



200 STRAND

LONDON WC2

12,000 sq ft comprehensively refurbished building prominently located opposite the Royal Courts of Justice.

Due for completion Q1 2027



200 STRAND

EXCEPTIONAL HEADQUARTERS OPPORTUNITY

200 Strand is being comprehensively refurbished to create a distinguished headquarters opportunity, well suited to the requirements of a modern business. The building will provide impressive arrival experiences for both clients and staff with the occupier being able to choose from a brand new reception area in addition to a direct entrance into the ground floor space.

The available accommodation provides 12,152 sq ft of open plan office space. Throughout, the building benefits from excellent levels of natural light, high-quality new end-of-trip facilities, a new passenger lift, and dedicated WC facilities on each floor.



CGI - Exterior with
new entrance





AVAILABILITY

FLOOR	SQ FT	SQ M
5th	1,776	165
4th	1,830	170
3rd	1,819	169
2nd	1,819	169
1st	1,776	165
Ground (Retail, showroom or office)	1,389	129
Ground (Reception)	398	37
Lower Ground	1,345	125
TOTAL	12,152	1,129

HIGHLIGHTS



Remodelled landmark building



Two exceptional arrival experiences



New 8 person passenger lift



Exceptional new end of trip facilities



Excellent natural light throughout



WCs on every floor



All Electric Building - targeting EPC B



BREEAM Excellent









GROUND FLOOR

1,389 SQ FT / 129 SQ M
(Retail, showroom or office space)

