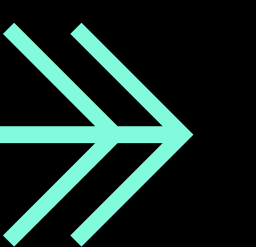


# EIGHTY STRAND

COVENT GARDEN RIVERSIDE WC2





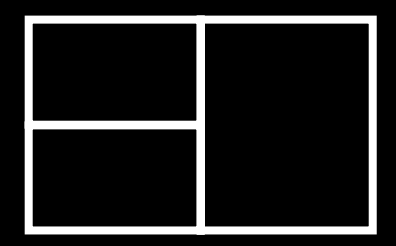
# A London Icon. Transformed.

7,500 - 27,375 sq ft of brand new workspace remains at this iconic riverside address.

Stunning Art Deco features complemented by light-filled contemporary spaces with riverside views, positioned at the heart of a world class cultural destination.







*The Building*



*Local Area*



*Food + Drink*



*Arts + Culture*



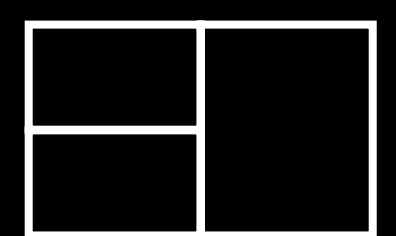
*Accommodation*



*Contact*

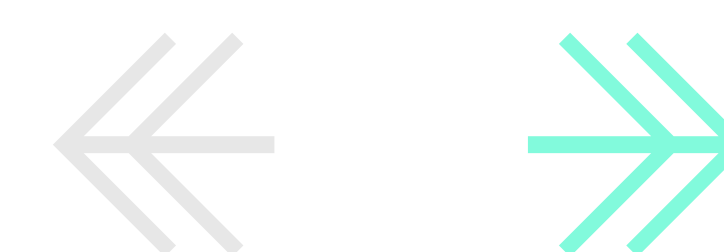




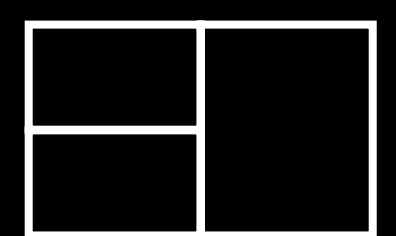


# The Strand Pavilion

Approaching from the Strand, visitors arrive into the tranquil inner courtyard and enter the building through the beautiful glass Pavilion, setting the tone for the transformed space inside.

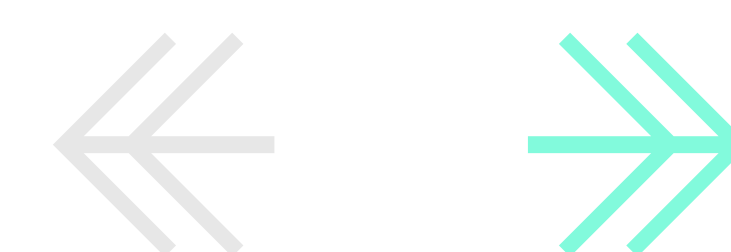




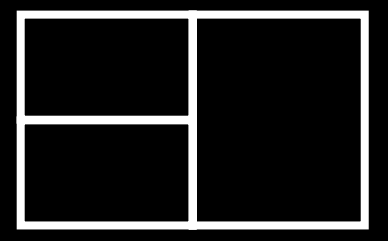


# Pavilion Reception

The Pavilion forms the main reception for the building creating a spacious and bright entrance experience with stylish lounge areas.

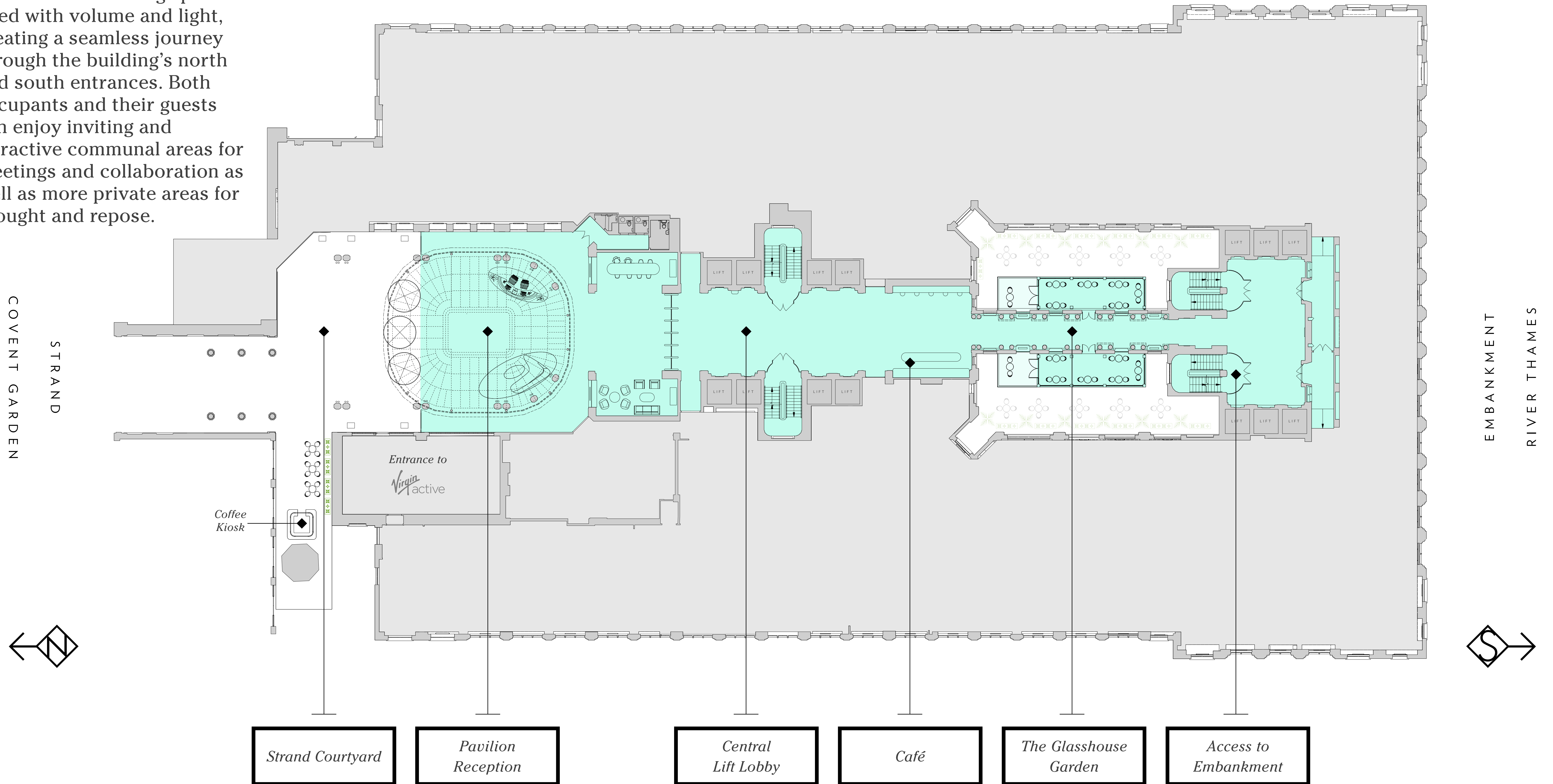






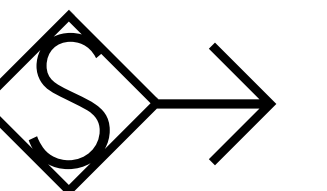
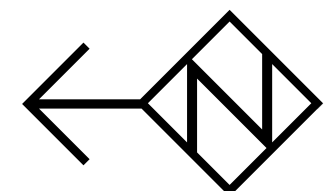
# *Strand Level*

The Strand level offers generous free-flowing spaces filled with volume and light, creating a seamless journey through the building's north and south entrances. Both occupants and their guests can enjoy inviting and attractive communal areas for meetings and collaboration as well as more private areas for thought and repose.



COVENT GARDEN  
STRAND

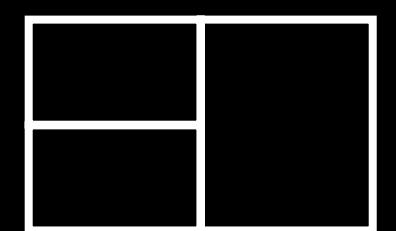
EMBANKMENT  
RIVER THAMES



- Strand Courtyard
- Pavilion Reception
- Central Lift Lobby
- Café
- The Glasshouse Garden
- Access to Embankment





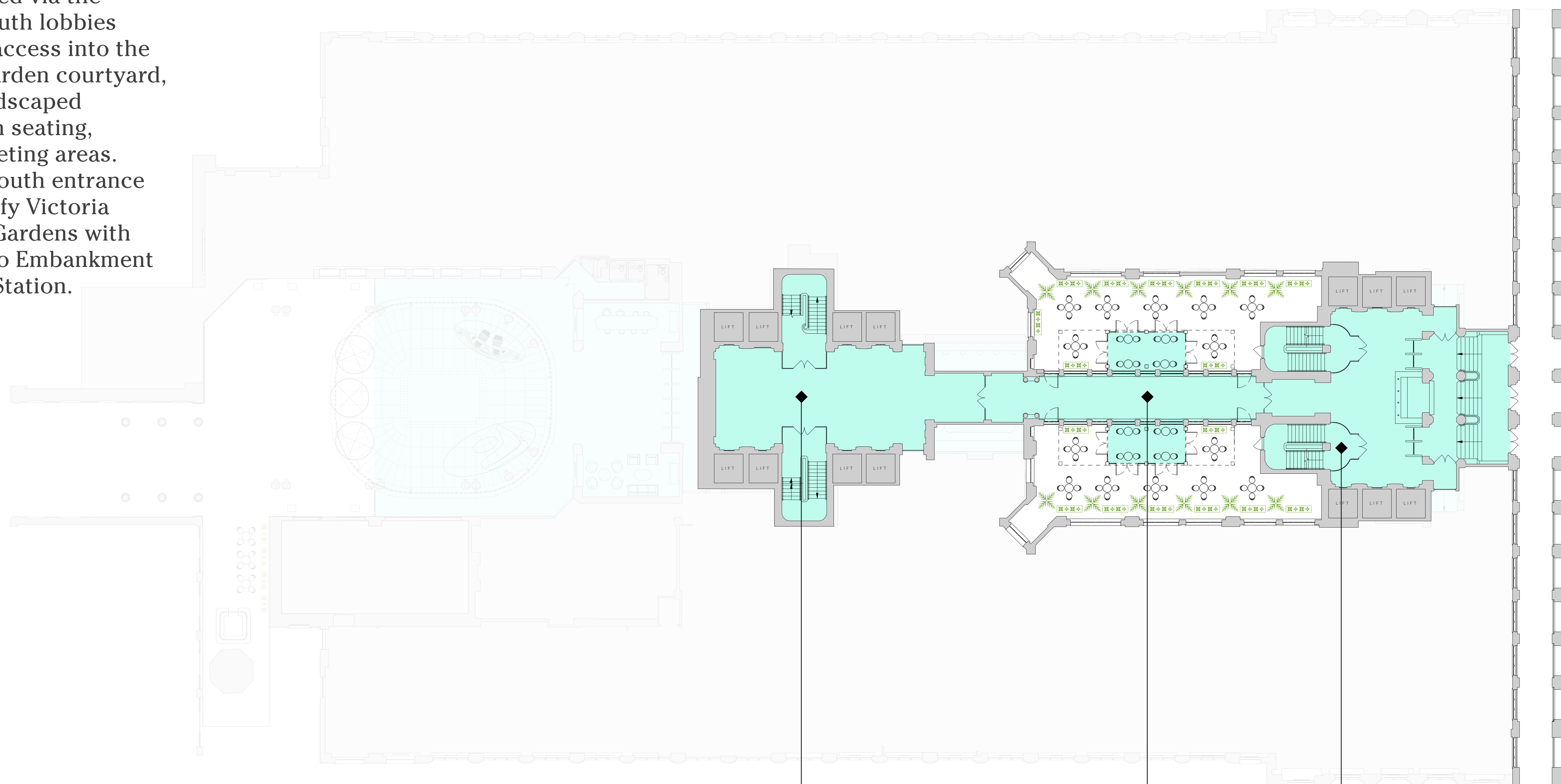


# Embankment Level

The Embankment level is easily reached via the central and south lobbies and provides access into the Glasshouse Garden courtyard, an elegant landscaped sanctuary with seating, dining and meeting areas. The discreet south entrance leads on to leafy Victoria Embankment Gardens with a direct path to Embankment Underground Station.

COVENT GARDEN  
STRAND

EMBANKMENT  
RIVER THAMES



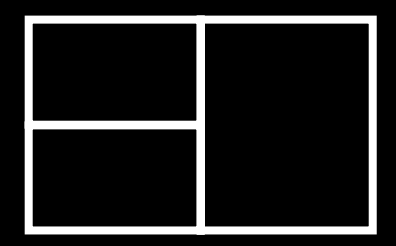
Central  
Lift Lobby

The Glasshouse  
Garden

Access to  
Strand



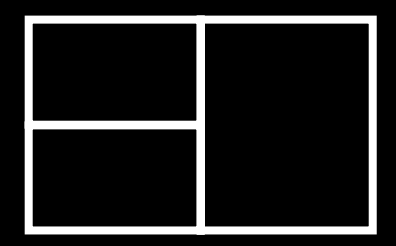




*Lobby*



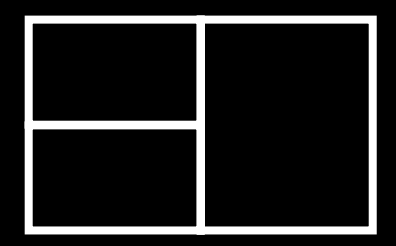




*Café*



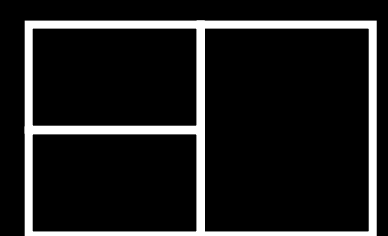




*The  
Glasshouse  
Garden*



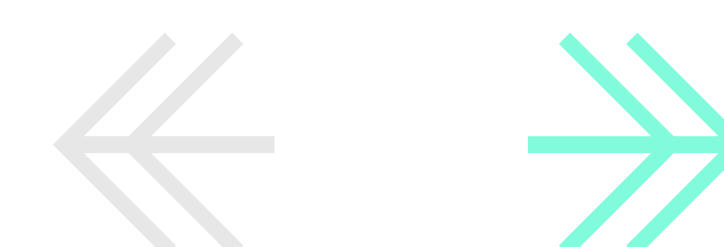




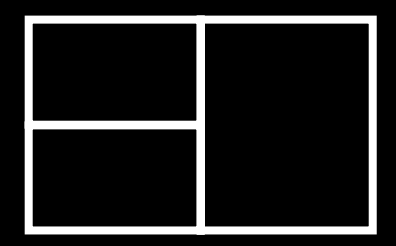
The Glasshouse Garden will form the heart of Eighty Strand's transformation.

Double-height glass frame extensions either side of the corridor brings open, conservatory-style space to both Strand and Embankment levels with landscaped greenery and comfortable seating.

Surrounded by the original cream building tiles, this atrium creates a bright, peaceful and truly unique indoor/outdoor communal space to be treasured by those who work in the building and a joy to share with guests.



