



1st Floor | One Smart's Place | London | WC2

FULLY FITTED & FURNISHED SPACE

1st Floor | Office To Let – 5,500 sq ft



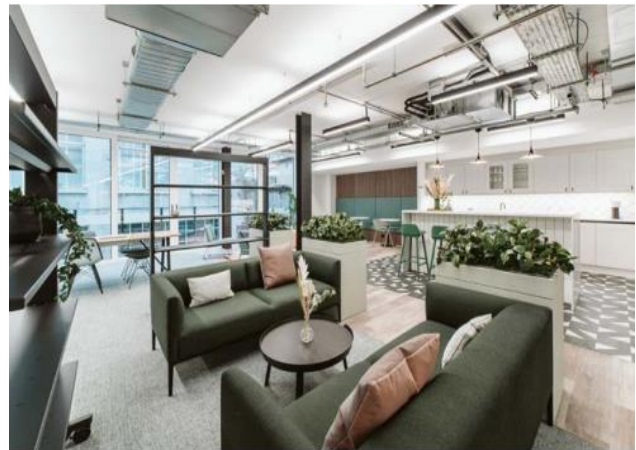
Location

The property is located in Covent Garden on the corner of High Holborn and Smart's Place. Transport links are excellent with both Covent Garden and Holborn underground stations (Central and Piccadilly lines) being within a 5 minute walk away. The Elizabeth Line can be accessed via Tottenham Court Road Station which is an 8 minute walk away.

stoneway

Accommodation

The 1st floor provides a Cat A + fit out comprising 3 meeting rooms, 42 desks (with space to grow), wellness and collaboration areas with hot desking and call rooms. The floor is fully cabled with fibre connectivity. The building benefits from a manned reception, cycle storage and each floor has a private terrace.



Amenities/Facilities

- Cycle Racks and Lockers
- Commissionaire
- Terrace
- Two Passenger lifts
- VRF Air Conditioning
- BREEAM target "Excellent"

First Floor Fitout
5,500 sq ft / 511 sq m



Terms

- Tenure: Assignment of the existing lease until July 2026
- Rent: The passing rent is £79.00 psf / £434,400 per annum
- Rates: Rates estimated at £ 29.50 psf
- Service Charge: estimated at £13.03 psf exclusive

Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Viewings

All appointments to be arranged via sole leasing agents:

Stoneway Real Estate

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