STRAND

Building
reception

Self contained
ground floor
entrance

MILFORD LANE

ESSEX STREET

N



- Available space
- Reception
- Core



TYPICAL FLOOR

1,776 SQ FT / 165 SQ M

STRAND

MILFORD LANE

ESSEX STREET



- Office space
- Core



LOWER GROUND

1,345 SQ FT / 125 SQ M



- Office space
- Bike storage & showers
- Core



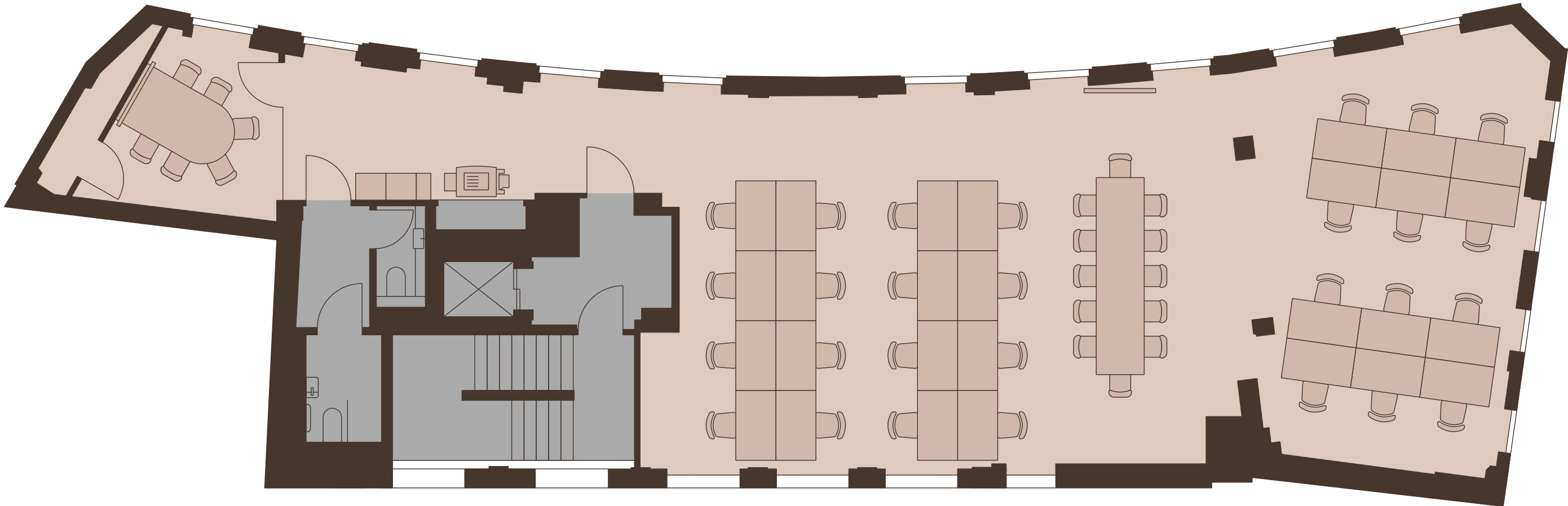
1ST FLOOR

1,776 SQ FT / 165 SQ M
INDICATIVE FIT-OUT

STRAND

MILFORD LANE

ESSEX STREET



28x Workstations 1x 6 person meeting room 1x 12 person touchdown table

Office space
Core





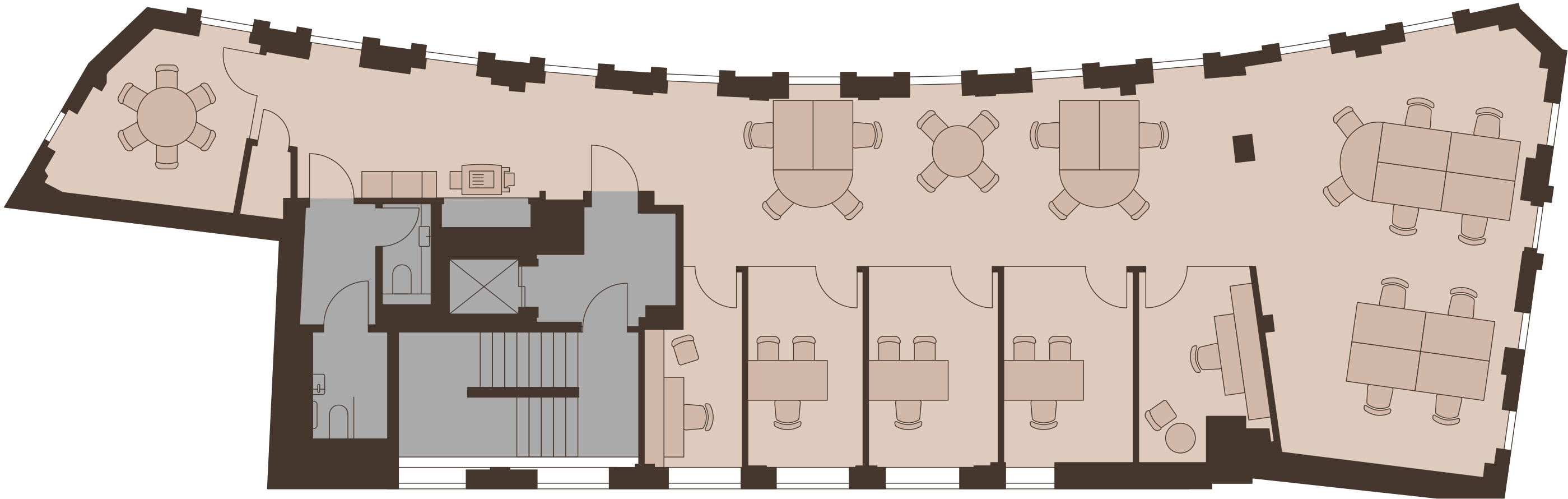
2ND FLOOR

1,819 SQ FT / 169 SQ M
INDICATIVE FIT-OUT

STRAND

MILFORD LANE

ESSEX STREET



18x Workstations 5x Offices 1x 6 person meeting room 1x 4 person collaboration desk