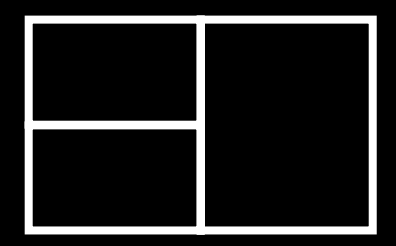




# *Changing Room*



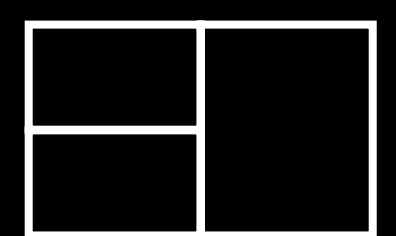




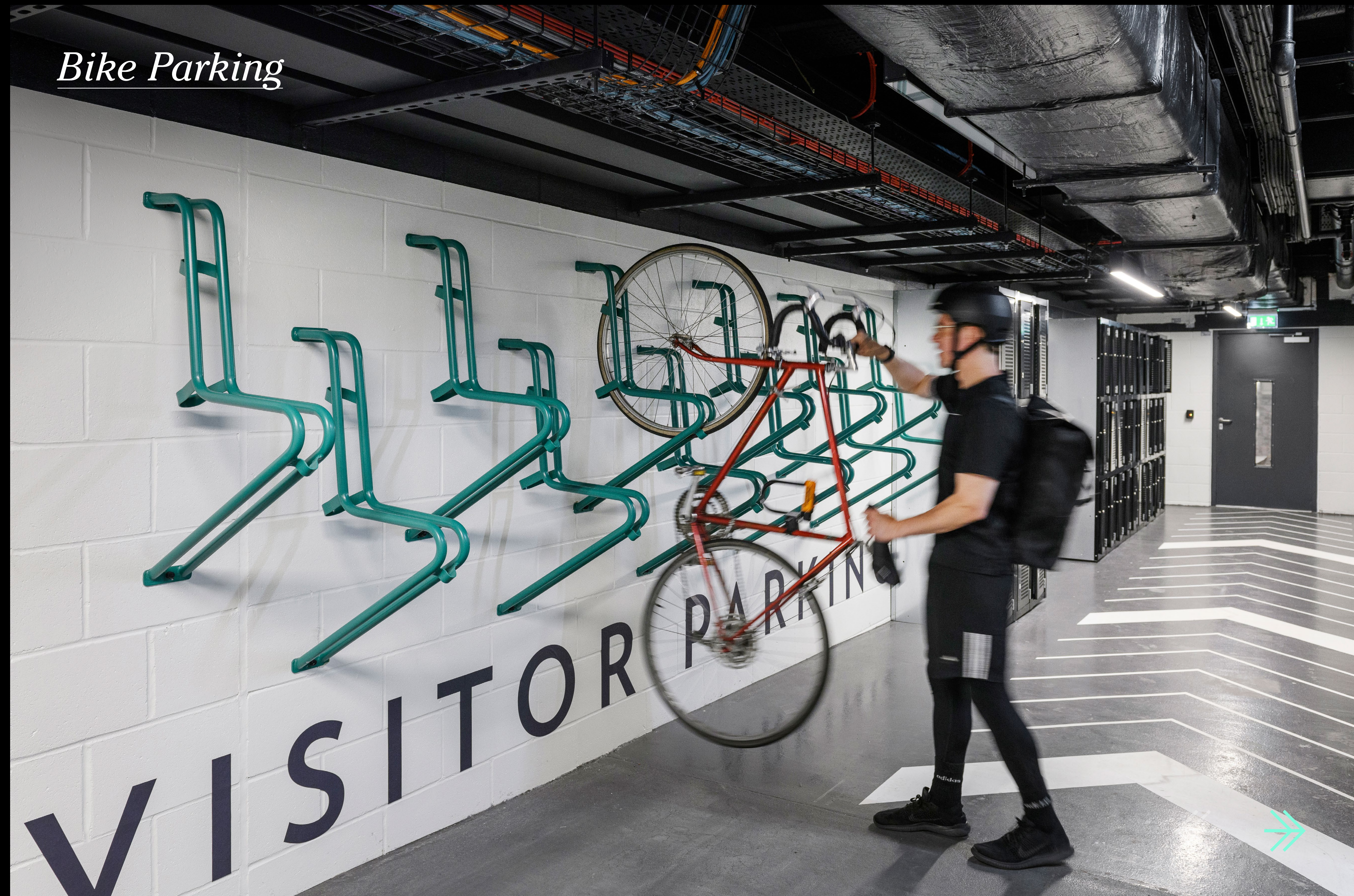
*Bathrooms*



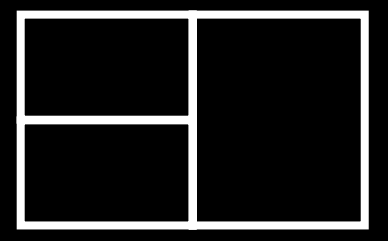




# *Bike Parking*







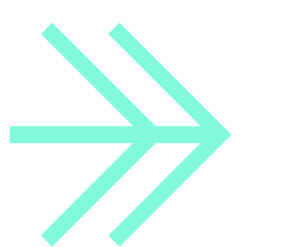
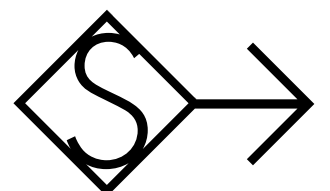
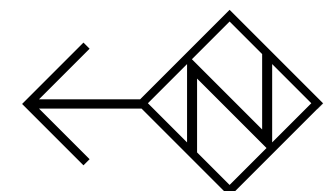
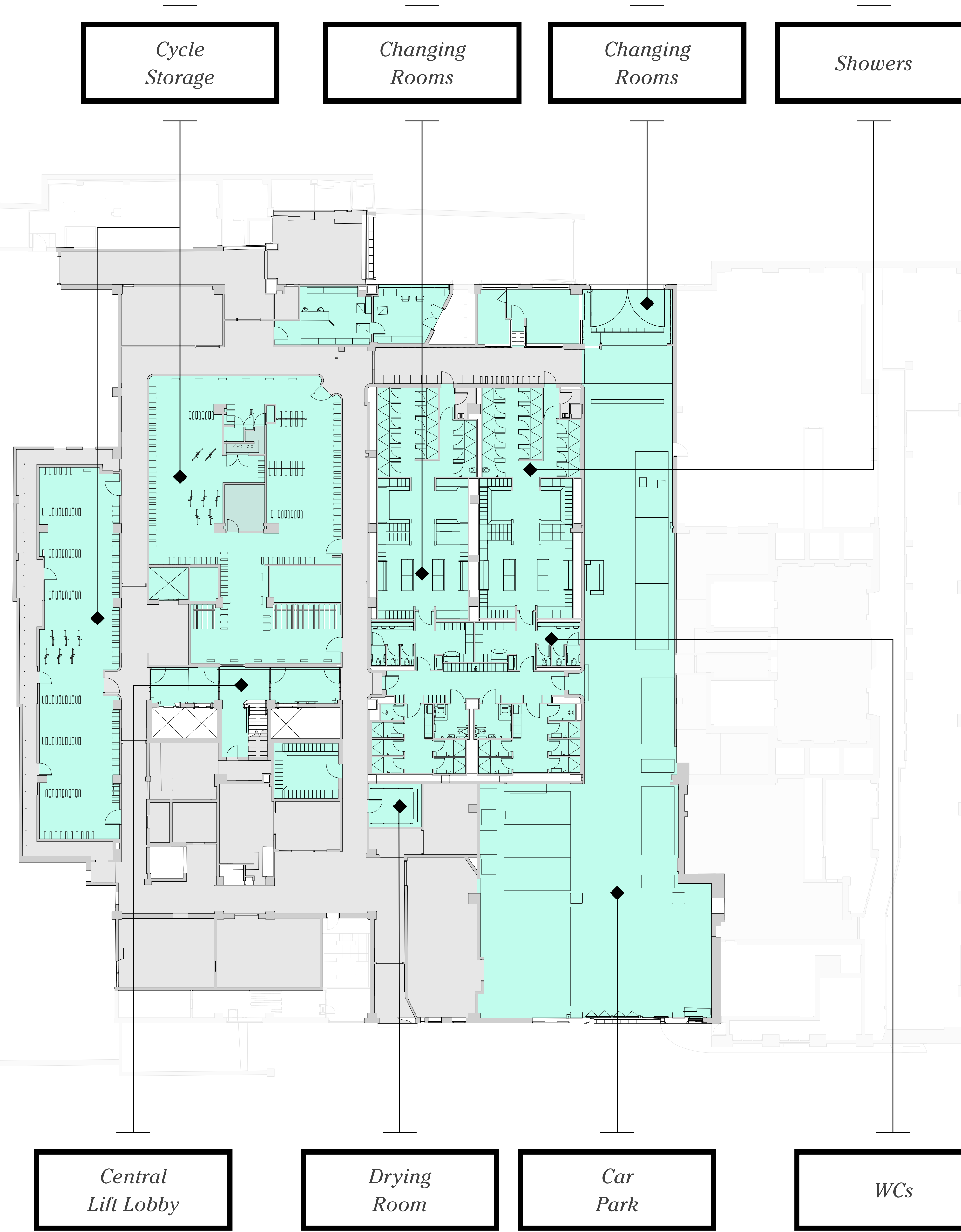
# Basement Level

Boasting excellent end-of-trip facilities:

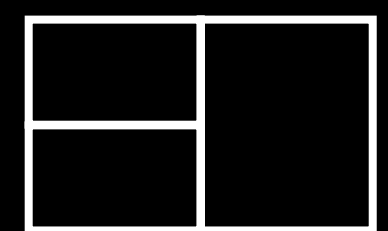
- 38 showers
- State-of-the-art changing rooms
- Drying room
- 530 lockers
- 300 secure bike racks
- Car park

COVENT GARDEN  
STRAND

EMBANKMENT  
RIVER THAMES



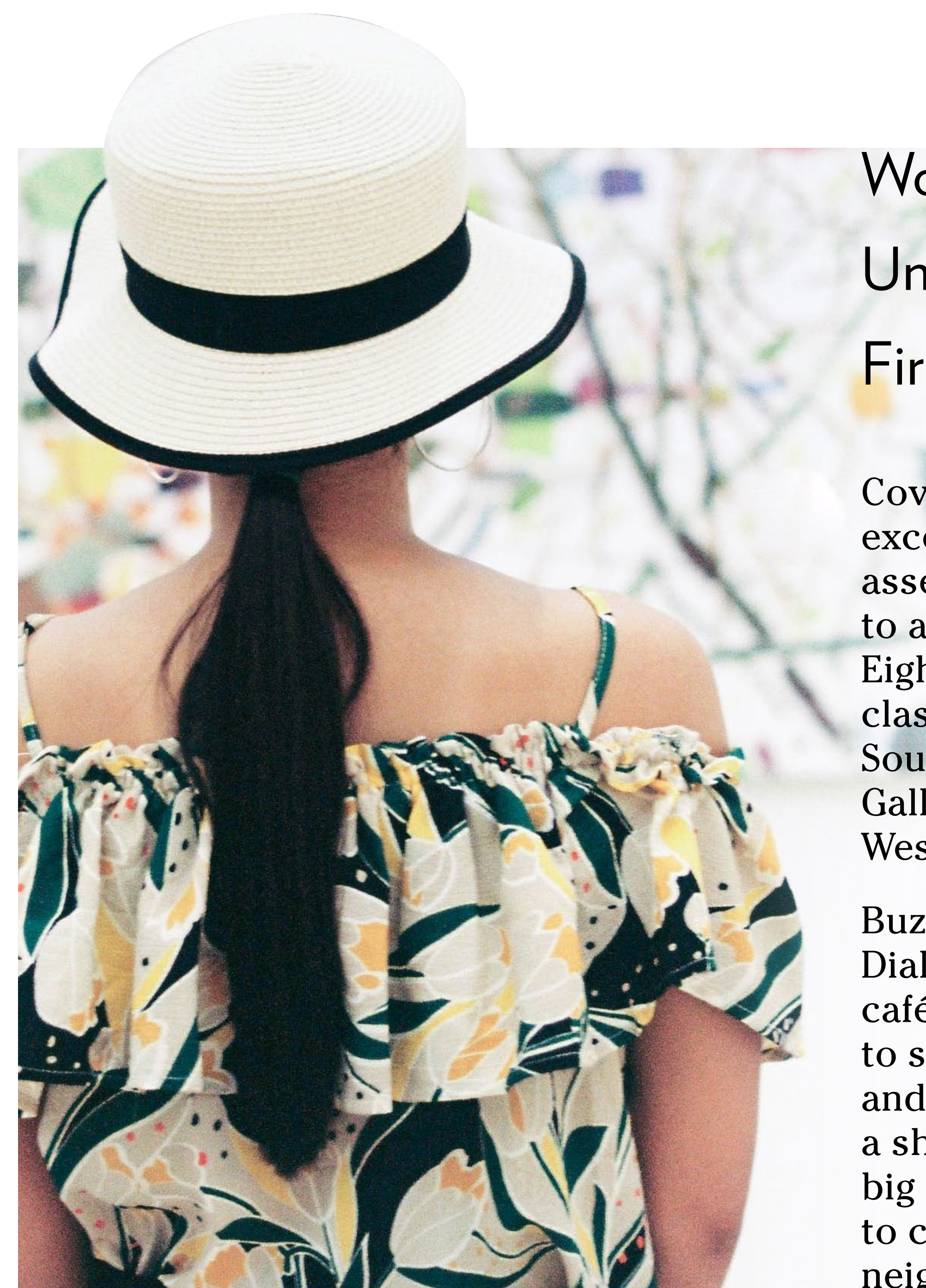




# Covent



# Garden



World-renowned culture.  
Uniquely excellent amenities.  
First-class connections.

Covent Garden Riverside - an exceptional location that's a major asset to any company looking to attract the best global talent. Eighty Strand sits amongst world-class cultural institutions from the South Bank Centre and the National Gallery, to ENO and a wealth of West End theatres.

Buzzing Covent Garden and Seven Dials are on the doorstep offering cafés, restaurants, bars and retail to suit all tastes and occasions, and with fantastic connections a short walk away it's clear why big name businesses are choosing to call this special West End neighbourhood home.

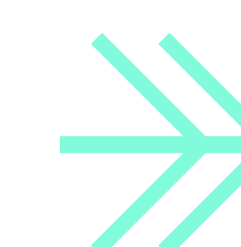
[Connections](#)

[Food + Drink](#)

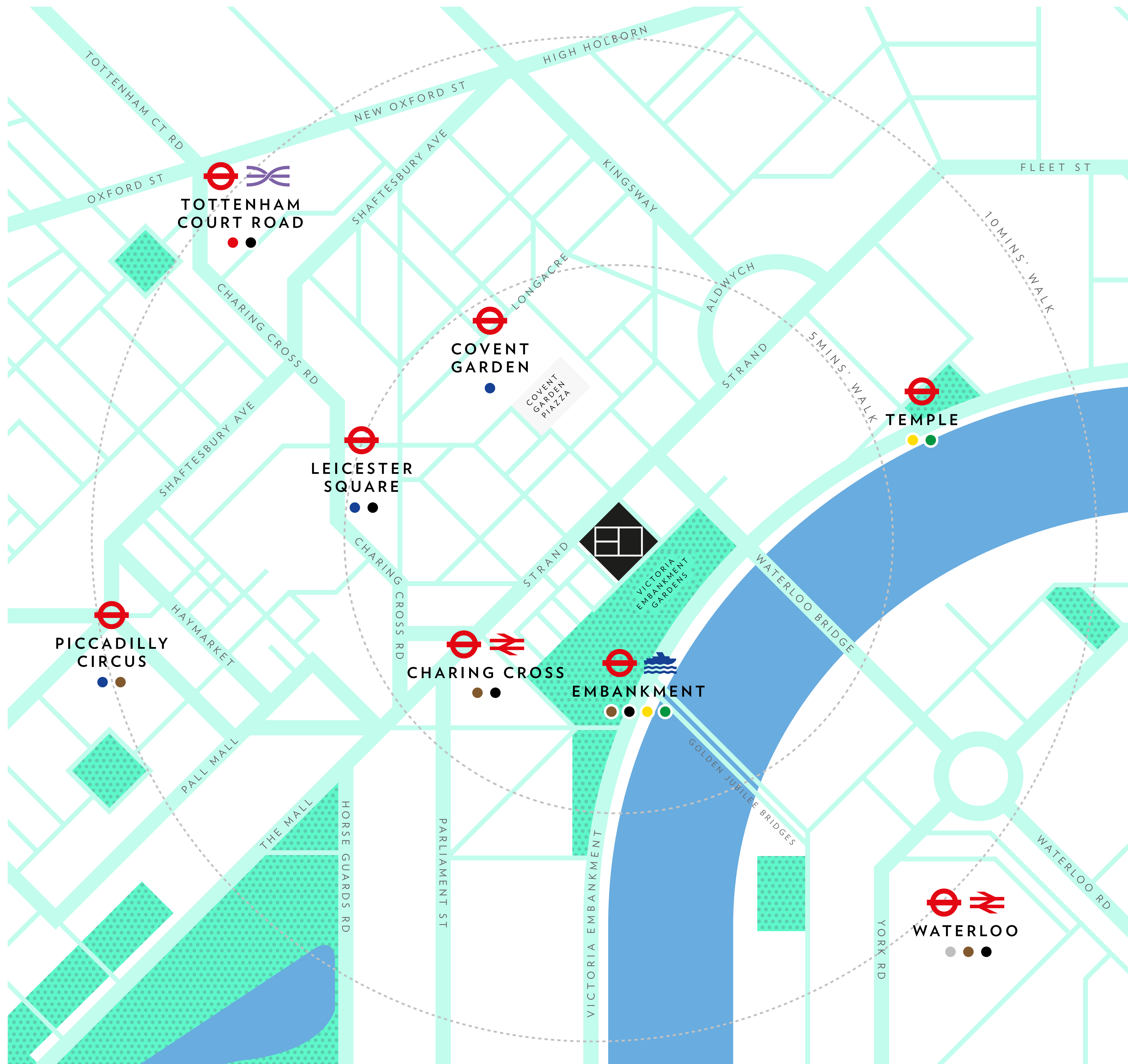
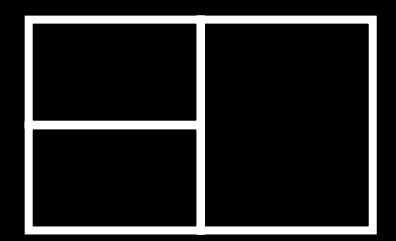
[Arts + Culture](#)

