

Nº1 Smart's Place

Covent Garden

5,279 – 10,779 sq ft of fully fitted
office space to let

Step

No1 Smart's Place



Main building reception



Access to
business lounge
and communal
meeting rooms



Ready to work –
fully fitted first
and third floor
office space

No.1 Smart's Place sits on a prominent corner site in Covent Garden and provides an impressive working environment for occupiers.

Beyond the newly refurbished reception, the building currently offers 5,500 – 10,779 sq ft of considered and high specification Cat A+ workspace over the first and third floors – perfect for businesses that want to get straight to work. Occupiers also benefit from access to The Press, the 1,200 sq ft business lounge at ground floor level.



Refurbished
reception



Refurbished
end-of-trip facilities

inside

THE PRESS

Occupiers have access to The Press, the building's business lounge on the ground floor.

The Press balances flexibility with function, creating an ideal environment for collaboration. Occupiers can create private nooks for smaller gatherings or utilise the entire space for larger meetings or events. This warm and sophisticated space is tailored toward the modern mixed-mode workers' requirements.

Bookable 12 person meeting room



Nº1 Smart's Place

Breakout space & kitchenette



2 x bookable
meeting rooms



Multi purpose
space



Agile
workstations



Flexible meeting
spaces



Kitchenette &
breakout space



Tea / coffee
facilities

Availability

Seventh floor	Veritas — Asset Management	
Sixth floor	Veritas — Asset Management	
Fifth floor	nuvei	
Fourth floor	Ryan	
Third floor (fully fitted)	5,279 sq ft	January 2027
Second floor	fastly	
First floor (fully fitted)	5,500 sq ft	October 2026
Ground floor	Albar CAPITALBLACK SHEEP COFFEE	
Total available	10,779 sq ft	



