



CHATTERTON | REES



151 Strand, London, WC2R 1HL
Asking price £5,350,000





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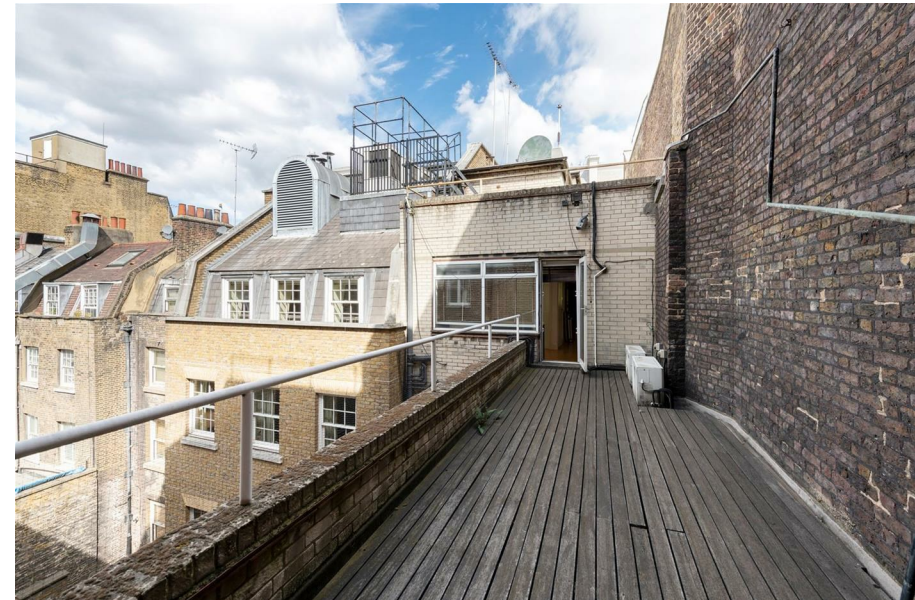
- Freehold
- Expired Planning consent
- Amazing Location
- Office Building
- Lift
- Development Opportunity

A wonderfully rare opportunity to acquire a full freehold office building on The Strand in central London. This office building has been used a family office for almost 50 years and has not been on the market in that time. Spread over six floors and close to 7000sqft including one lower floor and has a lift from ground to top.

Located on one of historic London's most famous locations just south of Covent Garden and north of the River Thames this building, Once a saddlers shop is one that can be used as an office or really make a mark with by re developing, your neighbours include Somerset House and are really in the heart of London.

Please enquire for historical planning documents and info.

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[Directions](#)



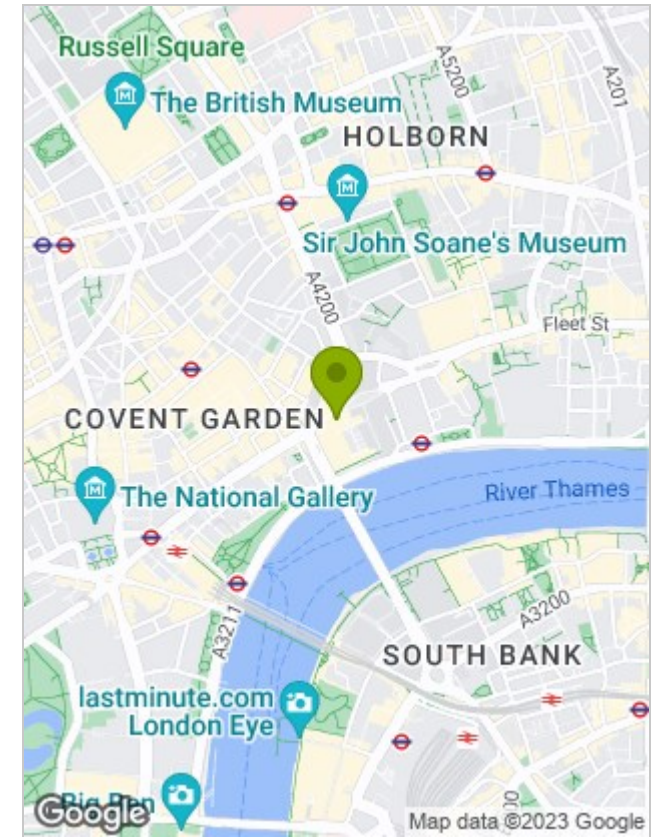
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Floor Plans

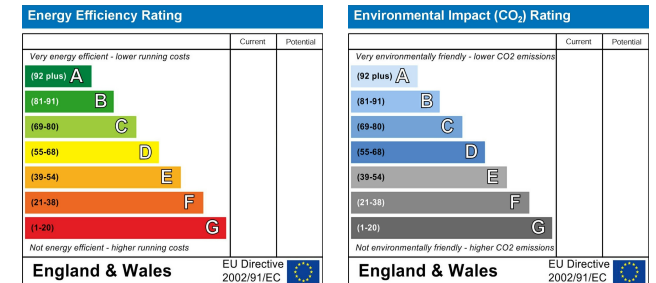
BUILDING AREAS

Floor	EXISTING				PROPOSED			
	GEA		GIA		GEA		GIA	
	sqm	sqft	sqm	sqft	sqm	sqft	sqm	sqft
Sub-Basement					116	1247	90	968
Basement	126	1355	102	1097	119	1275	94	1005
Ground Floor	110	1183	94	1011	115	1234	91	979
1st Floor	104	1118	87	935	114	1228	89	952
2nd Floor	105	1129	87	935	113	1216	89	955
3rd Floor	105	1129	86	925	113	1216	89	955
4th Floor	78	839	67	720	105	1129	82	884
5th Floor	25	269	15	161	93	997	73	785
6th Floor					53	568	40	431
TOTAL	653	7020	538	5784	940	10108	736	7913

Location Map



Energy Performance Graph



Viewing

Please contact our Chatterton Rees Office on 020 3780 0580 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.