

REFURBISHED OFFICES TO LET | 1,705 sq ft



Location

8 Smarts Place is an original Victorian warehouse 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
Ground Floor	1,705	158.4
TOTAL (approx.)	1,705	158.4

*Measurement in terms of NIA

Description

The available ground floor office offers refurbished, contemporary warehouse style office space with exposed services and floor to ceiling glazing which provide plenty of natural light. The common parts of this former warehouse building have also recently been refurbished.

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

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Suzy Link, Agency Surveyor

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Joint Agents: Edward Charles – 020 70092300

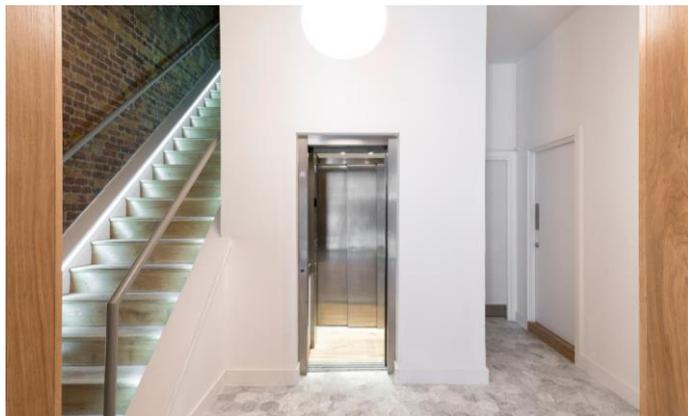
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Subject to Contract October 2017

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



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Terms

Tenure:	Leasehold
Lease:	A new lease available direct from the Landlord.
Rent:	£59.50 psf pax
Rates:	Estimated at £19.00 psf pa (2017/2018)
Service Charge:	Approximately £4.50 psf pa

Amenities

- Newly refurbished reception
- Wooden flooring
- Air conditioning
- Refurbished WC's
- Exposed brickwork
- Showers & changing facilities
- Excellent natural light
- Underfloor & perimeter trunking
- Secure cycle storage
- Basement storage available

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