- Office space
- Core





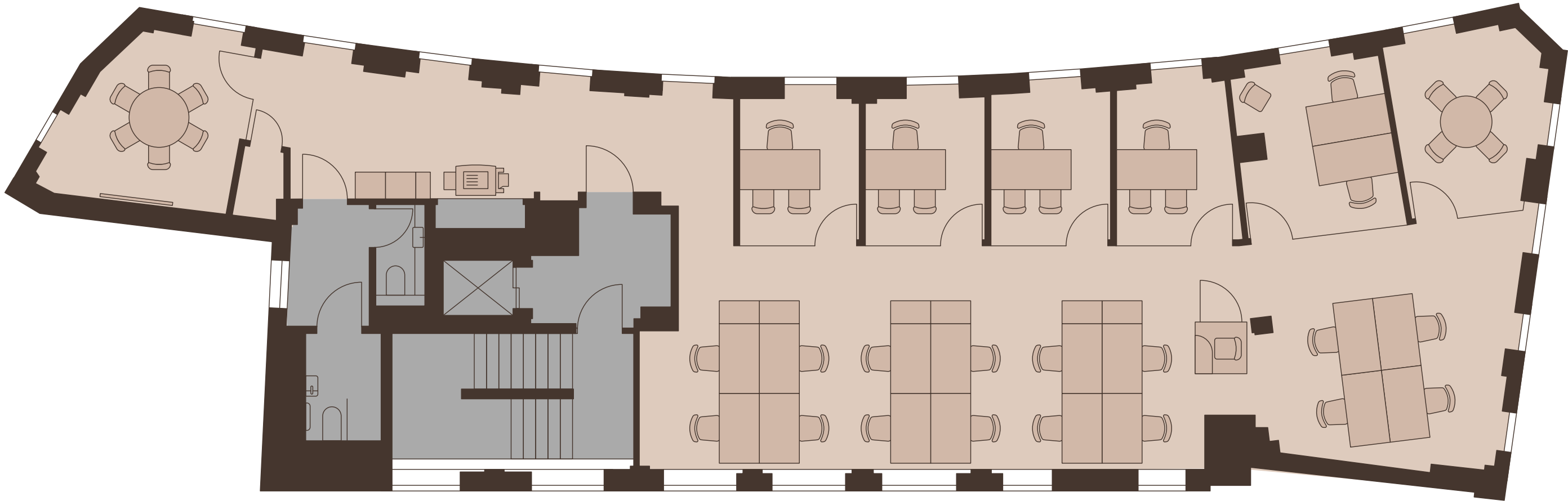
4TH FLOOR

1,830 SQ FT / 170 SQ M
INDICATIVE FIT-OUT

STRAND

MILFORD LANE

ESSEX STREET



16x Workstations 5x Offices 1x 6 person meeting room 1x 4 person meeting room 1x Phone booth

