

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

📞 020 7025 1393

Suzy Link, Agency Surveyor

📞 020 7025 8940

Joint Agents: Edward Charles – 020 70092300

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

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



REFURBISHED OFFICES TO LET | 1,705 sq ft



Terms

Tenure:	Leasehold
Lease:	A new lease available direct form 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

Rhys Evans, Partner

📞 020 7025 1393
✉ revans@monmouthdean.com

Joint Agents: Edward Charles – 0207 0092300

Suzy Link, Agency Surveyor

📞 020 7025 8940
✉ slink@monmouthdean.com

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.



Monmouth Dean LLP for themselves and for the lessors or vendors of their property whose agents they are, give notice that: (i) These particulars are set out as a general outline only, for the guidance of intended purchasers or lessees, and do not constitute, nor constitute part of, any other offer of contract. (ii) All descriptions, dimensions, references to condition and necessary permission of use and occupation, and other details are given without responsibility, and any intending purchasers and tenants should not rely on them as statements or representative of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of Monmouth Dean LLP has any authority to make give any representation or warranty whatever in relation to this property. (iv) Unless otherwise stated all rents and prices quoted are exclusive of VAT which may be payable in addition. Subject to contract.

Subject to Contract November 2017