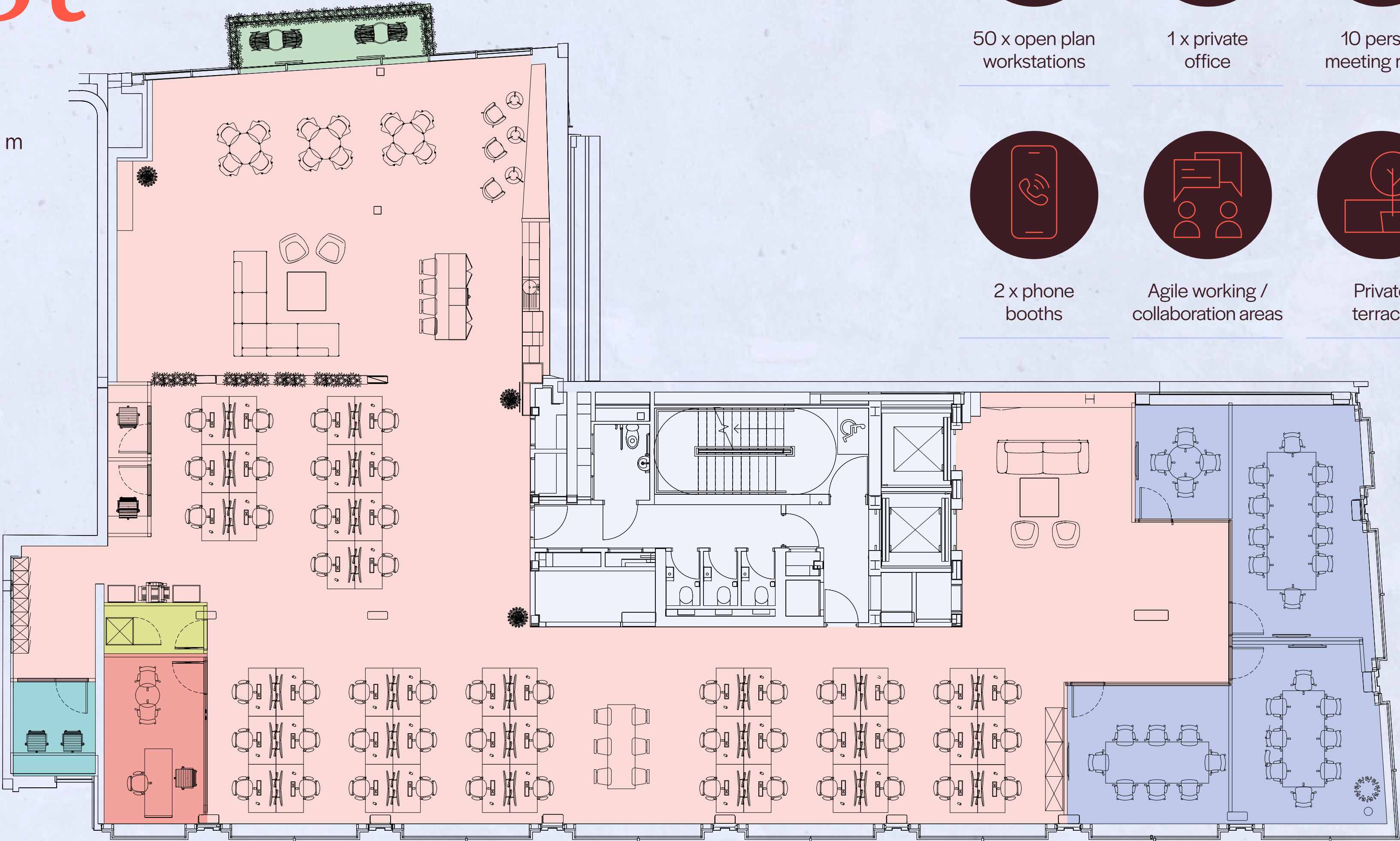


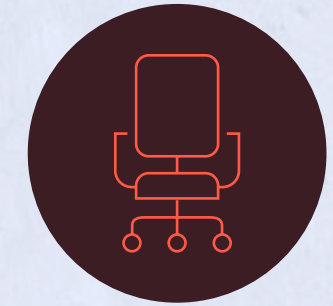
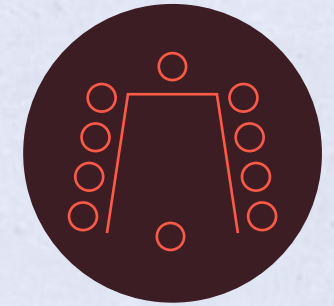
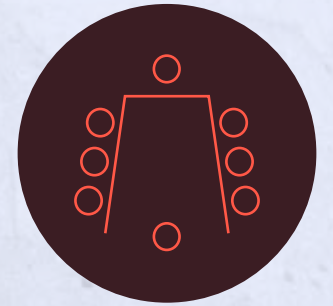
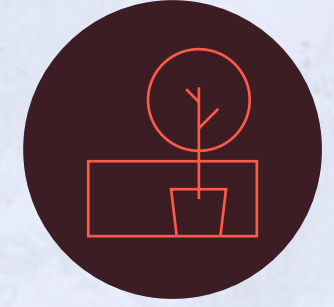
First

Office 5,500 sq ft / 511 sq m

Terrace xxx sq ft / xx sq m

- Office
- Private Office
- 2 Person Booth
- Meeting Rooms
- Comms
- Terrace
- Core



 50 x open plan workstations	 1 x private office	 10 person meeting room	 2 x 8 person meeting rooms	 4 person meeting room
 2 x phone booths	 Agile working / collaboration areas	 Private terrace	 Kitchenette and breakout space	 Welcome / arrival area


For indicative purposes only.
Not to scale.

Smart's Place

floor





People

No. 1 Smart's Place offers a curated amenity experience and thoughtfully considered design, featuring high-specification finishes and premium materials throughout, creating a distinctive and inspiring workplace environment.

At ground floor level the lobby space features ten Brompton bike lockers. Meanwhile, the lower ground floor space features generous bike store provision with high quality changing rooms, showers and a towel service. Drying lockers and a bike maintenance station are also available.