- Office space
- Core

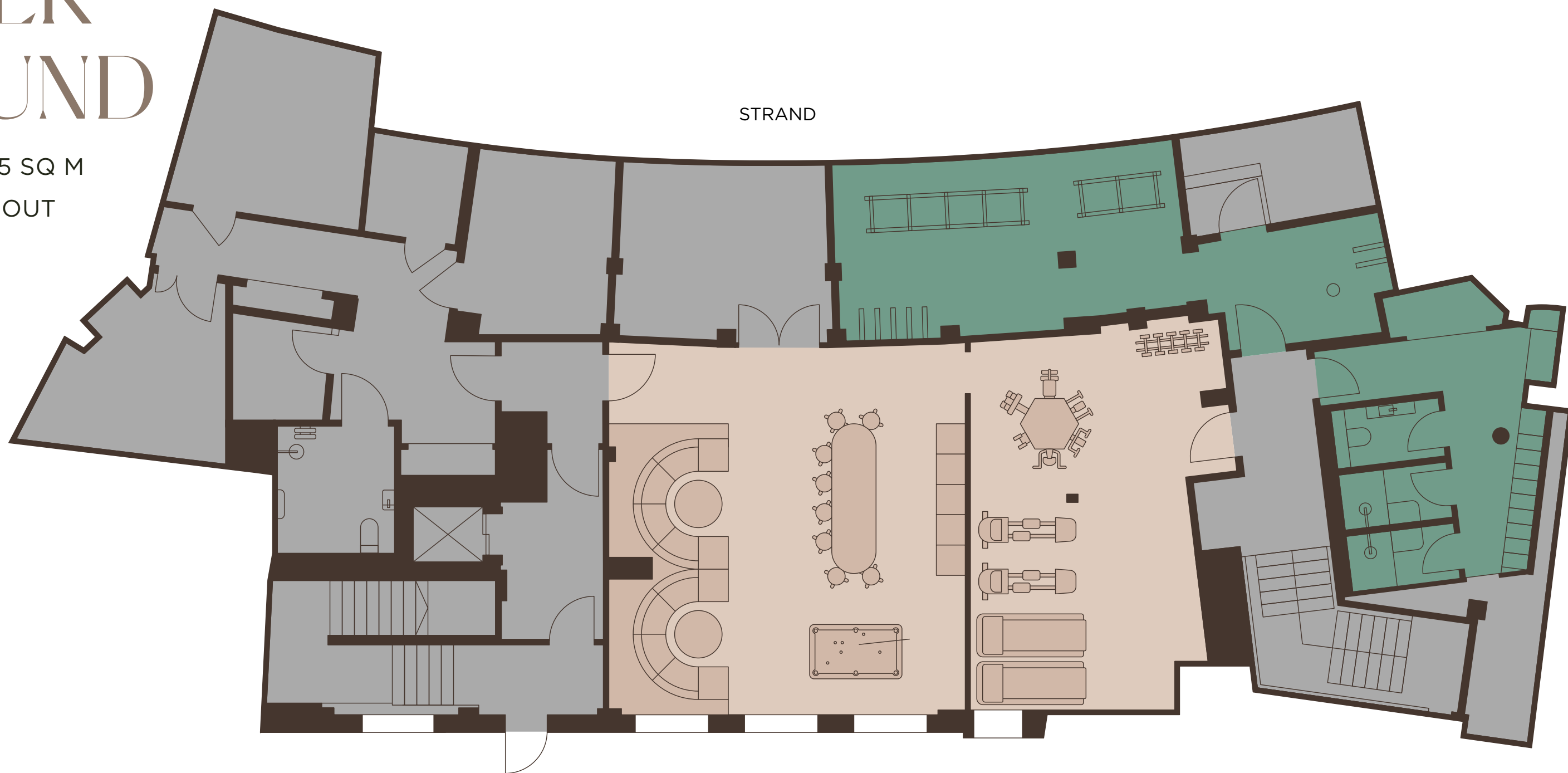




LOWER GROUND

1,345 SQ FT / 125 SQ M

INDICATIVE FIT-OUT



1x Breakout area with pool table 1x Kitchen 1x Fully equipped gym



- Breakout & gym
- Bike storage & showers
- Core



SPOILT FOR CHOICE

Surrounded by an exceptional selection of restaurants, leisure facilities, cafés, bars, and hotels, the building is truly spoilt for choice. The area also offers peaceful retreats, with riverside walks and tranquil green spaces just moments away. Six stations are within walking distance, providing convenient access to the Elizabeth line, Underground, and Thameslink services.



Temple Garden



Somerset House



New Street Square





AMENITY MAP

RESTAURANTS

- 1. Atis
- 2. Barrafina
- 3. Balthazar
- 4. Joe Allen
- 5. The River
- 6. Spring
- 7. Christopher’s
- 8. The Delaunay
- 9. Bank Restaurant
- 10. 42 Holborn
- 11. Coopers
- 12. ROKA
- 13. Ikoyi
- 14. Toklas
- 15. Cigalon
- 16. Brasserie Blanc
- 17. Pegasus
- 18. Dilieto
- 19. Kaana
- 20. CORD
- 21. Chi Noodle

LEISURE

- 1. Garden Cinema
- 2. Royal Ballet and Opera
- 3. Somerset House
- 4. Hunterian Museum