[Retail, Leisure + Hotels](#)

[Local Occupiers](#)







Source: walkit.com

## Connections

### Walking times

Charing Cross	2 mins	
Embankment	2 mins	
Covent Garden	4 mins	
Waterloo	12 mins	

### Travel times from Embankment / Charing Cross

Waterloo	1 min	
Oxford Circus	3 mins	
Tottenham Court Road	3 mins	
Victoria	5 mins	
London Bridge	7 mins	
King's Cross St Pancras	10 mins	
Paddington	12 mins	
Liverpool Street	14 mins	

National Rail	Crossrail
Gatwick Express	Eurostar
Heathrow Express	Thames Clipper

### Connections

Food + Drink

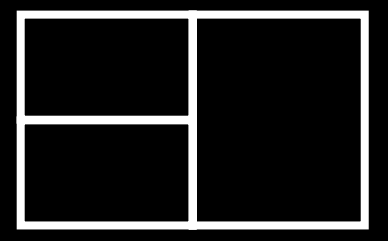
Arts + Culture

Retail, Leisure + Hotels

Local Occupiers







Feast and toast — from world-class names to unexpected independents.

Covent Garden has established itself as a destination for eating and drinking with fine dining institutions rubbing shoulders with exciting and innovative new openings. A short stroll over the river, the South Bank offers the ideal spot for after work play with a vibrant scene of restaurants, bars and cafés to suit all tastes and occasions.

# Food + Drink



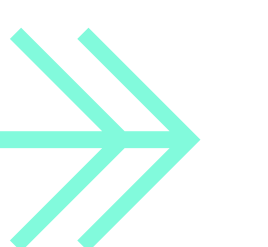
Connections

Food + Drink

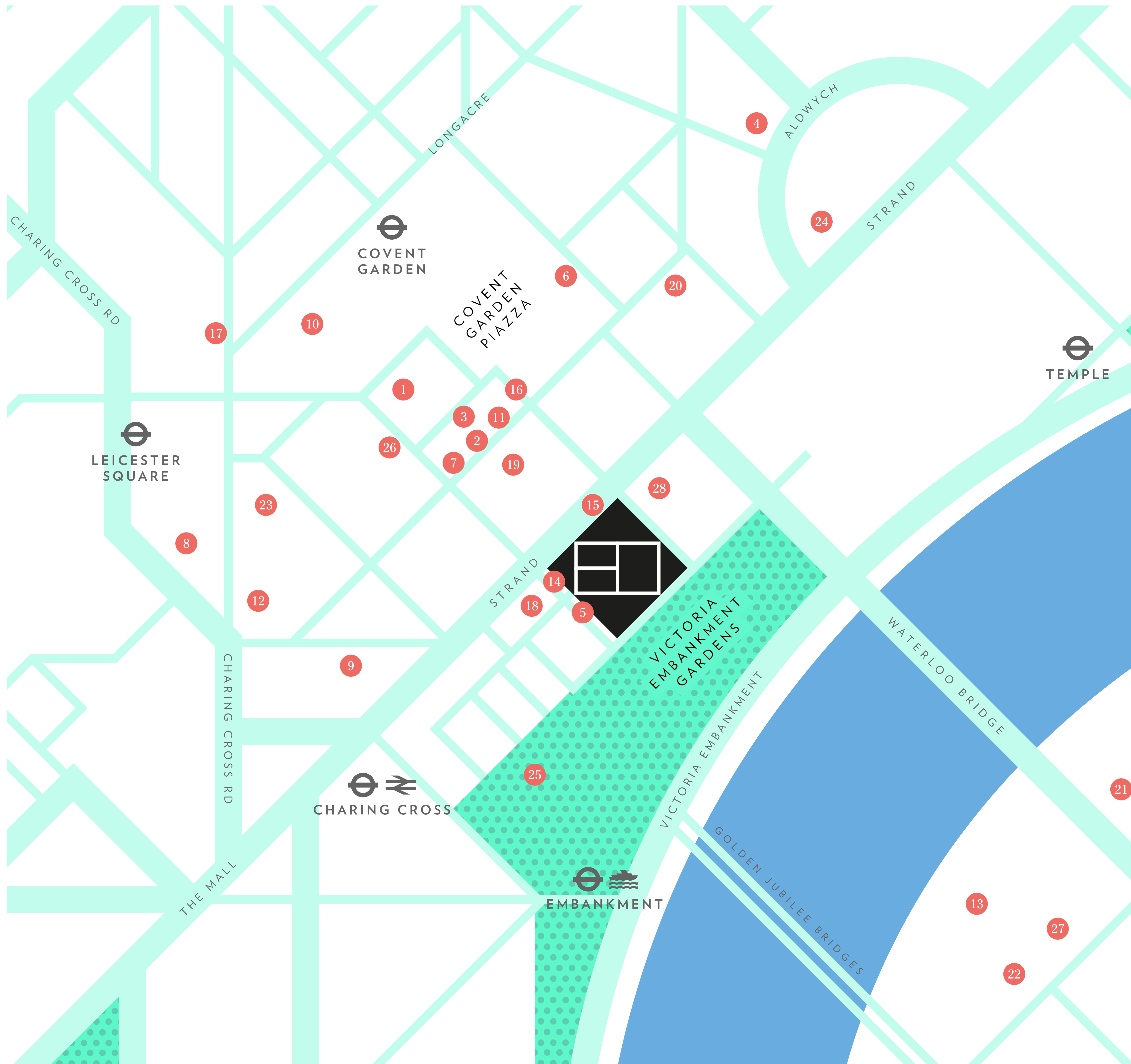
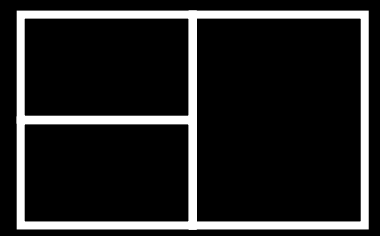
Arts + Culture

Retail, Leisure + Hotels

Local Occupiers







## Food

- |   |                        |
|---|------------------------|
| 1 Clos Maggiore                           | 11 Cora Pearl          |
| 2 Rules Restaurant & Private Dining Rooms | 12 Fumo                |
| 3 Sticks'n'Sushi                          | 13 Skylon              |
| 4 The Delaunay                            | 14 Leon                |
| 5 Smith & Wollensky                       | 15 Pret A Manger       |
| 6 Balthazar                               | 16 Covent Garden Grind |
| 7 Henrietta                               | 17 Coffee Island       |
| 8 J Sheekey                               | 18 Caffé Nero          |
| 9 Barrafina                               | 19 Condesa             |
| 10 The Petersham                          | 20 Milk Train          |
|   | 21 The Green Room      |
|   | 22 Ping Pong           |

## Drink

- |                       |                                   |
|-----------------------|-----------------------------------|
| 23 Mr Fogg's Tavern   | 27 Spiritland Royal Festival Hall |
| 24 Radio Roof Top Bar | 28 American Bar                   |
| 25 Gordon's Wine Bar  |                                   |
| 26 Blame Gloria       |                                   |

### Connections

Food + Drink

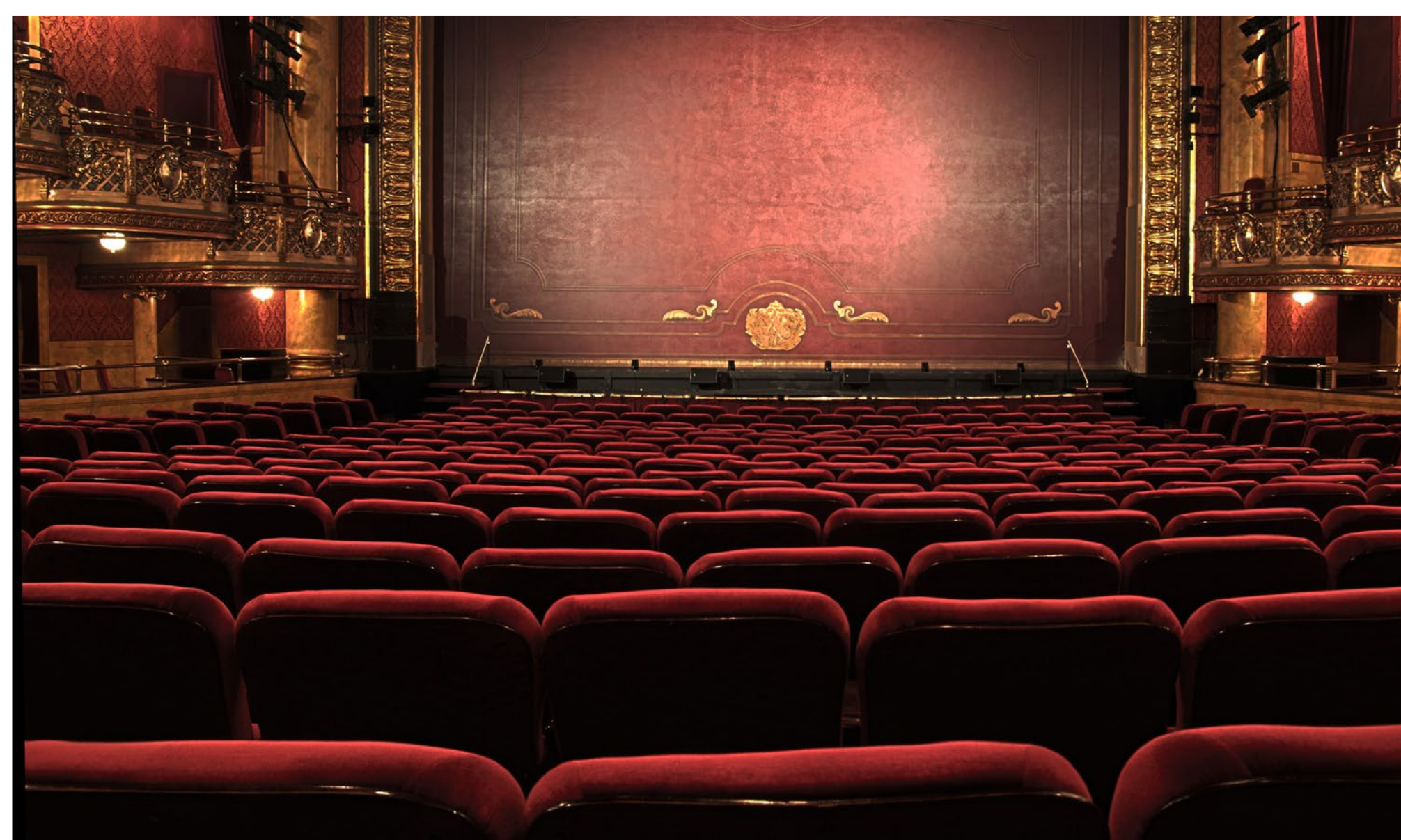
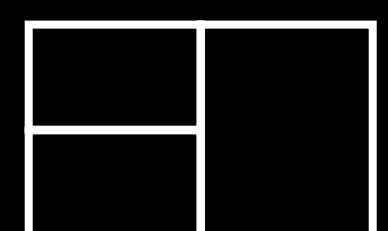
Arts + Culture

Retail, Leisure + Hotels

Local Occupiers







Watch, listen, create, explore — inspiration is only a step away.

Surrounded by London's finest cultural institutions, Eighty Strand is in a prime position for creative and inquisitive minds. Enjoy acclaimed art at The National Gallery, Portrait Gallery, Courtauld and

Hayward Gallery. Take in a show at the Royal Opera House, Old Vic, Royal Festival Hall or a choice of the many fringe theatres. This is arts and culture for the world stage.

[Connections](#)

[Food + Drink](#)

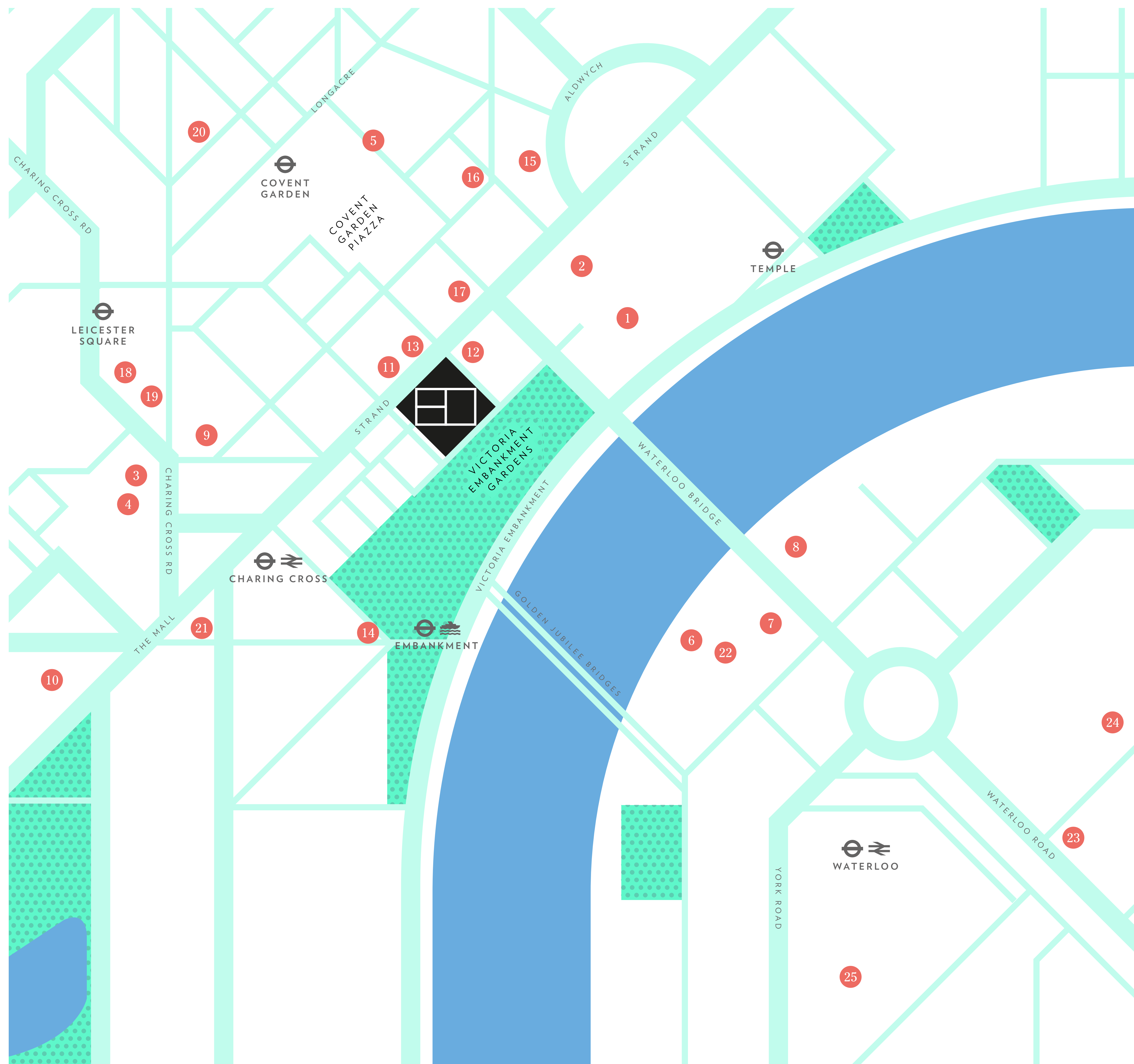
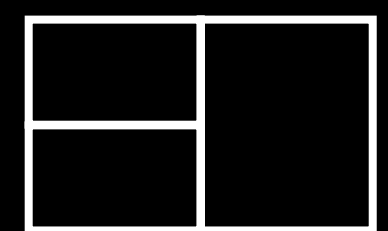
[Arts + Culture](#)

