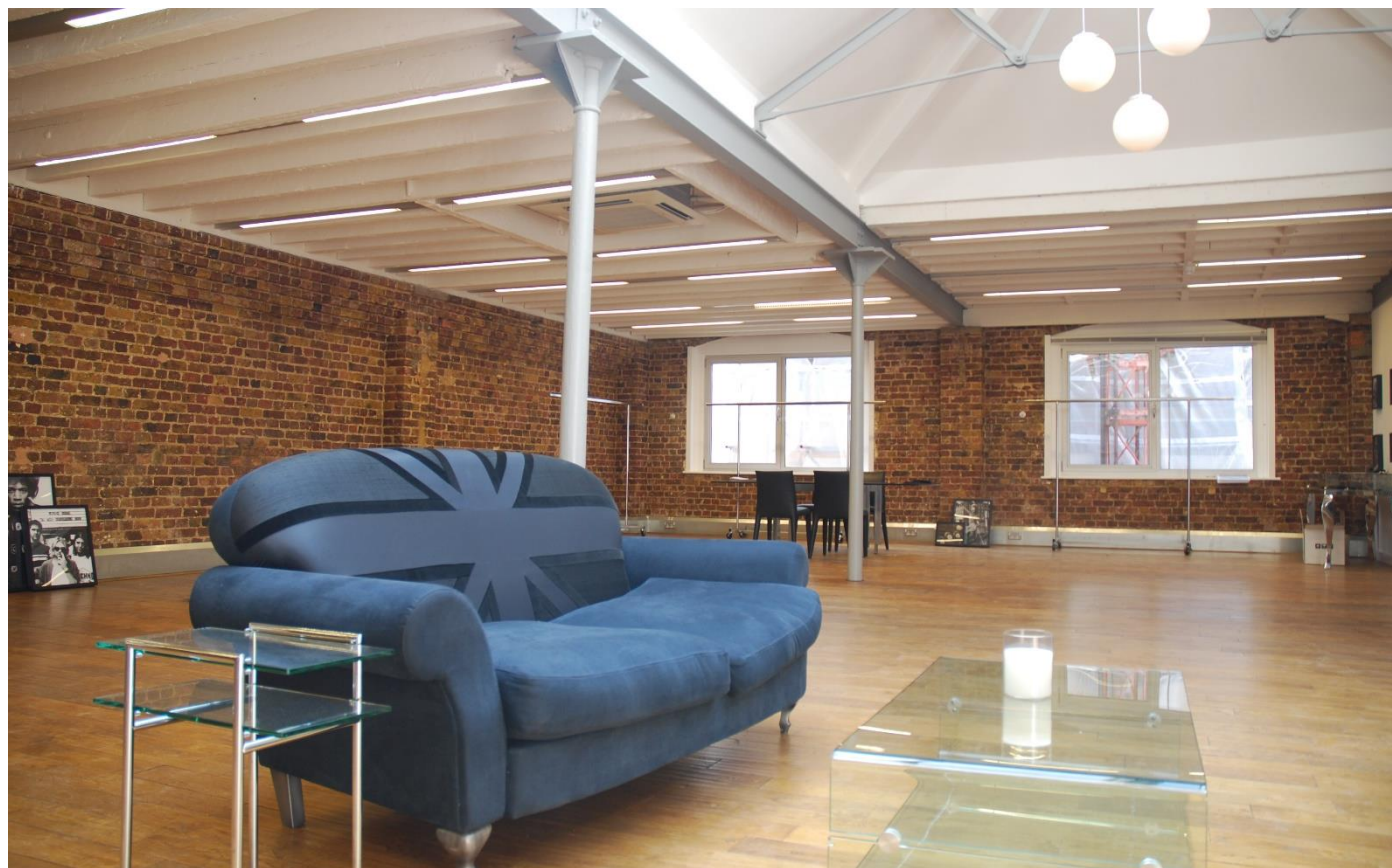


**8 Smarts Place, Covent Garden,
London, WC2B 5LW**



FULLY FITTED OFFICE TO LET | 2,100 sq ft



All photos are prior to fit out

Location

8 Smarts Place is an original Victorian building located in a quiet cul-de-sac, just off Drury Lane and High Holborn. Covent Garden, Holborn and Tottenham Court Road Underground Stations are within easy reach.

Floor Areas

Floor	sq ft	sq m
3rd Floor	2,100	195
TOTAL (approx.)	2,100	295

*Measurement in terms of *NIA

Description

This former warehouse building was substantially refurbished this year to provide high quality, contemporary offices. The available top floor loft office is accessed via a passenger lift and provides partially fitted air cooled character space with a sky light providing a wealth of natural light.

Covent Garden

The modern story of Covent Garden began in the 1630s when an area formerly belonging to Westminster Abbey known as 'the Convent Garden' was redeveloped for the 4th Earl of Bedford, with a world famous piazza by Inigo Jones.

Covent Garden is one of London's leading tourist and shopping destinations and in 2010 the world's largest Apple Store was opened in the Piazza.

Rhys Evans, Partner

📞 020 7025 1393

Christos Lemos, Agency Surveyor

📞 020 7025 8941

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.

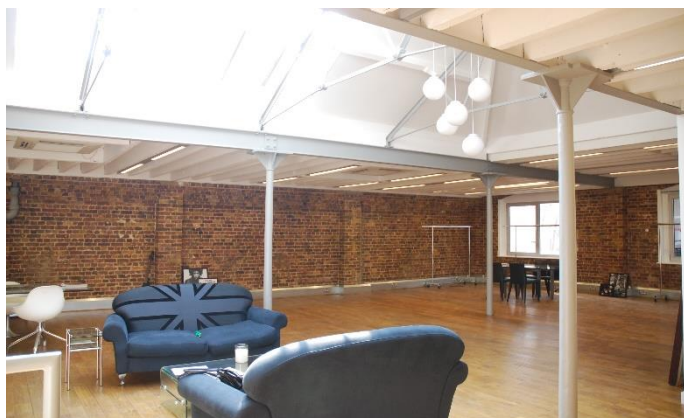
Subject to Contract October 2017

📞 020 7025 1390 🏠 10 Golden Square London W1F 9JA 🏠 41 Lothbury London EC2R 7HG

**8 Smarts Place, Covent Garden,
London, WC2B 5LW**



FULLY FITTED OFFICE TO LET | 2,100 sq ft



Terms

Tenure:	Leasehold
Lease:	Assignment of the existing lease until August 2019 or sublease to be agreed Alternatively a new lease available direct from the Landlord.
Passing Rent:	£54.00 psf pax
Rates:	Estimated at £20.25 psf pa (2017/2018)
Service Charge:	Approximately £8.50 psf pax

Amenities

- Contemporary finishes with character features
- Feature sky light
- Passenger lift
- Exposed air cooling system
- Demised WCs
- Exposed brick work.
- Wooden floor
- Under floor and perimeter trunking

Rhys Evans, Partner

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Christos Lemos, Agency Surveyor

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Subject to Contract October 2017