—37



- Office
- Lifts
- WCs
- Voids

Not to scale. For indicative purposes only.



Mezzanine
Split tenancy

Tenancy B

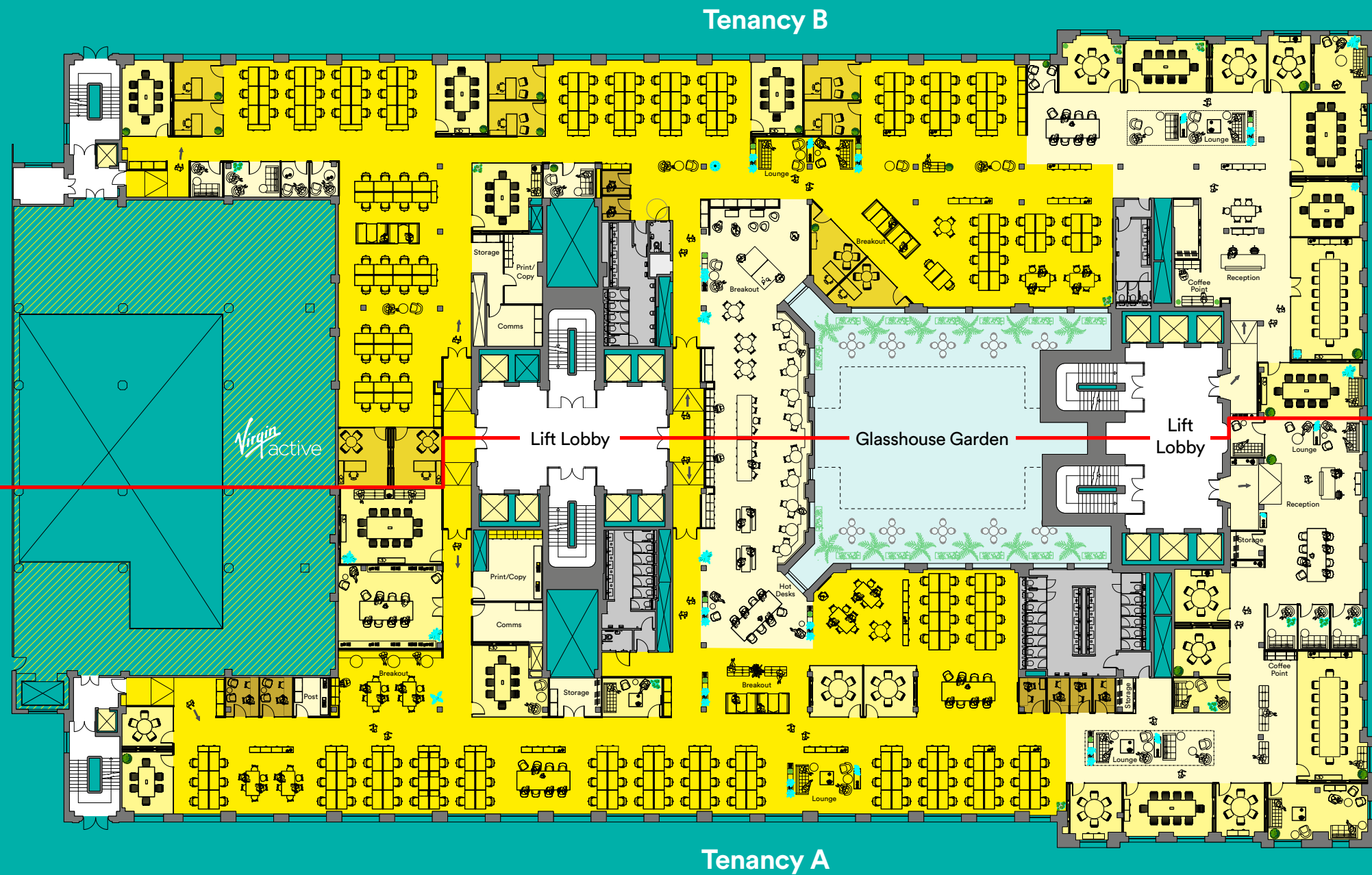
18,191 sq ft / 1,690 sq m
Total headcount 122
Occupational density 1:14 sq m

- Open plan 110
- Reception 2
- Offices 10
- Meeting Rooms 12
- VC Rooms 2
- Common areas 5
- Quiet Booths 5

Tenancy A

17,276 sq ft / 1,605 sq m
Total headcount 84
Occupational density 1:19 sq m

- Open plan 82
- Reception 2
- Meeting Rooms 15
- VC Rooms 6
- Common areas 4
- Quiet Booths 4
- Quiet Rooms/Library 4