[Retail, Leisure + Hotels](#)

[Local Occupiers](#)







## Arts + Culture

- |                             |                        |
|-----------------------------|------------------------|
| 1 Somerset House            | 13 Vaudeville Theatre  |
| 2 Courtauld Gallery         | 14 Playhouse Theatre   |
| 3 National Portrait Gallery | 15 Novello Theatre     |
| 4 The National Gallery      | 16 Duchess Theatre     |
| 5 Royal Opera House         | 17 The Lyceum Theatre  |
| 6 South Bank Centre         | 18 Wyndham's Theatre   |
| 7 Hayward Gallery           | 19 Garrick Theatre     |
| 8 National Theatre          | 20 Donmar Warehouse    |
| 9 ENO                       | 21 Trafalgar Studios   |
| 10 The ICA                  | 22 Royal Festival Hall |
| 11 Adelphi Theatre          | 23 The Old Vic         |
| 12 Savoy Theatre            | 24 The Young Vic       |
|                             | 25 The Vaults Theatre  |

Connections

Food + Drink

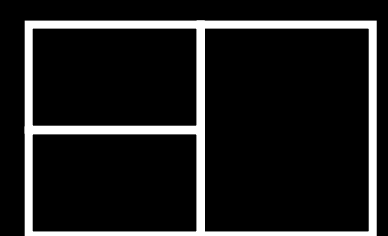
Arts + Culture

Retail, Leisure + Hotels

Local Occupiers







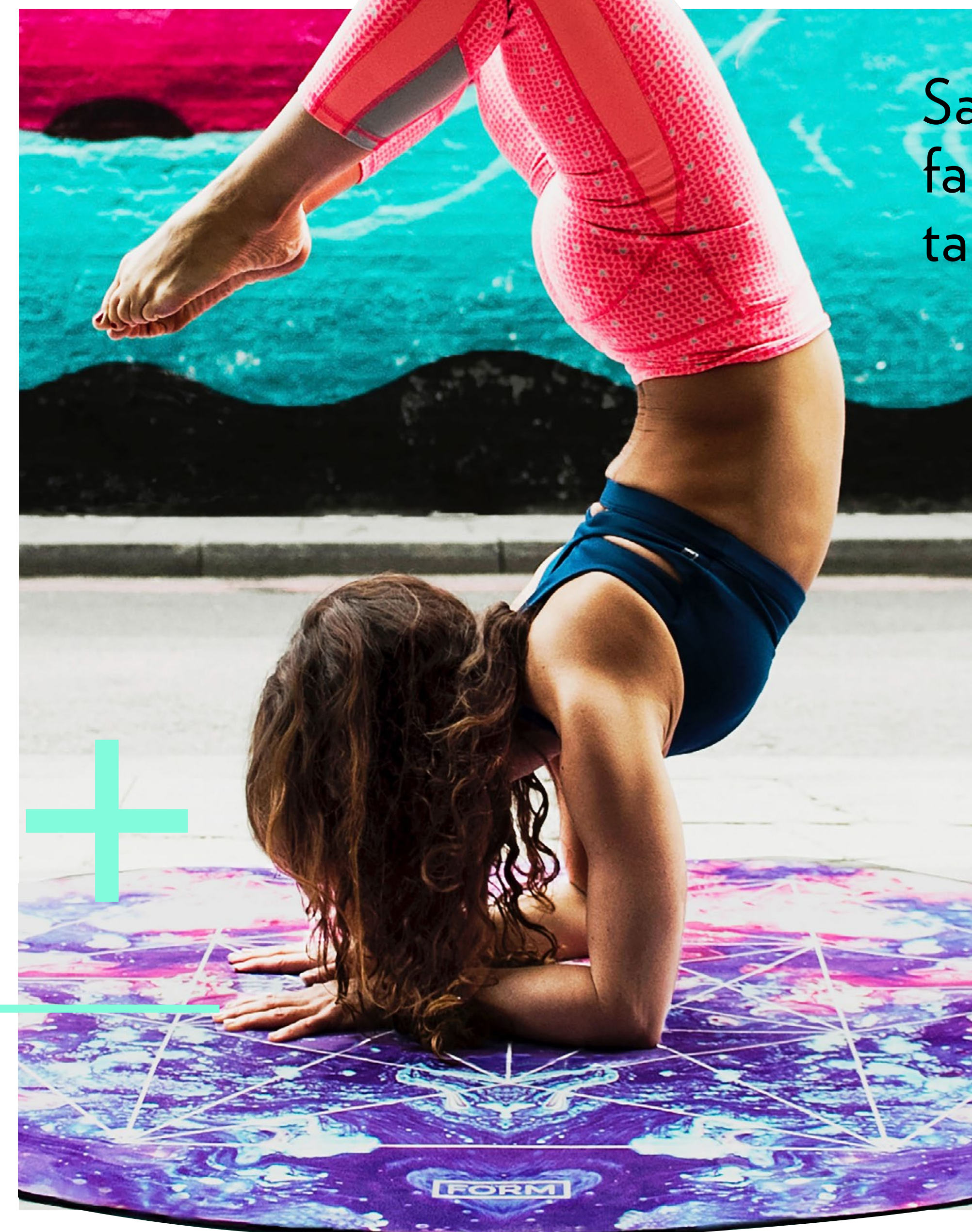
*Retail,*



*Leisure*



*Hotels*



Savvy shoppers, fitness fanatics and luxury lovers — take your pick.

With Covent Garden a two-minute walk away, Eighty Strand boasts amazing access to London's best shopping quarters from designer brands to boutique finds. Fitness fixes couldn't be more convenient with Virgin Active situated within the building at the Strand entrance with a spa and pool, and many high quality gyms close by. For overnight stays, there's an impressive roster of world-class hotels to choose from including The Savoy and The Covent Garden Hotel.

[Connections](#)

[Food + Drink](#)

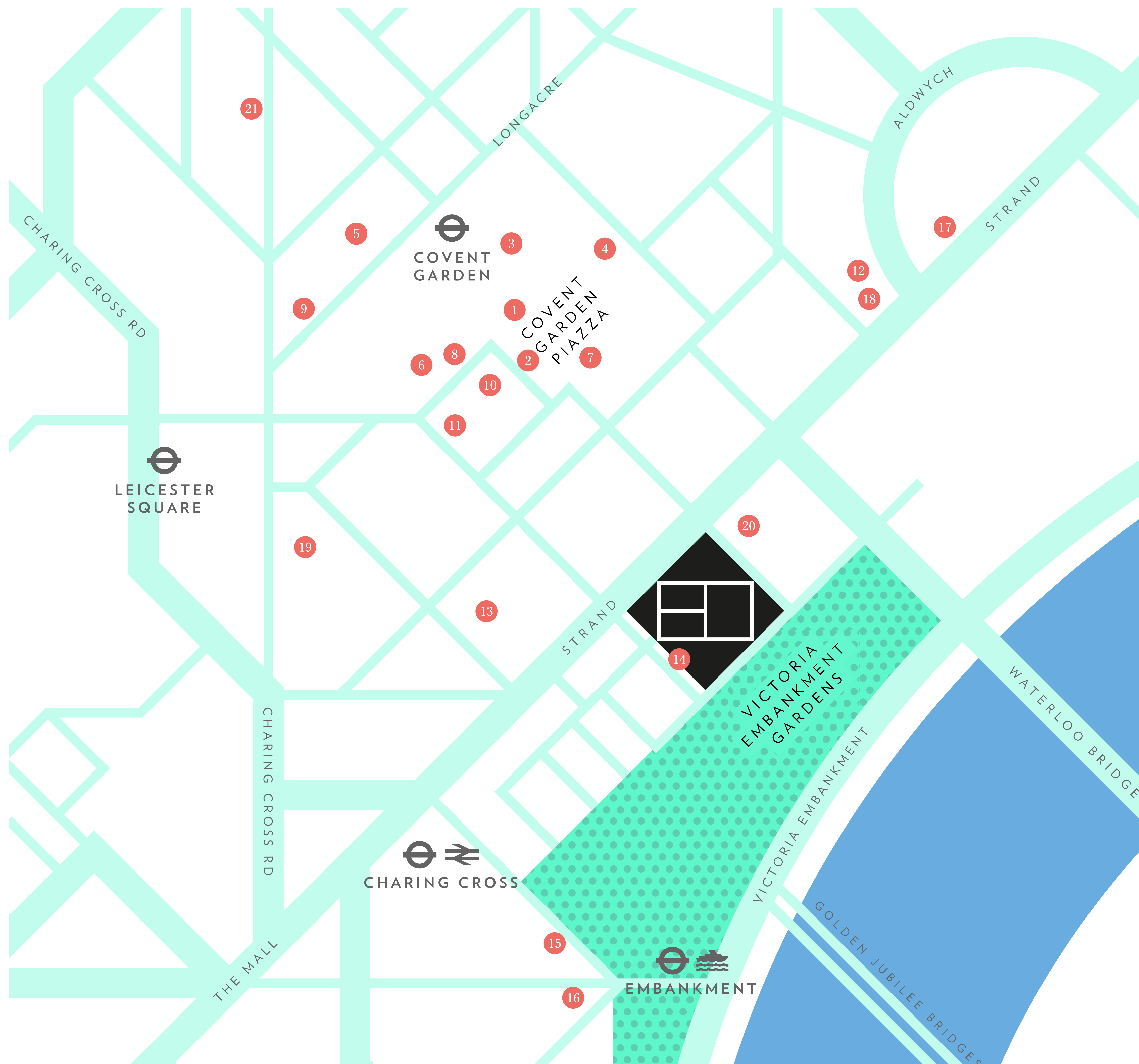
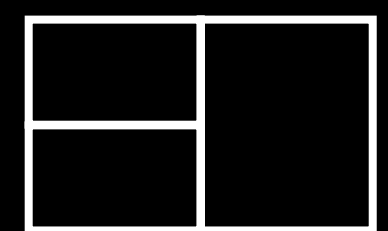
[Arts + Culture](#)

[Retail, Leisure + Hotels](#)

[Local Occupiers](#)







## Retail

- 1 Apple
- 2 Chanel
- 3 Paul Smith
- 4 Mulberry UK
- 5 Reiss
- 6 Jigsaw
- 7 Covent Garden Market
- 8 Hackett
- 9 L.K. Bennett
- 10 Aesop
- 11 Sandro

## Leisure

- 12 The Health Club
- 13 Fitness First
- 14 Virgin Active
- 15 The Gym

## Hotels

- 16 Corinthia
- 17 ME London
- 18 One Aldwych
- 19 St Martins Lane
- 20 The Savoy
- 21 Covent Garden Hotel

---

### Connections

Food + Drink

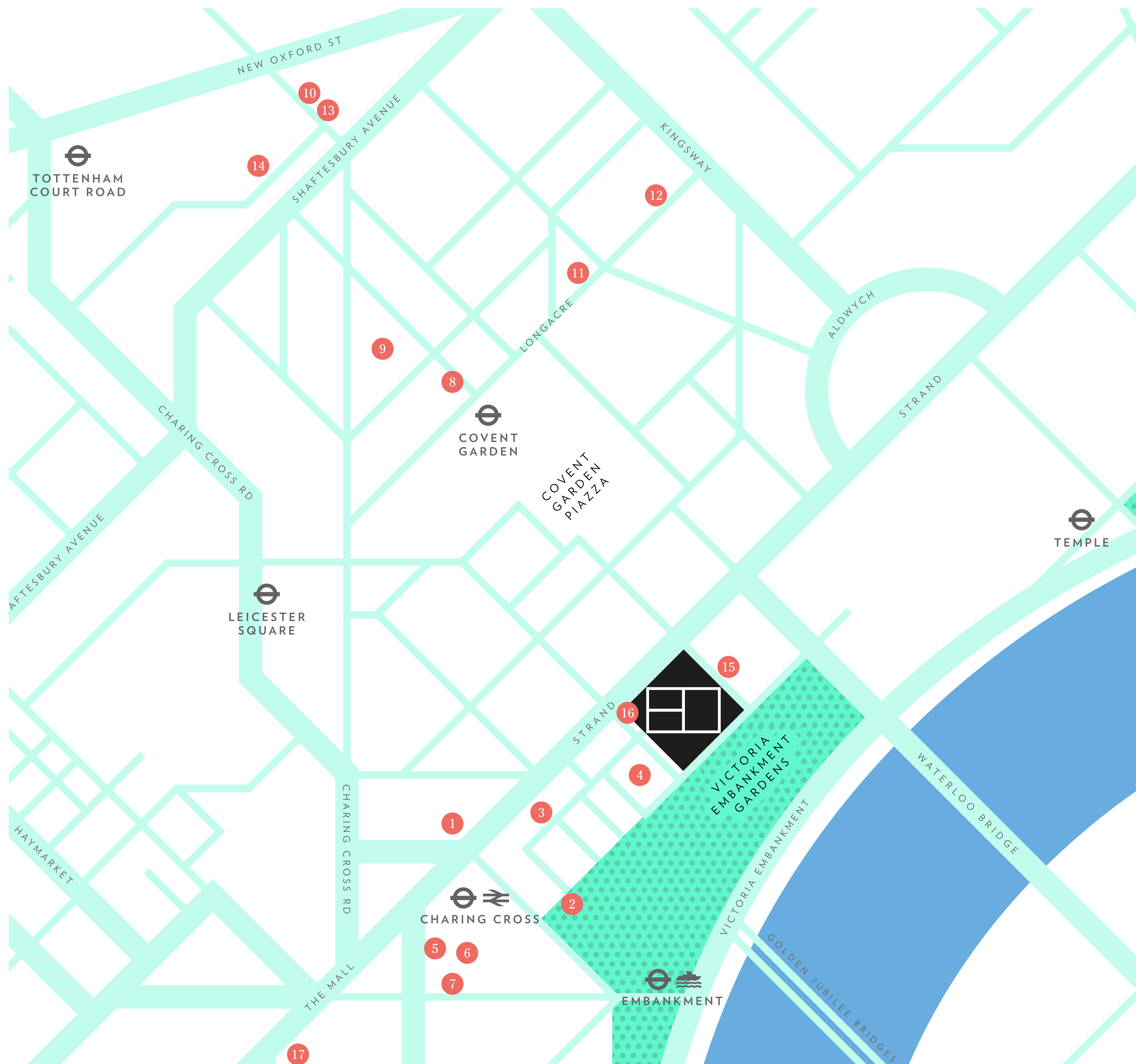
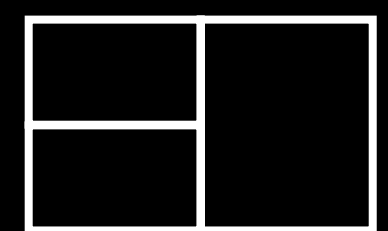
Arts + Culture

