

Farebrother

One Smarts Place, London,
WC1V 7AP

OFFICE TO RENT
5,500 SQ FT

farebrother.com
020 7405 4545



DESCRIPTION

5,500 sq ft Of Fully-fitted, Plug & Play Office Accommodation

The 1st floor provides a fully-fitted floor comprising of 3 meeting rooms, 42 desks, breakout and collaboration areas and call rooms.

The floor is fully cabled with fibre connectivity. The building benefits from a manned reception, cycle storage and has a private terrace.

The floor is available by way of sublease or assignment until July 2026 or a new lease directly from the Landlord.





ACCOMMODATION

FLOOR	AREA (SQ FT)	AVAILABILITY	DESK SUITABILITY NO
1st Floor	5,500	Available	50 - 84
Total	5,500		

AMENITIES

Fully-fitted	Plug & Play
Roof terrace	BREEAM Excellent
Wiredscore Gold	Manned reception
58 secure cycle spaces and 52 lockers	



FURTHER INFORMATION

Rent

£79.00 per sq ft

Service Charge

£13.03 sq ft

Rates

£33.70 per sq ft

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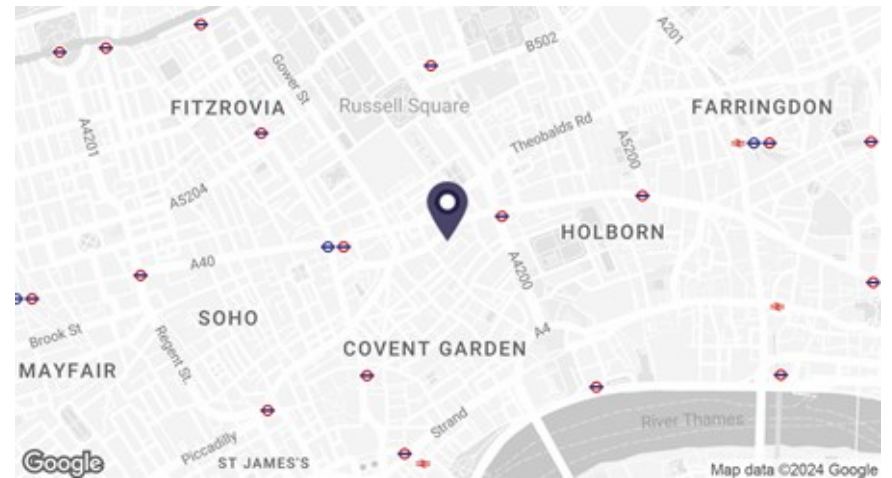
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LOCATION

The property is located in Covent Garden on the corner of High Holborn and Smart's Place.

The building is well connected with both Covent Garden and Holborn underground stations (Central and Piccadilly lines) within a 5-minute walk away. The Elizabeth Line can be accessed via Tottenham Court Road Station which is an 8-minute walk away.



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