CAFÉS

- 1. Blank Street Coffee
- 2. Sontag
- 3. WatchHouse
- 4. Roasting Plant Coffee
- 5. The Fleet Street Press
- 6. Chancery Press
- 7. Harris & Hoole
- 8. Establishment Coffee
- 9. Rosslyn Coffee

BARS

- 1. The Wild Monkey
- 2. 180 House
- 3. The Seven Stars
- 4. The Pregnant Man
- 5. Harrild & Sons
- 6. The White Haus
- 7. Black Parrot
- 8. Old Bank of England

HOTELS

- 1. NoMad
- 2. The Savoy
- 3. ME Hotel
- 4. Rosewood
- 5. Hyatt Regency



SPECIFICATION

DESCRIPTION

The building has an exposed brick and Portland stone façade; constructed in a neo-classical style characterised by its symmetry, particularly apparent on the front façade. A new blackened steel contemporary glazed entrance with brass detailing inset to stone reveals creates a prominent address and connection to the street.

A new high quality, welcoming reception space is visible through the new enlarged entrance on Milford Lane. The design subtly takes Neo-Georgian cues and distils them into a contemporary yet classic space.

Internally a new structural steel framed core with comflor slab infill has been inserted into the existing building.

The information presented within this document is based on RIBA Stage 5 construction drawings and correct as of March 2026.

BUILDING MANAGEMENT / WELFARE FACILITIES

Separate welfare facilities for security and building management staff room is provided in the basement.

OVERVIEW

- Interior refurbishment:**
- High quality reception
 - CAT A Office floors including new WCs at levels LG, 1st, 2nd, 3rd, 4th, 5th
 - End of trip facilities at Lower Ground and dedicated bike storage
 - New steel framed core with new stairs, lift car and fire-fighting lobby
- Exterior works:**
- Contemporary glazed entrance inset to stone reveals
 - New and enlarged windows along the Milford Lane elevations on 2nd, 3rd, 4th and 5th floors
 - Façade repair
 - New warrantied roof membrane

BMS

The BMS integrates the HVAC, lighting, energy and security systems into one platform which can be remotely accessed from the display panel on the basement MCC to monitor and control the new on floor plant.

SERVICES

The building has mixed mode ventilation, enabling both energy-efficient natural airflow via openable windows and mechanical conditioned air via three sets of vertical ducts with front face grilles.

Additional ductwork can be installed form the vertical ducts, by the tenant, if cellular space is required.

Perimeter small power distribution simplifies workstation planning and reduces floor disruption.

Heating & Cooling provided from perimeter mounted FCUs and served around the perimeter at low level.

Lighting, PIR sensors & smoke detection services are provided on the ceiling.

ACCESS AND SECURITY

A suitable CCTV system will be provided to cover ground floor entrance, reception and main circulation in basement.

ENERGY PERFORMANCE CERTIFICATE

Predicted EPC B rating.

RECEPTION FINISHES

High quality reception with design character and high standard finishes and lighting.

- Bespoke GRG wall panels
- Bespoke stone bench and desk
- Custom two-tone terrazzo flooring
- Bespoke metal signage

Bespoke designed reception desk will be provided with security and access provision.

Intercom, desk heating, broadband and wireless amenities included.

Disabled access and intercom to be provided with reception desk.

CAT A CEILING FINISHES

Plastered ceilings with lighting and galvanized cable conduit.

LIFT PROVISION

One fire-fighting lift is provided in the building.

Lift Type: 1no. 8-Person passenger / fire-fighting / evacuation lift

Lift car interiors are designed to match with the reception area design.