Retail, Leisure + Hotels

Local Occupiers







## Local Occupiers

- 1 Coutts
- 2 PwC
- 3 Bain & Company
- 4 Condé Nast  
Spotify  
The Economist  
Finsbury  
Shiseido  
Petroineos Trading Limited  
AT Kearney  
PetroChina
- 5 National Grid
- 6 CQS
- 7 Braemar Shipping
- 8 Pelaton
- 9 Red Bull
- 10 McKinsey & Co
- 11 Hines
- 12 Fladgate
- 13 Rothesay
- 14 Google  
NBC
- 15 CVC
- 16 Harbottle & Lewis
- 17 PGIM

---

### Connections

Food + Drink

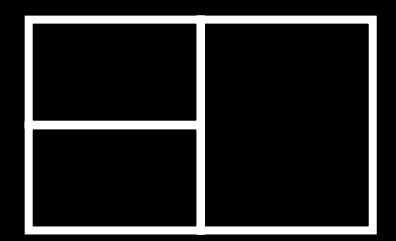
Arts + Culture

Retail, Leisure + Hotels

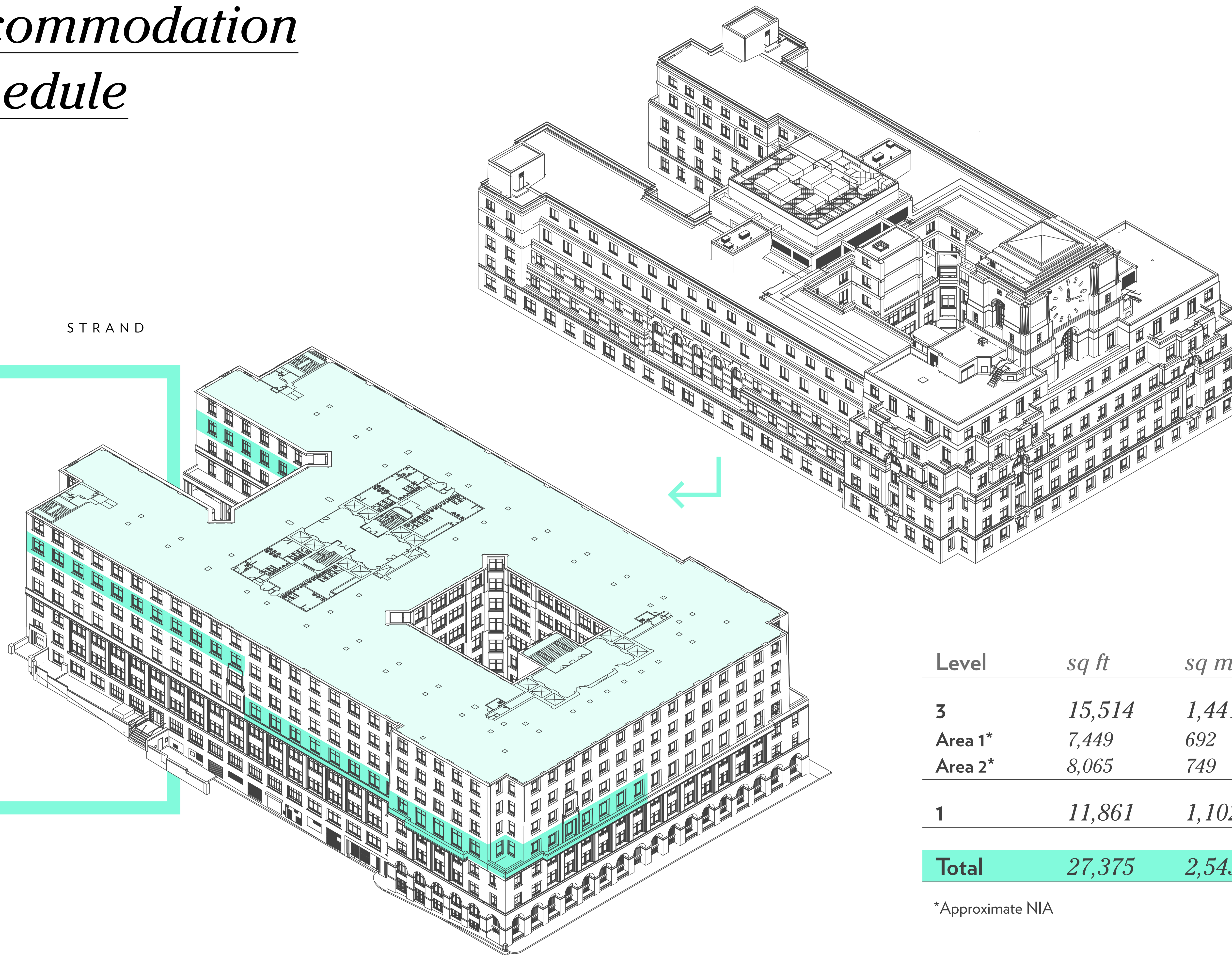
Local Occupiers







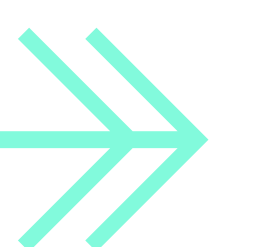
# Accommodation Schedule



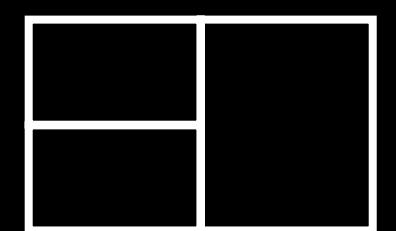
STRAND

Level	sq ft	sq m
3	15,514	1,441
Area 1*	7,449	692
Area 2*	8,065	749
1	11,861	1,102
<b>Total</b>	<b>27,375</b>	<b>2,543</b>

\*Approximate NIA







# 80 Strand

## OFFICE OCCUPIERS

**DARKTRACE**



SpencerStuart



**IK Partners**



Abercrombie & Kent



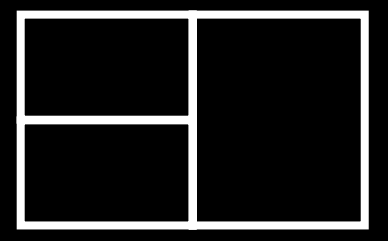
MichaelPage



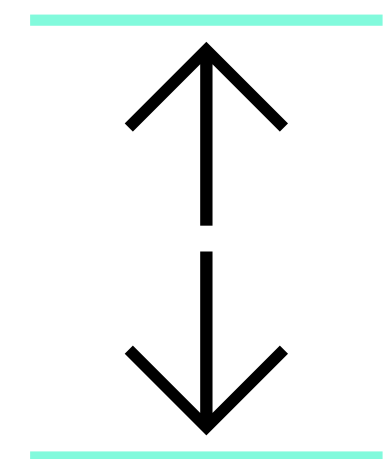
## YOUR NEIGHBOURS



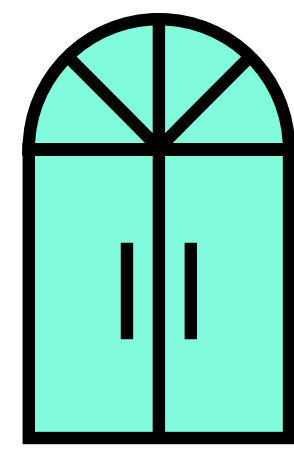




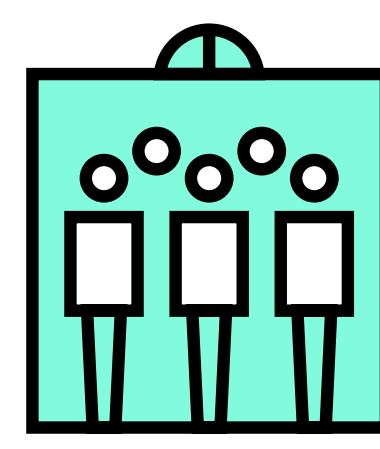
# Summary Specification



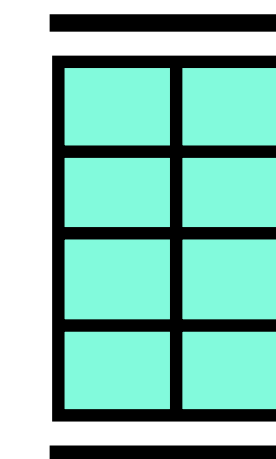
Floor to ceiling height from 2.9 - 3.2m



Strand and Embankment entrances



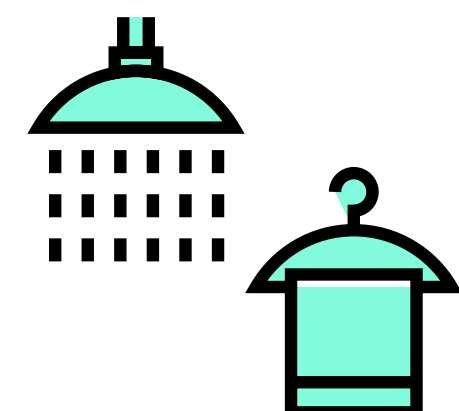
x16 passenger lifts



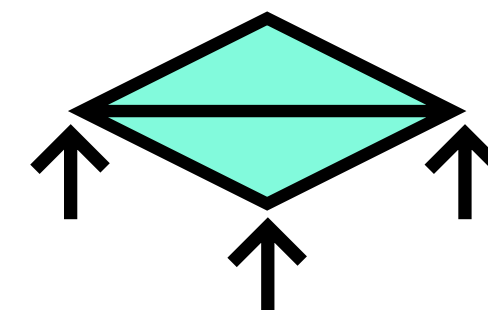
Crittal window detail



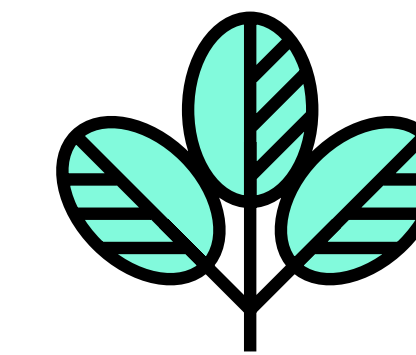
WiredScore Certified Gold



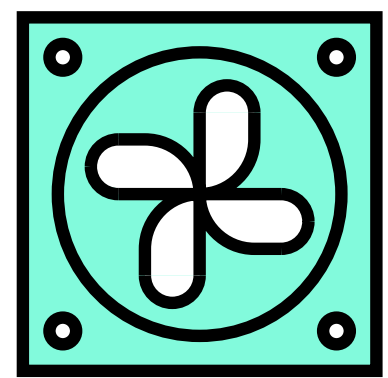
38 Showers including drying room



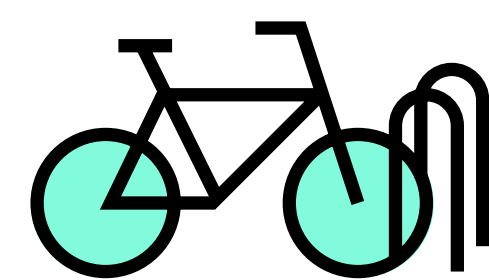
Raised flooring



New internal Glasshouse Gardens creating indoor/ outdoor working space



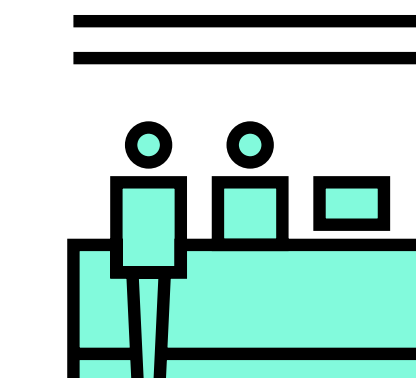
4 pipe fan coil exposed system



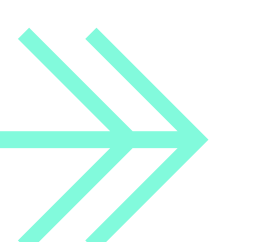
300 bike racks



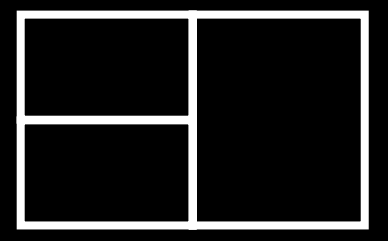
Car parking available



New reception within pavilion



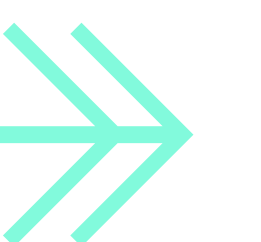
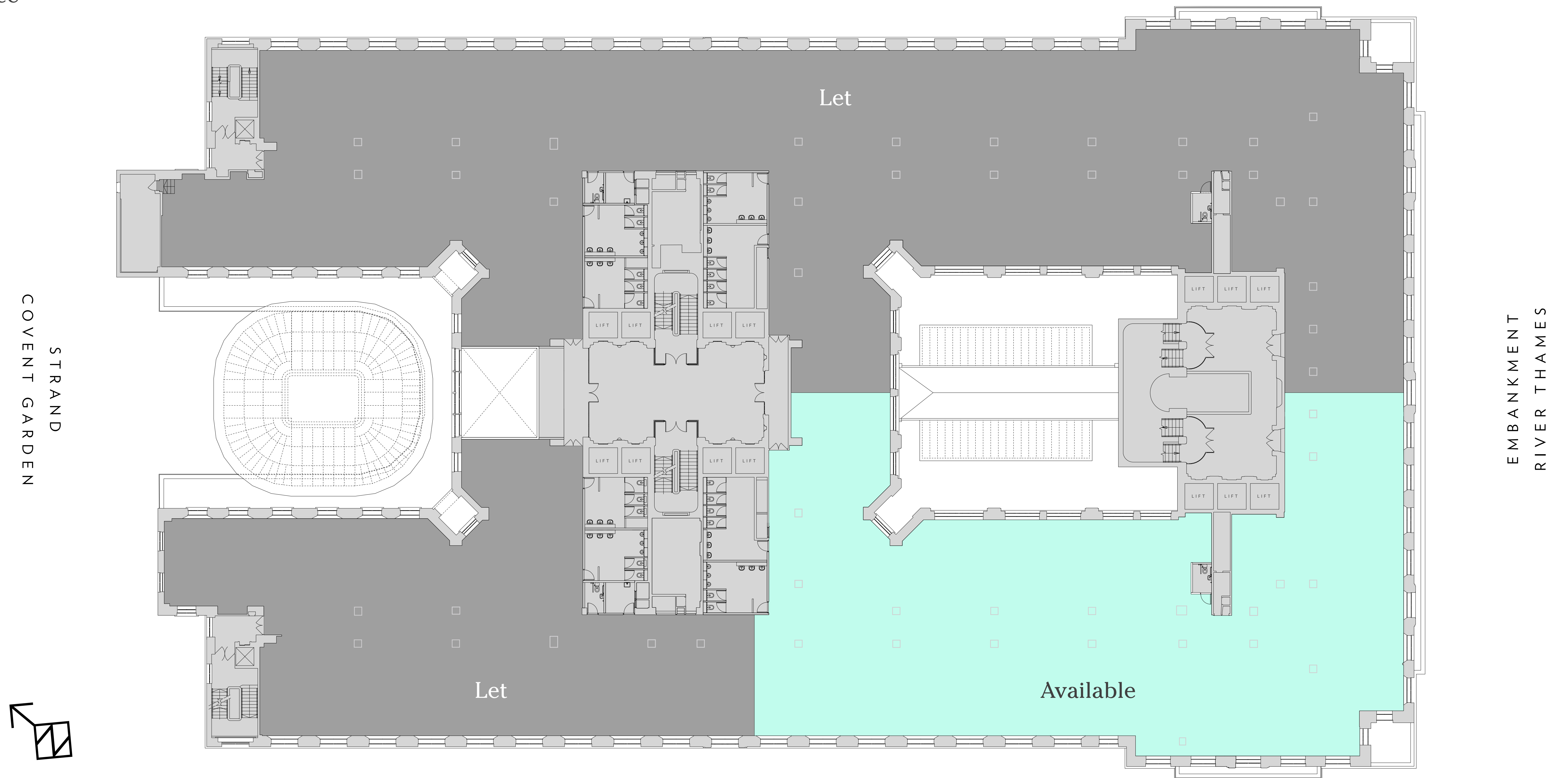




