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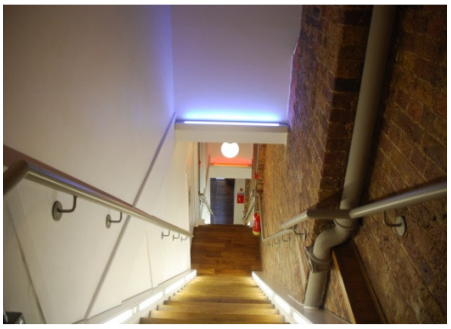
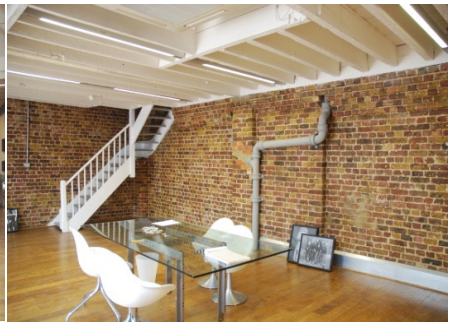
monmouthdean.com

STUNNING WAREHOUSE CONVERSION - TO LET
8 SMARTS PLACE, COVENT GARDEN, WC2
2,100 SQ FT (195 SQ M)

www.8smartsplace.co.uk





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.

DESCRIPTION

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

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

AMENITIES

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

TERMS

Lease	A new FRI lease directly from the landlord for a term to be agreed.
Rent	£45.00 psf pax
Rates	Estimated £15.90 psf pax
Service Charge	Approximately £8.50 psf pax

VIEWINGS

Strictly by appointment with the sole letting agents:-

Rhys Evans
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Subject to Contract April 2011

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