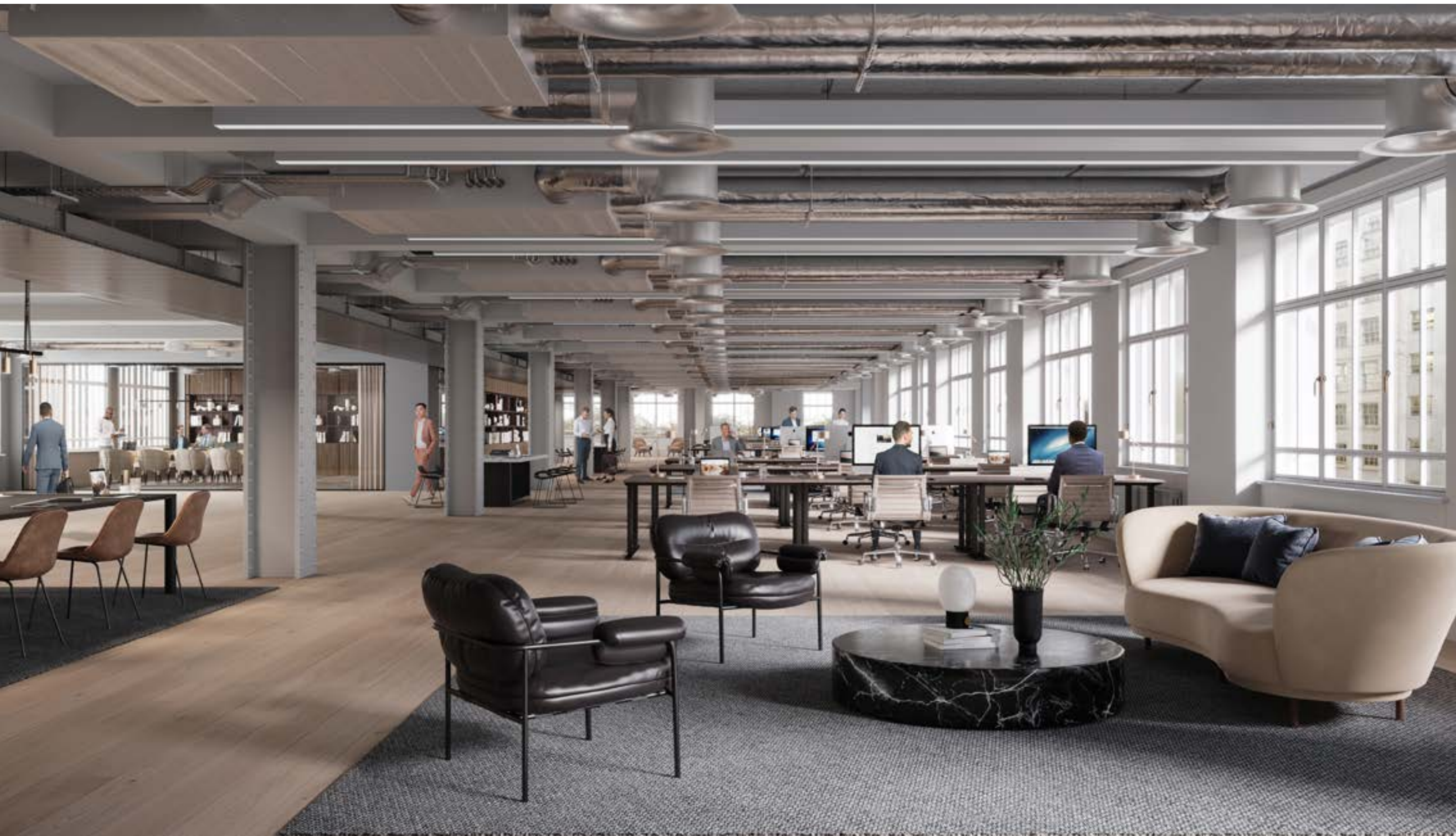
- Office
- Lifts
- WCs
- Voids

Not to scale. For indicative purposes only.





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



Indicative corporate-style fit-out. Mezzanine level.