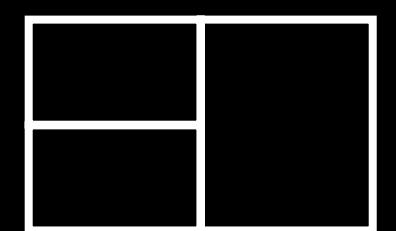
# First Floor Plan

11,861 sq ft / 1,102 sq m available

- ◆ Available Office Space
- ◆ Let Office Space
- ◆ Core Areas







# Third Floor Plan

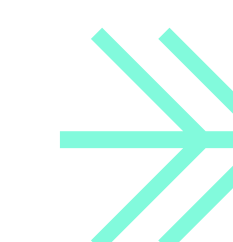
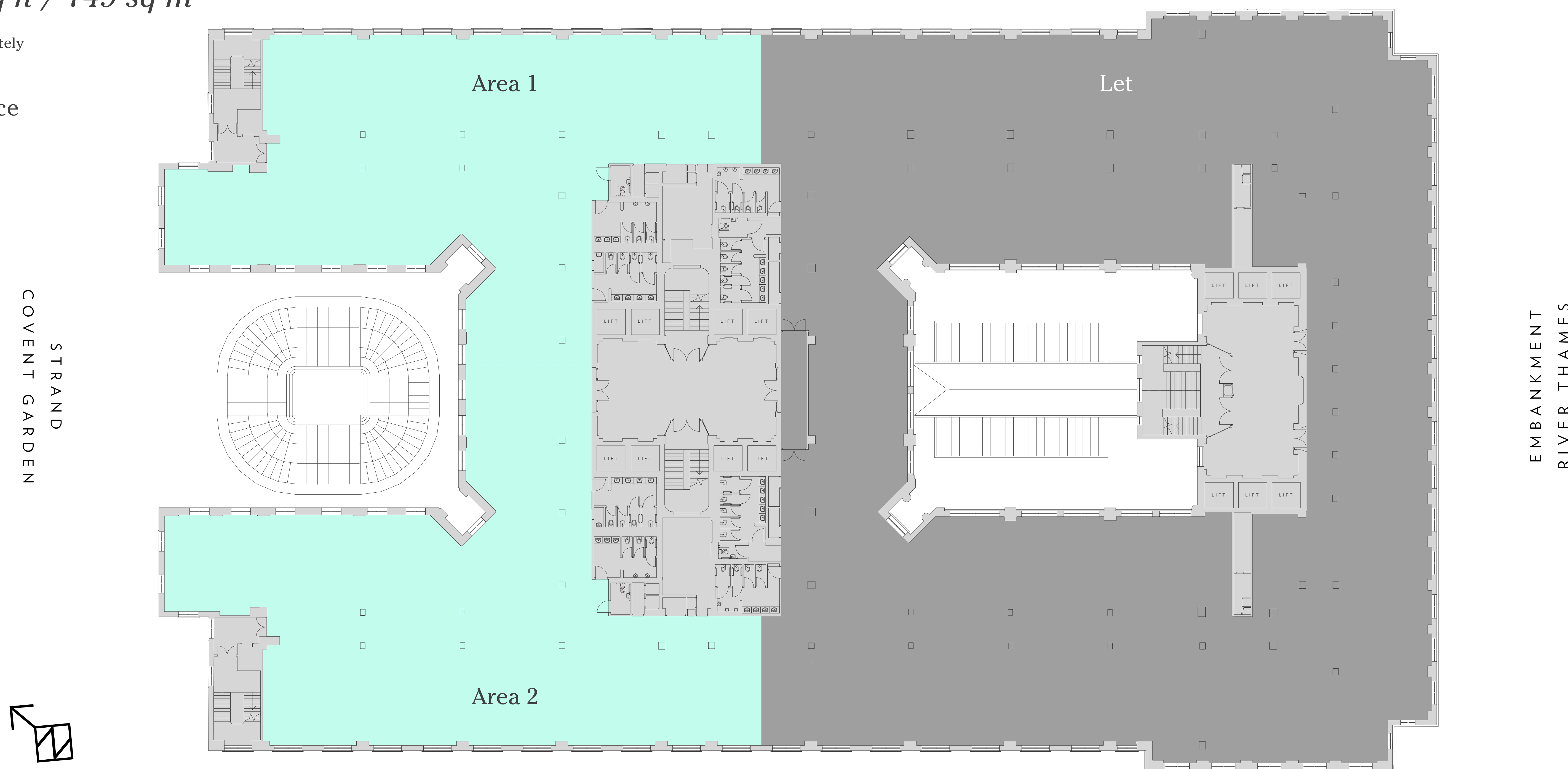
15,514 sq ft / 1,441 sq m

Area 1 7,449 sq ft / 692 sq m

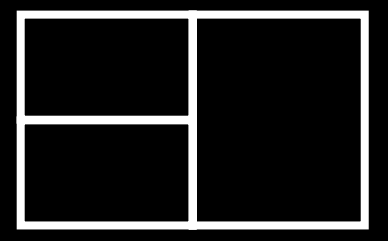
Area 2 8,065 sq ft / 749 sq m\*

\*Available to use together or separately

- ◆ Available Office Space
- ◆ Let Office Space
- ◆ Core Areas







# First Floor Space Plan - Creative Layout

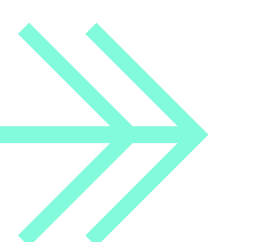
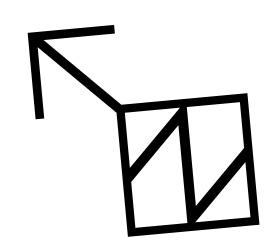
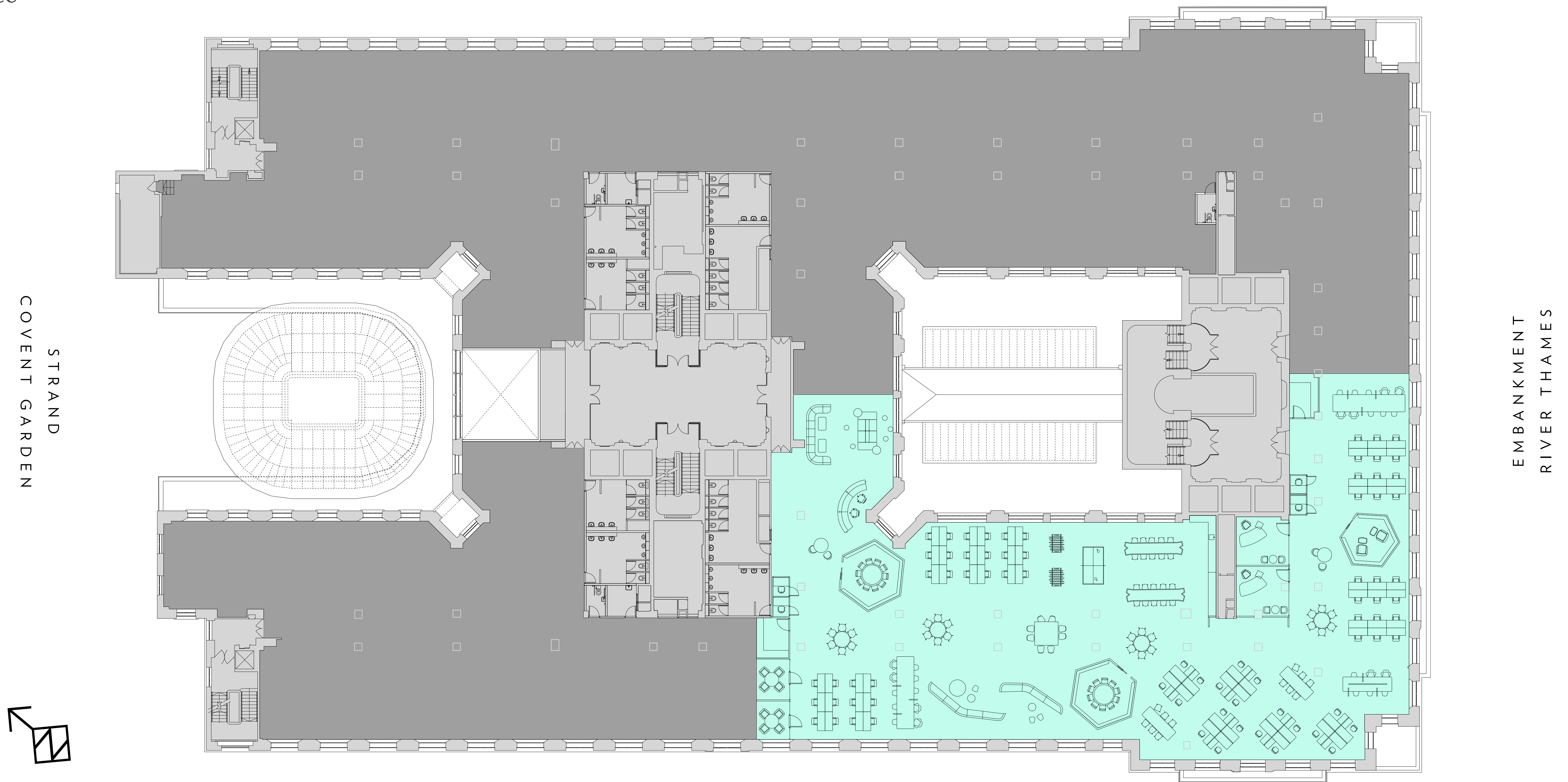
11,861 sq ft / 1,102 sq m available

- ◆ Available Office Space
- ◆ Let Office Space
- ◆ Core Areas

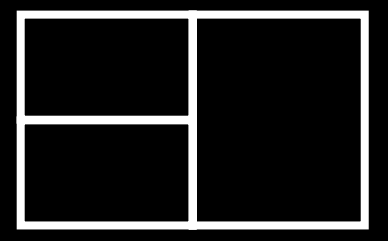
Density: 1:10 sq m

Open plan desks	110
1 person enclosed offices	2

Reception	1
10 person meeting rooms	2
4 person meeting rooms	2
Private lounge	1
Project tables	5
Phone booths	4
Break-out space	1
Kitchenette	1
Lounges	2







# First Floor Space Plan - Professional Layout

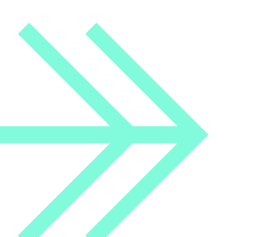
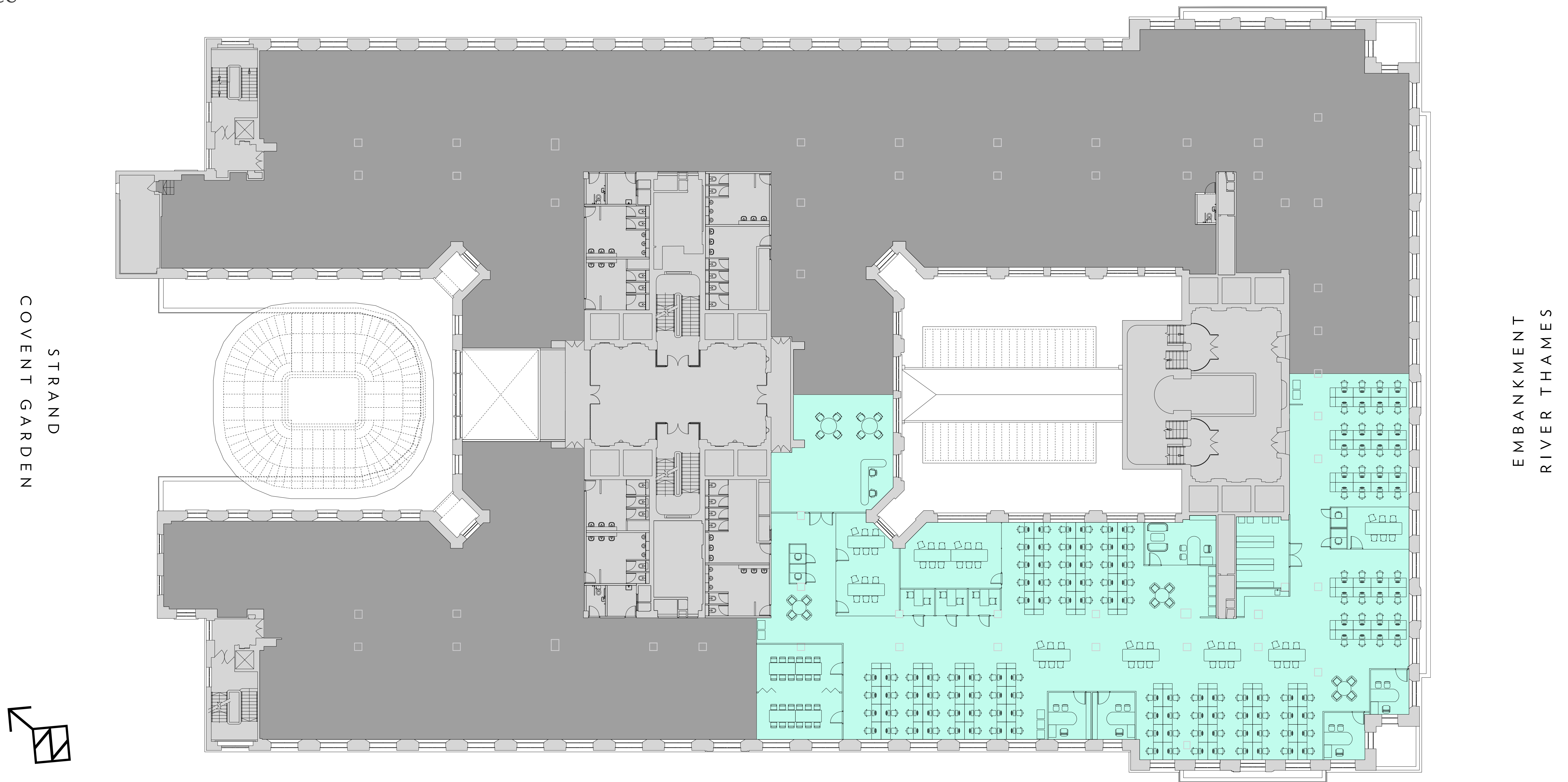
11,861 sq ft / 1,102 sq m available

- ◆ Available Office Space
- ◆ Let Office Space
- ◆ Core Areas

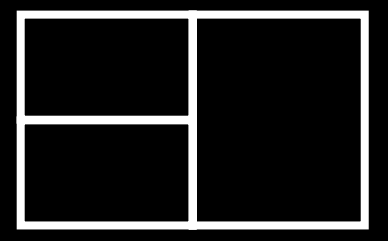
Density: 1:8 sq m

Open plan desks	134
1 person enclosed offices	5

Reception	1
12 person meeting rooms	1
6 person meeting rooms	2
2 person meeting rooms	3
24 person co-working space	1
Project tables	4
Phone booths	4
Break-out space	3
Kitchenette	1
Lounges	1