DESIGN CRITERIA:

- Occupancy and Provision**
- Core design elements, WCs and lifts are designed to 12.5m2 per person. The office spaces have been designed to 10m2 per person.
- Floor Subdivision**
- The office floor plates from LGF to 5th are designed to allow each floor to be let to a different tenant. The office lettable area is designed to accommodate either an open plan or cellular layout.
- Structural Grid**
- The structure is on an irregular grid.
- Existing beams are at minimum 2.2m centres spanning from Strand façade to South façade.
- There are only two existing columns on the typical floor, bridging the pre and post-war segments of the building.
- Fire Strategy Occupancy Standards**
- | | |
|----------------------------|-------------------------------------|
| Office Areas: | 6 m² per person |
| Stairs: | 6 m² per person |
| Retail Unit: | 3 m² per person |
| Basement ancillary spaces: | 2 m² per person
30 m² per person |
- Office Floors**
- CAT A fit out including:
- Capped off services for future kitchenette area
 - New WC core on office floors L01, L02, L03, L04, L05, providing 1 x WC and 1x accessible WC per typical floor
 - New ceiling mounted LED lighting on PIR throughout the office floors, including linear and can spotlights aligning with the center of structural bays
 - Skim white paint finish to walls and ceilings
 - Statutory signage
 - New skirtings
 - Perimeter mounted FCUs
 - Office floor conditioned air provided by two sets of risers with grilles to face, maximizing floor to ceiling heights
 - New secondary glazing throughout existing windows
- Level 02 has an enhanced level of finish to act as a show floor. This includes:
- Natural fibre carpet to office plate
 - Bespoke minimal white casings to perimeter mounted FCUs
- End of Trip**
- All facilities have been provided in accordance with the London Plan, this includes:
- 23 bike spaces
 - 2 showers
 - 16 lockers
 - Vanity and locker area
 - 1 WC