Occupancy ratio





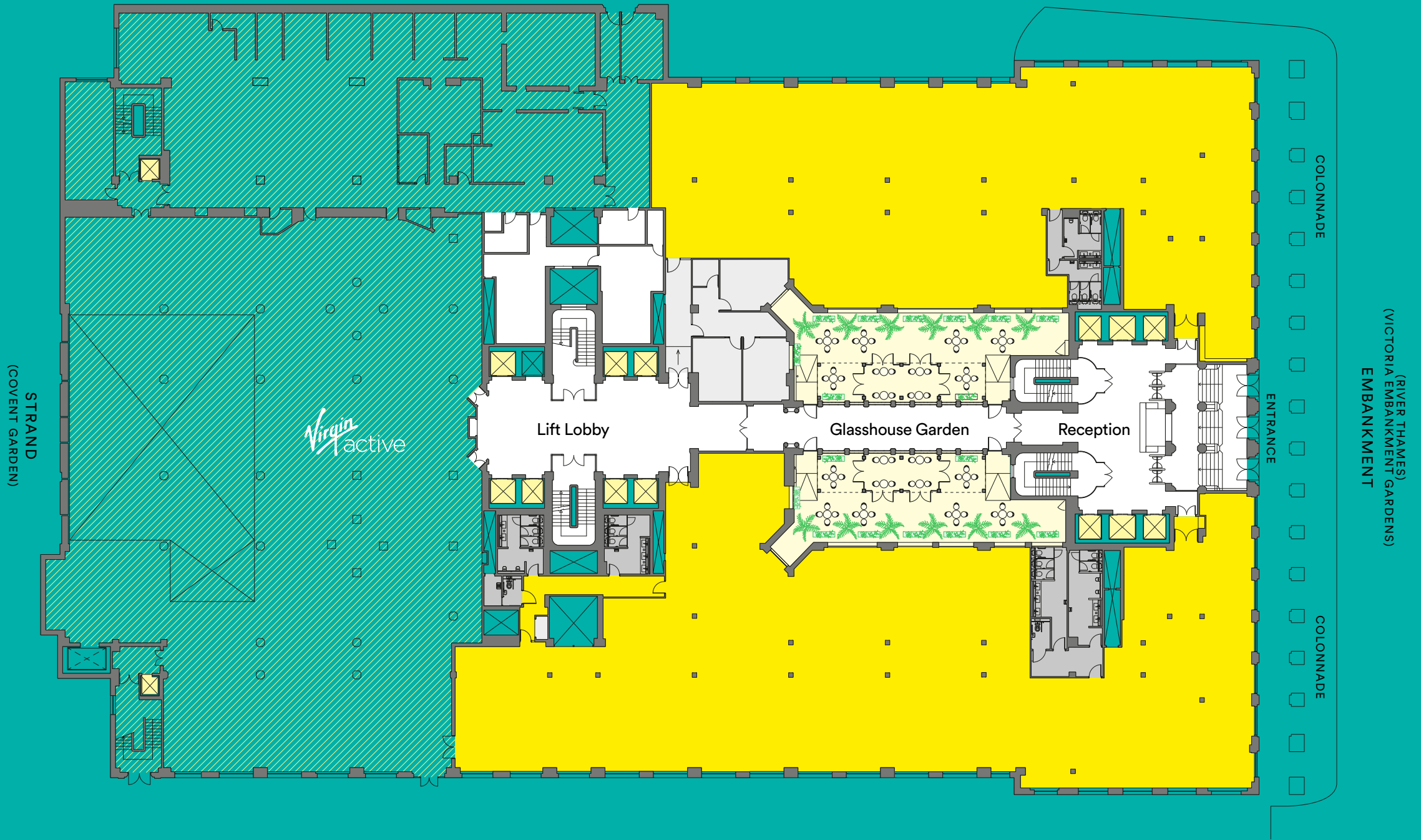
Indicative media-style fit-out. Mezzanine level.

Occupancy ratio

1:8

1:12

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



46—47

- Office
- Lifts
- WCs
- Voids

Not to scale. For indicative purposes only.



Embankment
Split tenancy

Tenancy A

11,858 sq ft / 1,102 sq m

Total headcount 91

Occupational density 1:12 sq m

- Open plan 86
- Reception 2
- Executive Offices 3
- Meeting Rooms 8
- VC Rooms 2
- Common areas