# Third Floor Space Plan - Creative Layout

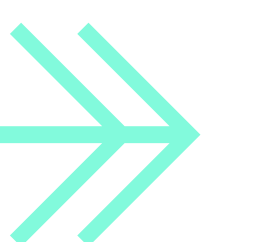
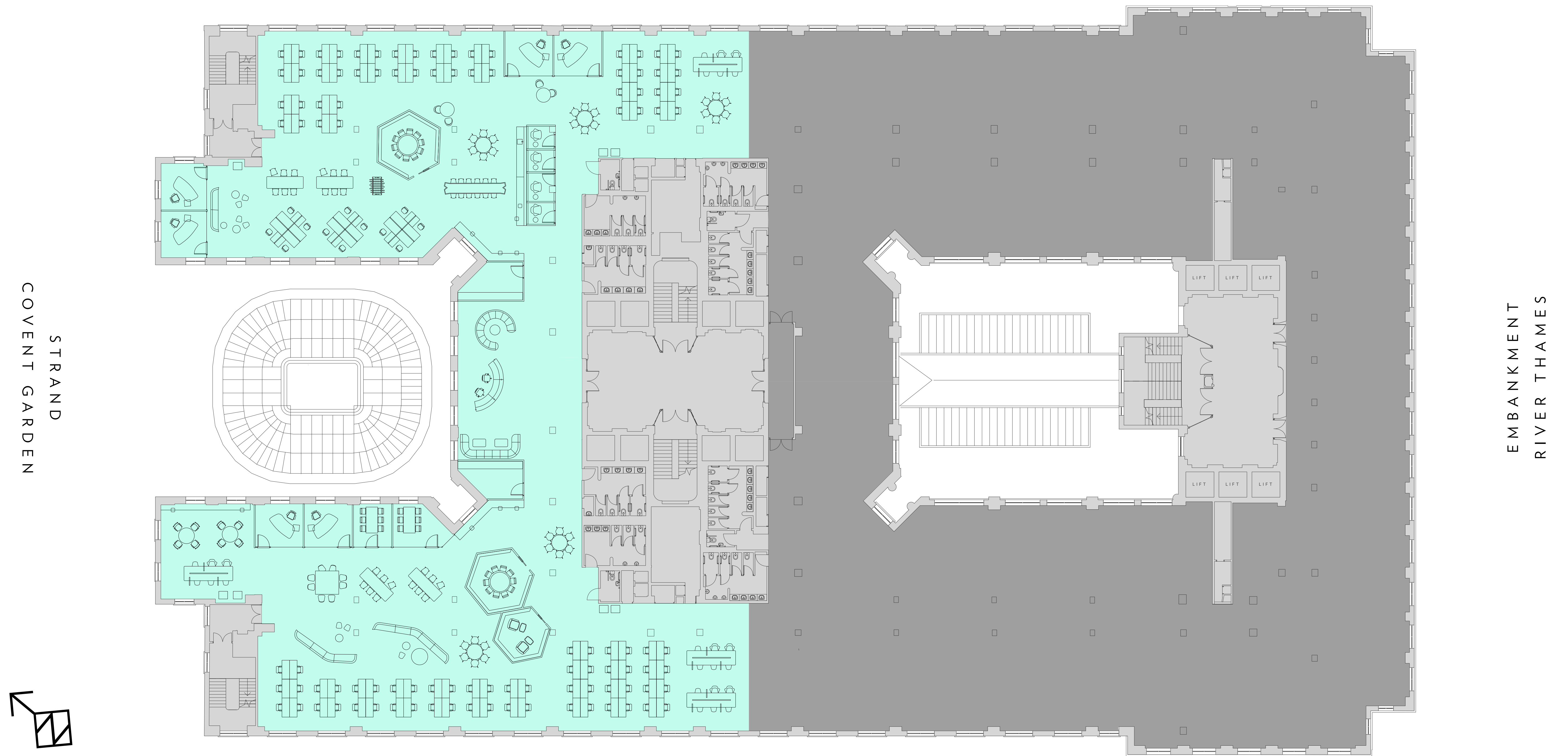
15,514 sq ft / 1,441 sq m available

- ◆ Available Office Space
- ◆ Let Office Space
- ◆ Core Areas

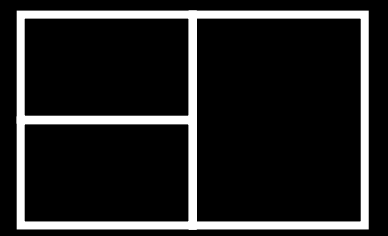
Density: 1:10 sq m

Open plan desks	138
1 person enclosed offices	6

Reception	1
10 person meeting rooms	2
6 person meeting rooms	2
Private lounge	1
Project tables	8
Break-out space	4
Kitchenette	1
Lounges	2







# Third Floor Space Plan - Professional Layout

15,514 sq ft / 1,441 sq m available

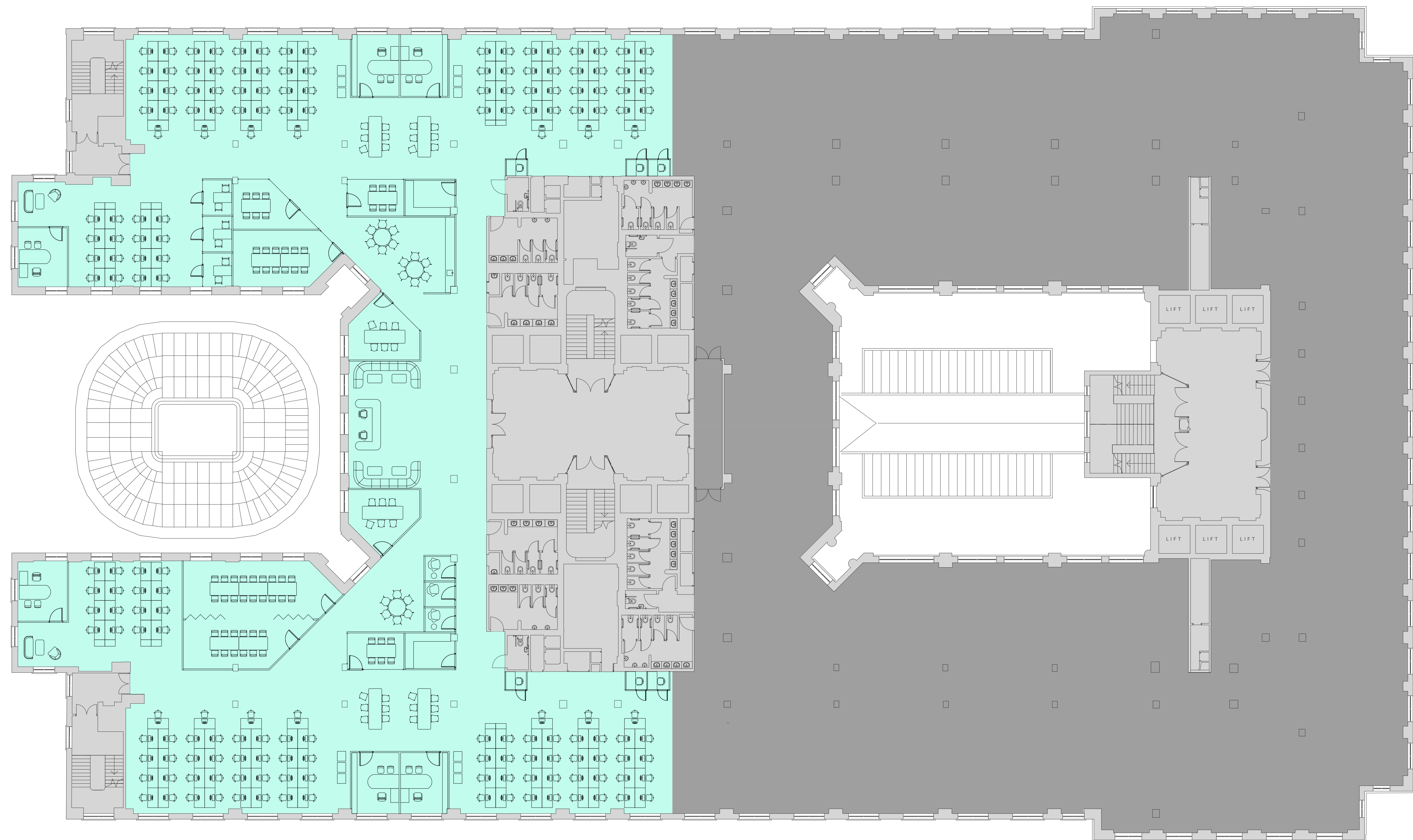
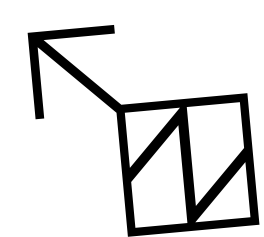
- ◆ Available Office Space
- ◆ Let Office Space
- ◆ Core Areas

Density: 1:8 sq m

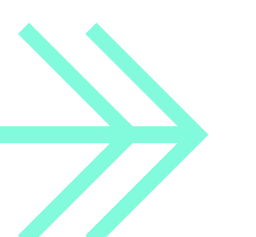
Open plan desks	174
1 person enclosed offices	6

Reception	1
12 person meeting rooms	1
6 person meeting rooms	4
2 person meeting rooms	3
30 person co-working space	1
Project tables	4
Phone booths	9
Break-out space	4
Kitchenette	1
Lounges	1

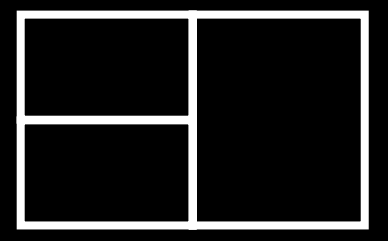
COVENT GARDEN  
STRAND



EMBANKMENT  
RIVER THAMES







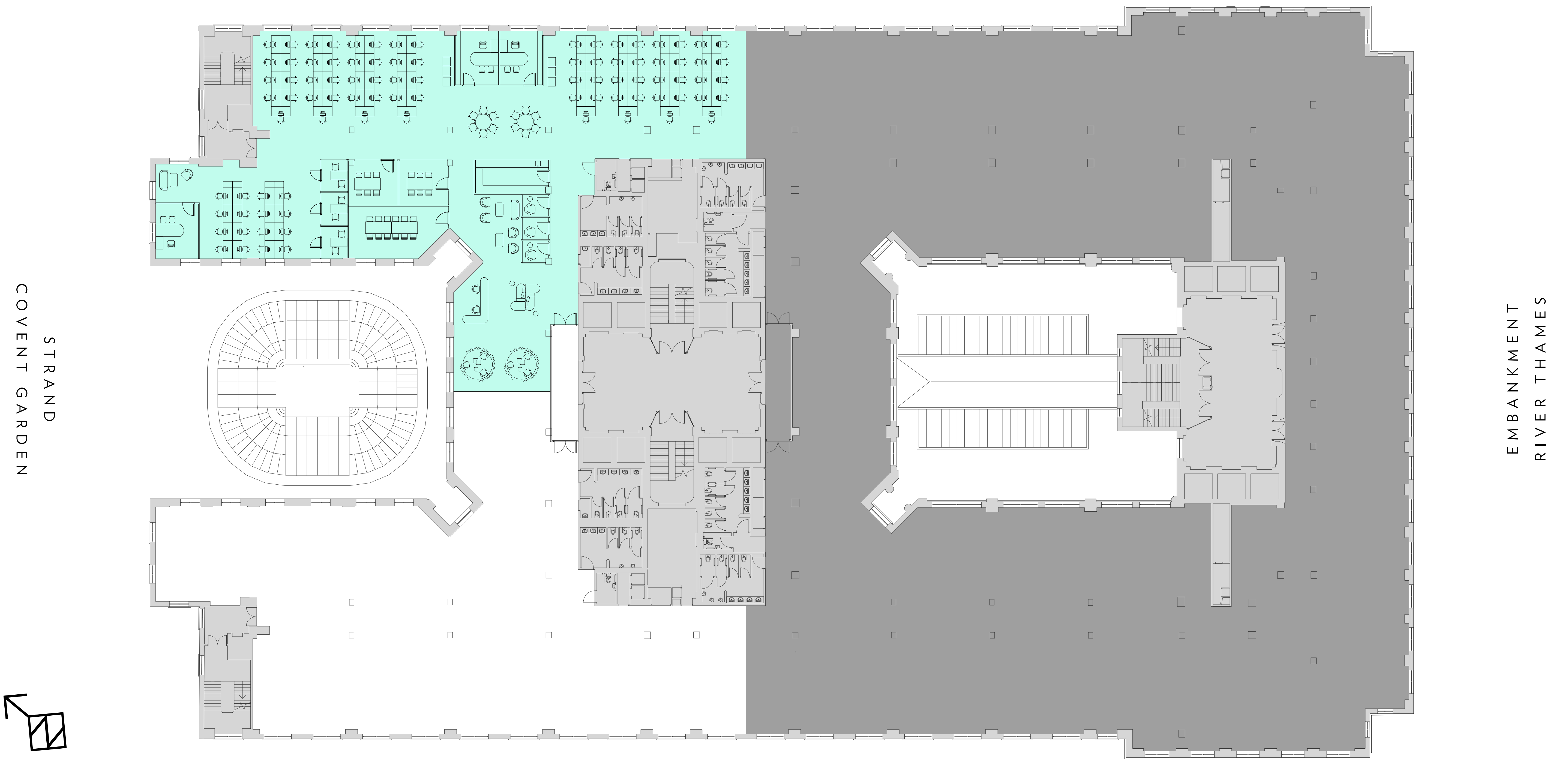
# Part Third Floor Space Plan - Professional Layout

7,449 sq ft / 692 sq m available

- ◆ Office Space
- ◆ Let Office Space
- ◆ Core Areas

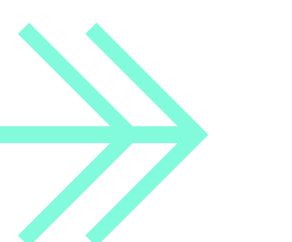
Density: 1:8 sq m

Open plan desks	88
1 person enclosed offices	3
Reception	1
12 person meeting rooms	1
6 person meeting rooms	2
Project tables	2
Phone booths	3
Break-out space	2
Kitchenette	1
Lounges	1

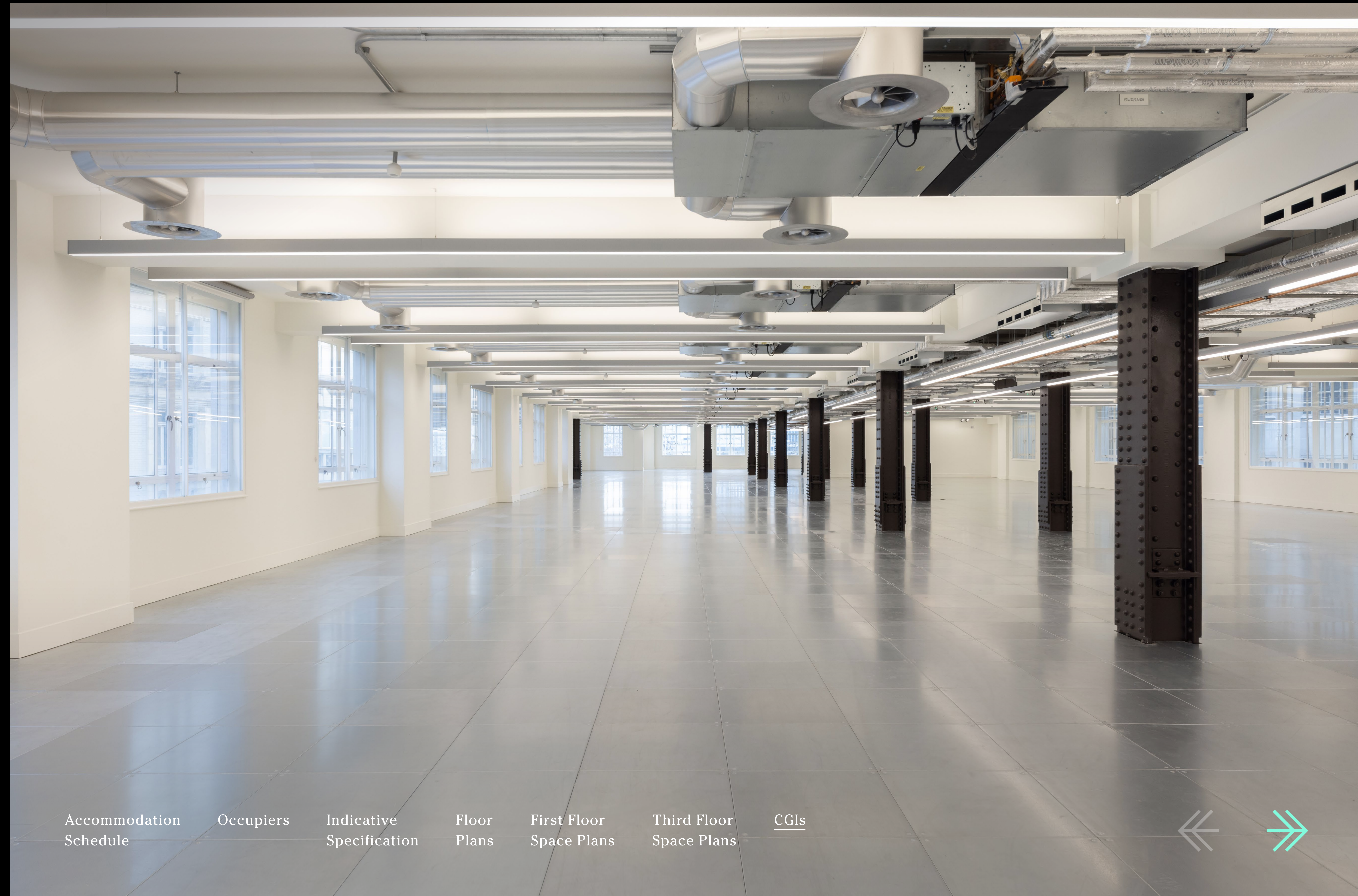
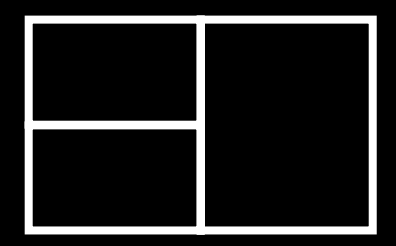