SPECIFICATION

FUTURE TENANT FACILITIES		LIGHTING LEVELS		STRUCTURE FLOOR LOADINGS		DIMENSIONS		FIRE ALARM		SIGNAGE																	
Tenant riser provision: Tenant electrical riser present at each office floor.		Emergency lighting to BS 7671. Internal lighting is designed in accordance with CIBSE Code for Lighting.		Structural floors have been designed or checked to carry the following code-compliant imposed loads:		<table><tr><th>Location</th><th>Floor to Ceiling (mm)</th></tr><tr><td>LGF Office</td><td>2650</td></tr><tr><td>Reception</td><td>3940</td></tr><tr><td>Office Floor L01</td><td>2610</td></tr><tr><td>Office Floor L02</td><td>2590</td></tr><tr><td>Office Floor L04</td><td>2610</td></tr><tr><td>Office Floor L05</td><td>2500</td></tr><tr><td>Office WCs</td><td>2300</td></tr></table>		Location	Floor to Ceiling (mm)	LGF Office	2650	Reception	3940	Office Floor L01	2610	Office Floor L02	2590	Office Floor L04	2610	Office Floor L05	2500	Office WCs	2300	The building will be provided with an automatic detection and alarm system design to coverage BS 5839-1:2017, with coverage of Category LD1.		Mandatory statutory signage such as (fire exits, fire doors etc) will be provided.	
Location	Floor to Ceiling (mm)																										
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Office Floor L05	2500																										
Office WCs	2300																										
Riser and plant space for future tenants: Space available subject to planning.		Uniformity at task 0.6, immediate surrounding 0.4.		<table><tr><th>Area</th><th>Load (kN/m2)</th></tr><tr><td>Office (ground & below)</td><td>3.0 + 1.0 partitions</td></tr><tr><td>Office (first & above)</td><td>2.5 +1.0 partitions</td></tr><tr><td>Plant space (roof)</td><td>7.5</td></tr><tr><td>Roof (maintenance access only)</td><td>1.5</td></tr></table> A BCO compliant superimposed dead load allowance of 0.85 kN/m2 has been considered for the internal office spaces.		Area	Load (kN/m2)	Office (ground & below)	3.0 + 1.0 partitions	Office (first & above)	2.5 +1.0 partitions	Plant space (roof)	7.5	Roof (maintenance access only)	1.5	Manual call points shall be provided in accordance with BS EN54-11 and be provided on escape routes and final exits, as set out within the Fire Strategy.		Bespoke bronze finish provided in the reception.									
Area	Load (kN/m2)																										
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Water services: Capped water and drainage services for future tenant tea point.		<table><tr><td>Offices</td><td>500 lux</td></tr><tr><td>Toilets</td><td>200 lux</td></tr><tr><td>Reception</td><td>200 lux</td></tr><tr><td>Circulation, lobbies & Stairs</td><td>100 lux</td></tr><tr><td>Plantrooms / Utility Rooms</td><td>300 lux</td></tr></table>		Offices	500 lux	Toilets	200 lux	Reception	200 lux	Circulation, lobbies & Stairs	100 lux	Plantrooms / Utility Rooms	300 lux	Maintenance to facades via Mobile Elevating Work Platform (MEWP) or scaffolding.		New installation of new detection loops, detectors, beacons, break glass units, sounders and interface modules, as necessary.		Bespoke steel and concrete sculptural stair.									
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Tenant comms riser: Shared telecommunication/data cable basket/ trays within the electrical riser.				A BCO compliant superimposed dead load allowance of 0.85 kN/m2 has been considered for the internal office spaces.		AVERAGE DESIGN AIR TEMPERATURE		FIRE STRATEGY		Bespoke steel and concrete sculptural stair.																	
Run & Standby pumps of the water heating and cooling systems.						<table><tr><td>Offices</td><td>22°C db ±2°C</td></tr><tr><td>Reception/Entrance</td><td>22°C db ±2°C</td></tr><tr><td>Circulation/Staircase</td><td>18°C db ±2°C</td></tr><tr><td>Toilets</td><td>18°C db ±2°C</td></tr><tr><td>Showers/Vanity</td><td>18°C db ±2°C</td></tr><tr><td>Cycle Store</td><td>Frost Protection</td></tr><tr><td>Retail - Ground Floor</td><td>22°C db ±2°C</td></tr></table>		Offices	22°C db ±2°C	Reception/Entrance	22°C db ±2°C	Circulation/Staircase	18°C db ±2°C	Toilets	18°C db ±2°C	Showers/Vanity	18°C db ±2°C	Cycle Store	Frost Protection	Retail - Ground Floor	22°C db ±2°C	There is a protected stair, lobby and refuge point on each floor.		Heating provided in stair core from base.			
Offices	22°C db ±2°C																										
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ELECTRICAL DESIGN LOADS		WC AND SHOWER PROVISION		OUTSIDE AIR PROVISION				LIFE SAFETY																			
Office Lighting	4.5 W/m2 for Cat A lighting + 1 W/m2 Cat B fitout allowance	1 accessible and 1 standard WC per floor. 1 accessible WC/shower in the end of trip facilities.		Office Fresh Air 14 l/s per person at office density of 1 person per 10 m.				There is a protected stair, lobby and refuge point on each floor.		A new UPS system, located in the basement, designed to support all life safety systems, including:																	
Office Small Power	6 W/m2 (based on 1p/10m2)	WCs are provided with toilet roll holder, wall mounted hand towel dispenser and towel bin, mirrors and coat hooks.						The primary stair discharges in the protected core and the final escape is through the fire sterile reception and outside to Milford Lane. There is a secondary stair from basement which discharges to Essex Street.		- Fire-fighting lift - Smoke extract fans - AOV for fresh air intake - UPS room condenser																	
Notional SER Power	10W/m2	Toilet finishes and sanitary ware of high quality including crosswater taps and duravit WCs.		TOILET VENTILATION				Compartments have been formed between Basement floor and Ground floor, and Ground floor to First floor to allow for flexible use within the unit at ground. There is no requirement for compartments between the upper floors.		Local back up for emergency lighting with emergency luminaires.																	
Notional Spot Loads	12W/m2			6 air changes per house or 10l/s per cubicle.						Installed to BS 7671.																	



200 STRAND

LONDON WC2

allsop



**BNP PARIBAS
REAL ESTATE**

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Marketing: **Stuart Chapman Design**