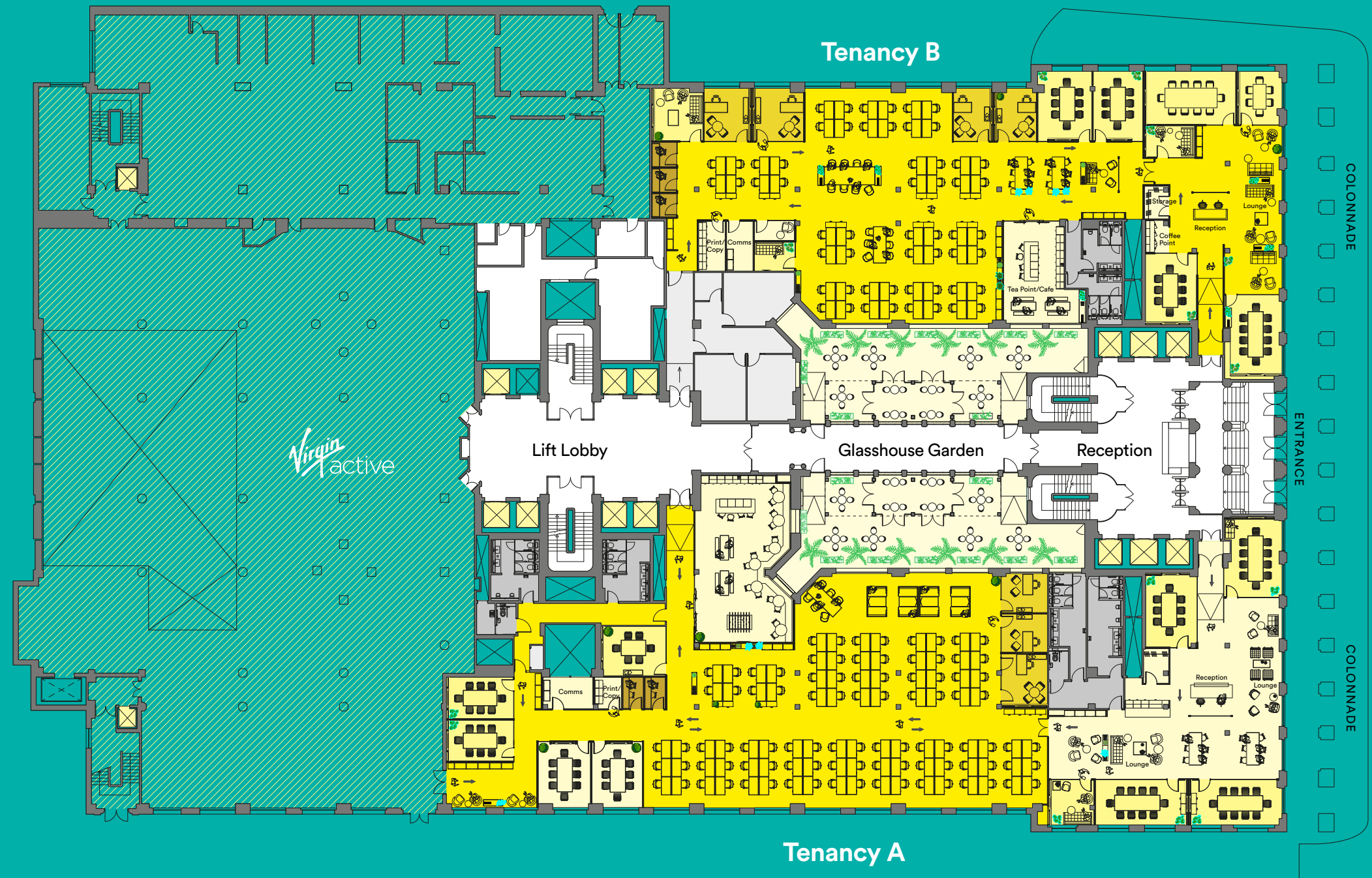
Tenancy B

8,793 sq ft / 817 sq m

Total headcount 62

Occupational density 1:13 sq m

- Open plan 56
- Reception 2
- Executive Offices 4
- Meeting Rooms 8
- VC Rooms 3
- Common areas



48—49

- 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.