COVENT GARDEN STRAND

EMBANKMENT RIVER THAMES







[Accommodation  
Schedule](#)

[Occupiers](#)

[Indicative  
Specification](#)

[Floor  
Plans](#)

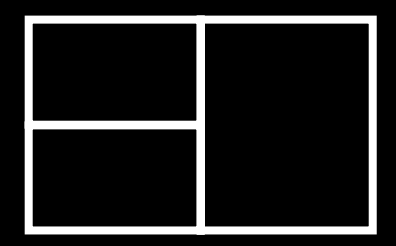
[First Floor  
Space Plans](#)

[Third Floor  
Space Plans](#)

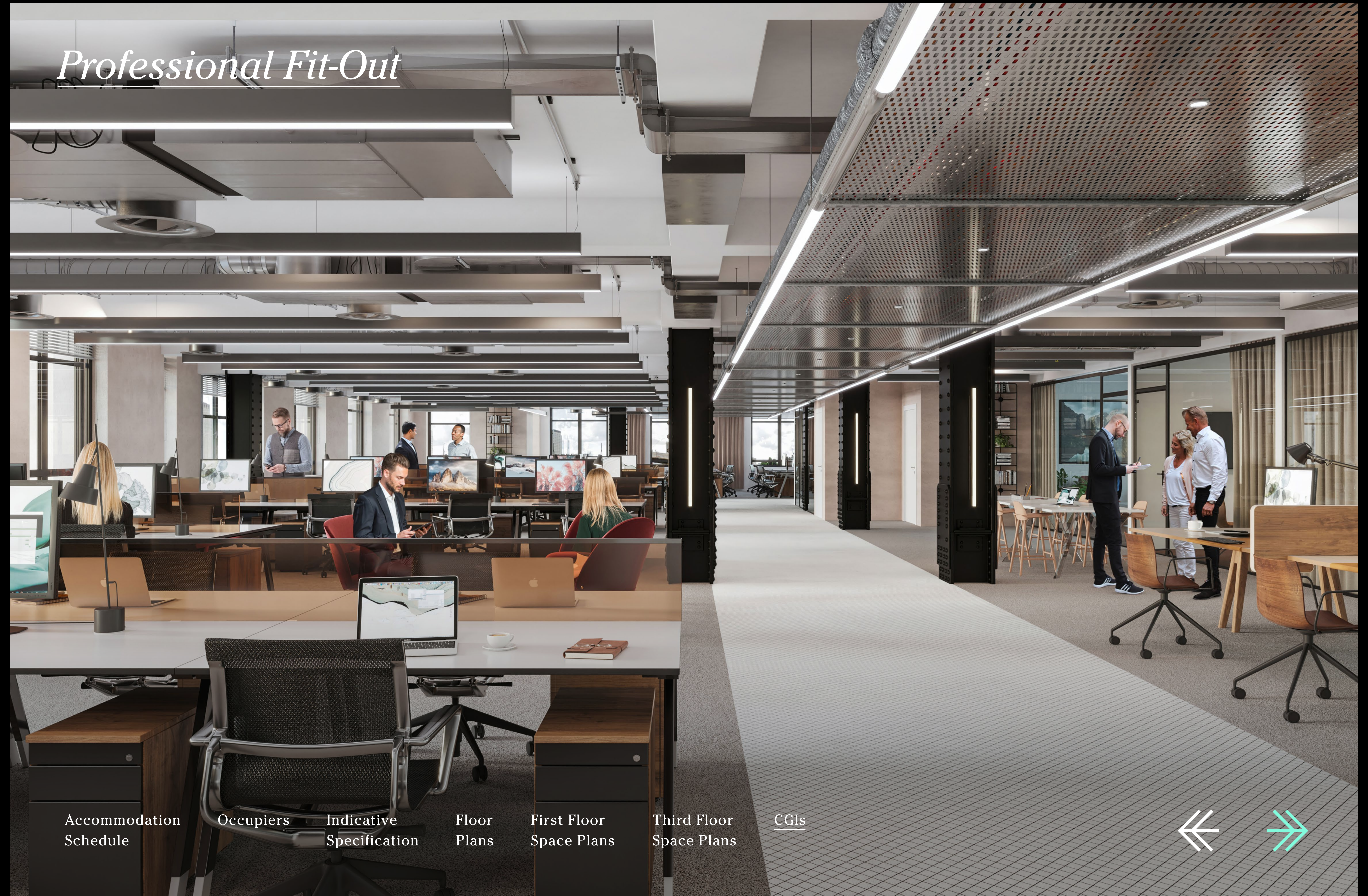
[CGIs](#)







# Professional Fit-Out



Accommodation  
Schedule

Occupiers

Indicative  
Specification

Floor  
Plans

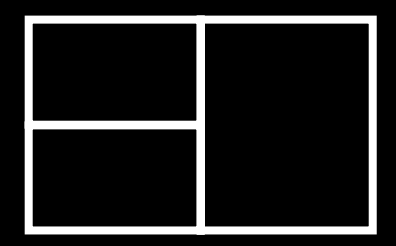
First Floor  
Space Plans

Third Floor  
Space Plans

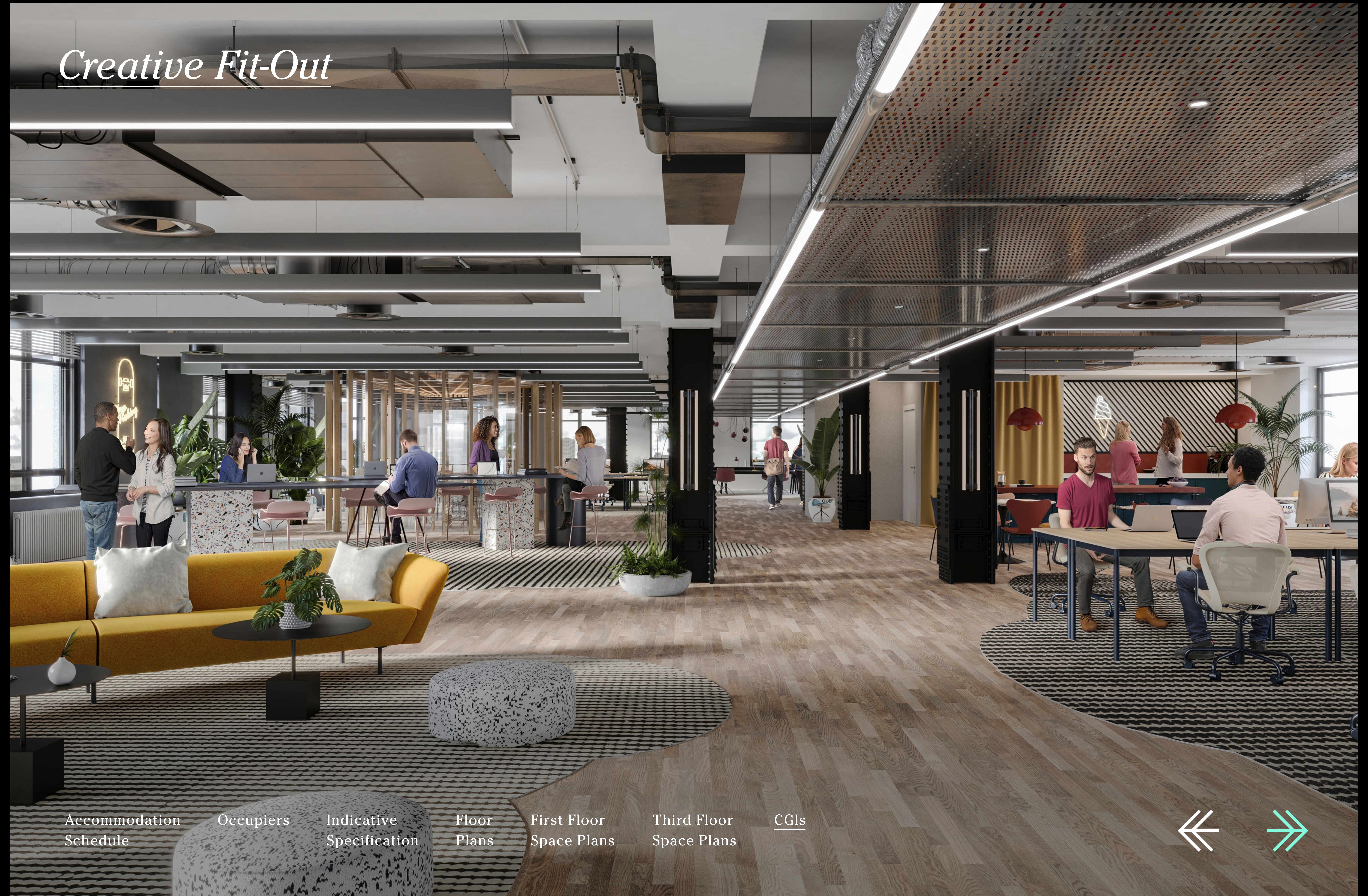
CGIs







# *Creative Fit-Out*



[Accommodation  
Schedule](#)

[Occupiers](#)

[Indicative  
Specification](#)

[Floor  
Plans](#)

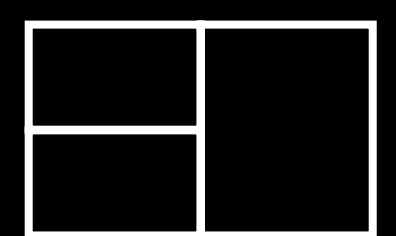
[First Floor  
Space Plans](#)

[Third Floor  
Space Plans](#)

[CGIs](#)







## Wider Portfolio

80 Strand is privately owned and sits within a wider London portfolio totalling approximately 2m sq ft and valued at circa £3bn. A long term investor, the company stand for sustainability, innovation and durability.

Over the past 30 years, the business's core focus has been to develop and maintain strong partnerships with its occupiers and to invest in its assets to deliver some of London's most exciting commercial spaces.



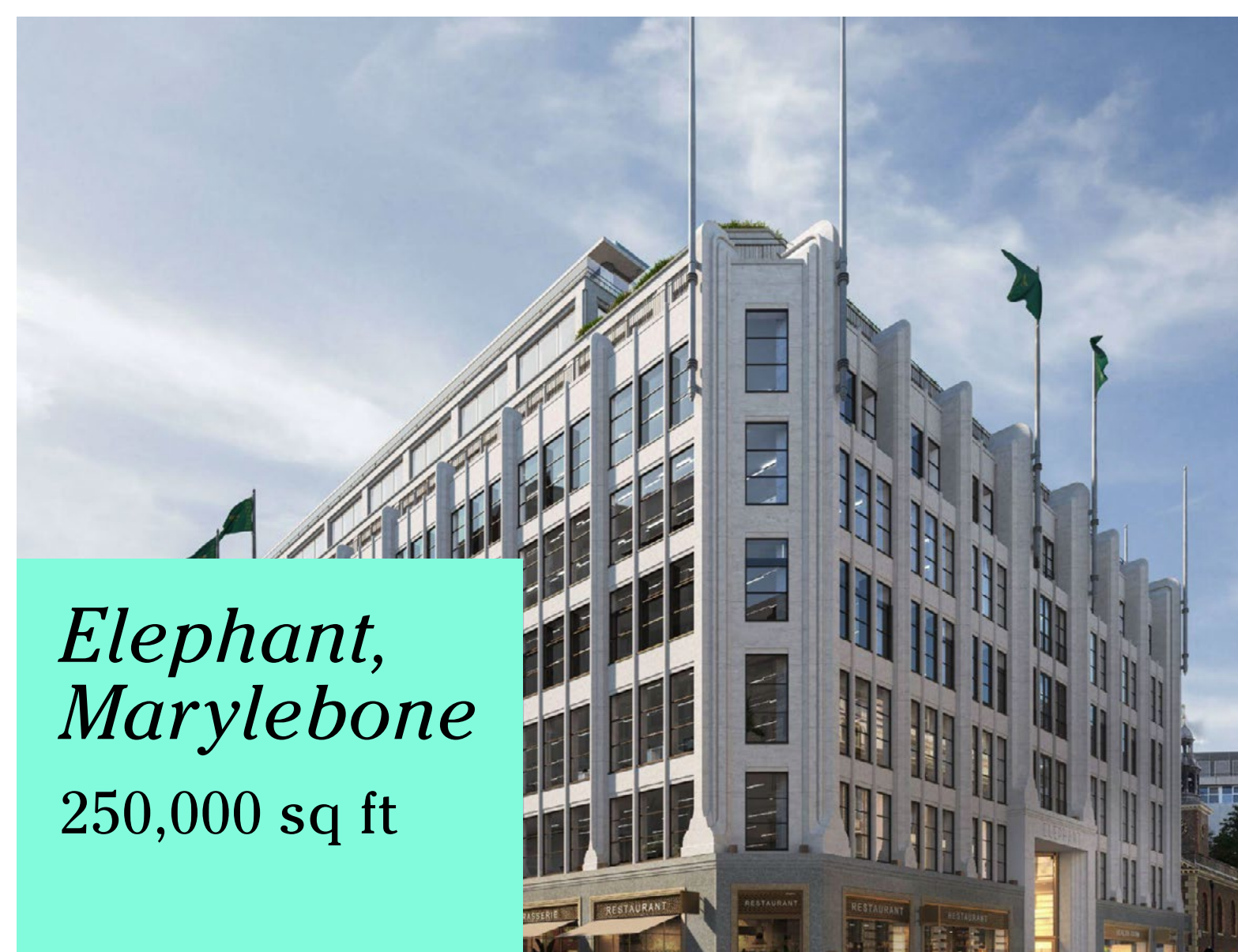
**70 Berners Street, Fitzrovia**  
295,000 sq ft

Occupiers: Gamesys, Next, The Gym Group, Arros (restaurant), Beautypie and Wintermute



**5 Stratton Street, Mayfair**  
103,000 sq ft

Occupiers: Egerton Capital, Melrose Plc, GSA Capital Services, HSBC, Park Square Capital, Pictet & Cie, Langans, Stonegate Pub Co



**Elephant, Marylebone**  
250,000 sq ft

- 250,000 sq ft Mixed-use Destination
- 159,000 sq ft Office Space
- 30,000 sq ft Gym facility
- 12,400 sq ft Rooftop

Development to complete in Q1 2026



**Kensington Estate**  
840,000 sq ft +

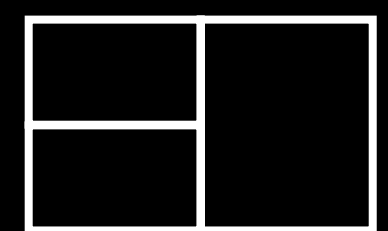
Occupiers: Daily Mail, Equinox, M&S, Kensington Roof Gardens, H&M, Dishoom, Hobbs, Jigsaw, Wholefoods, Japan House



**Liberty Store, Soho**  
123,000 sq ft +

Home of the world famous retail brand





# Contact

For more information, please contact:



ED ARROWSMITH

020 7152 5964 | 07736 869 320  
ed.arrowsmith@cushwake.com

JAMES TAYLOR

020 7152 5166 | 07899 843 767  
james.taylor@cushwake.com

[eighty-strand.co.uk](http://eighty-strand.co.uk)