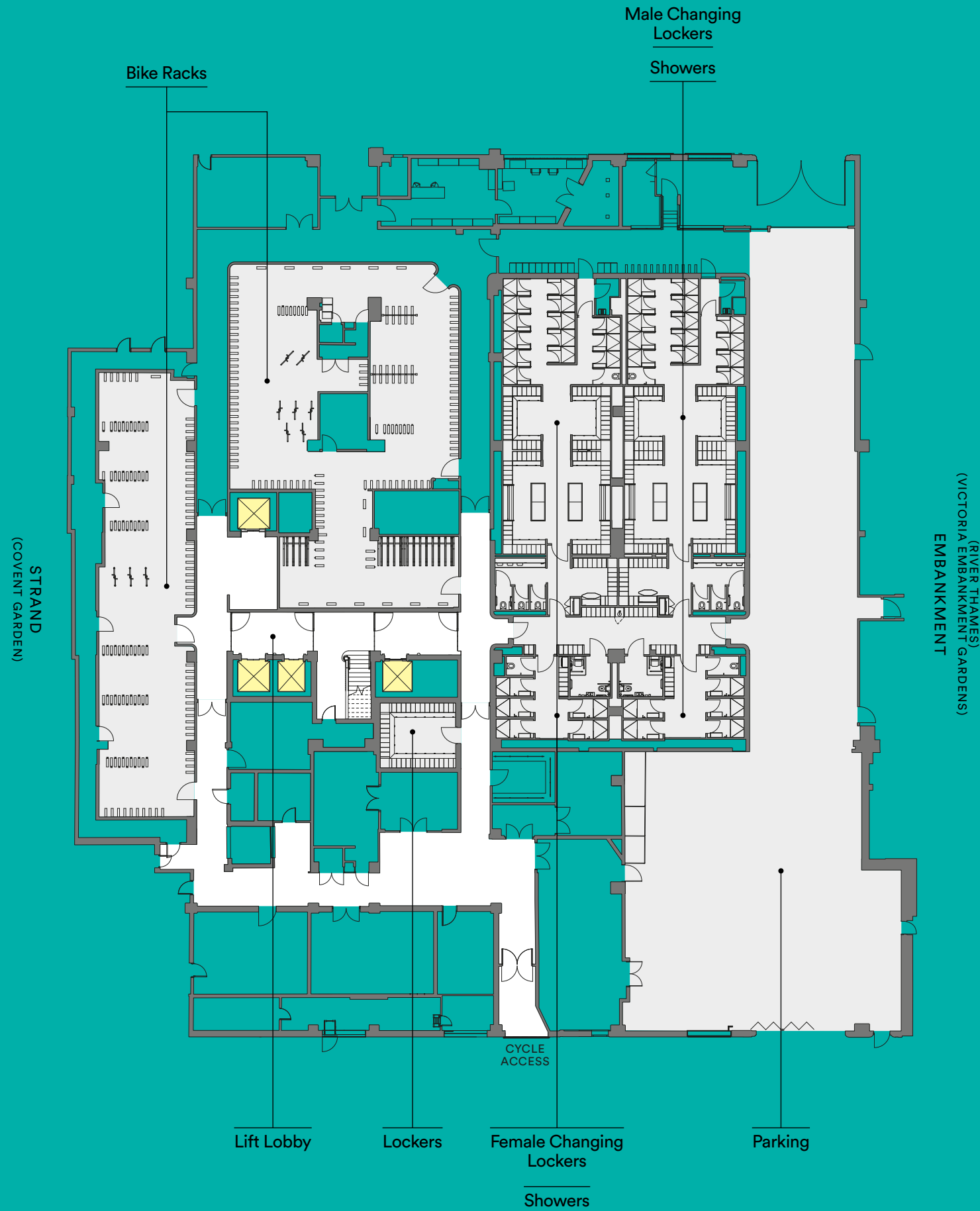
The Embankment floorplate benefits from external views in to Embankment Gardens and internal views in to the Glasshouse Garden. The Embankment floorplate is flooded with natural light.



Characterful arch windows, with views towards the river, provide excellent natural light.

Basement

- Complete refurbishment of the basement
 - 530 lockers
 - 300 secure bike racks
 - 38 new showers
 - State-of-the-art changing rooms
 - A drying room
 - Car parking
- A number of individual rooms available suitable for storage, from 120 to 475 sq ft, totalling approximately 3,000 sq ft.



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.

58—58

boost

Virgin
active

Reimagining what matters
with every detail

Increasingly, modern commutes
are made either on foot or bicycle.

The basement has undergone a
complete refurbishment creating
state-of-the-art changing rooms,
all finished to a very high standard
with the use of premium materials.





The basement overhaul enabled 80 Strand to house 300 secure bike racks, 38 new showers, state-of-the-art changing rooms, a drying room and 530 lockers are also be provided.

There is a car parking too.

Summary Specification

- Floor to ceiling height of circa 2.8m
- Raised access floor 150mm
- 15 passenger lifts
- 15 passenger lifts
- Two goods lifts (one dual purpose)
- 4 pipe fan coil air conditioning
- BREEAM rating: Very good
- EPC rating: D
- WiredScore rating: Gold
- Occupancy ratio 1:8 sq m
- 38 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)
6th	3.13	2.83
5th	3.13	2.80
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 ensuring acoustic absorption

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):

D

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

Structure

Structure

Steel frame cast concrete with exposed steel columns

Soffit

Exposed concrete hollow core slabs 300mm

Downstand beams

300mm

Cill

840mm internal height

Building Specification continued

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

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

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

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

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