BREEAM
Excellent



EPC
Rating B



WiredScore
'Gold'



58 secure
cycle spaces



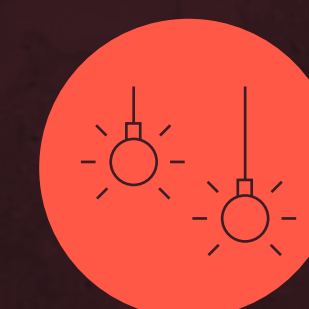
Lockers &
drying lockers



All electric
building



VRF
air conditioning



New
LED lighting



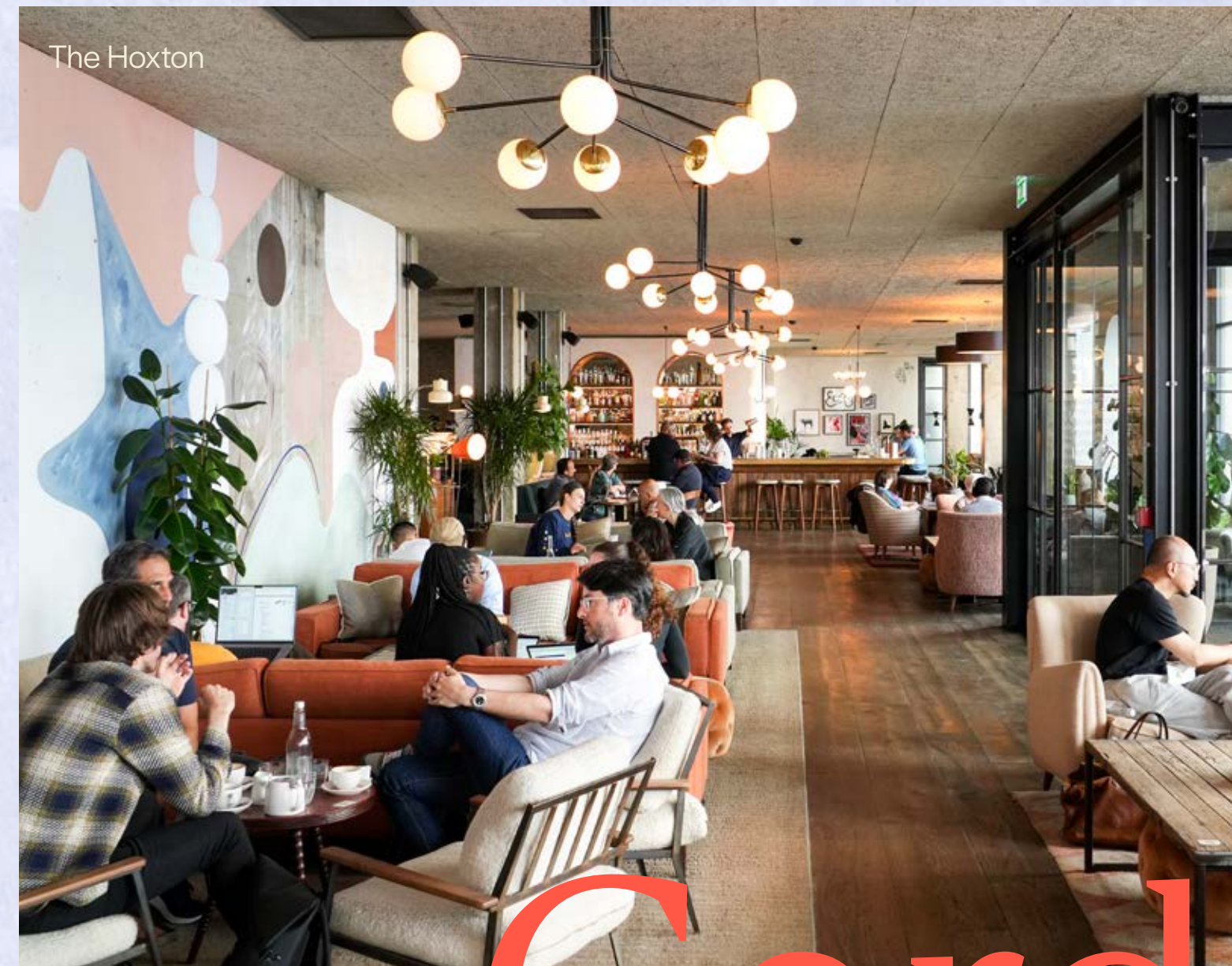
6 showers



10 Brompton
bike lockers

focused

Covent



Garden

As one of London's foremost lifestyle and cultural destinations, Covent Garden offers occupiers an unrivalled blend of amenities.

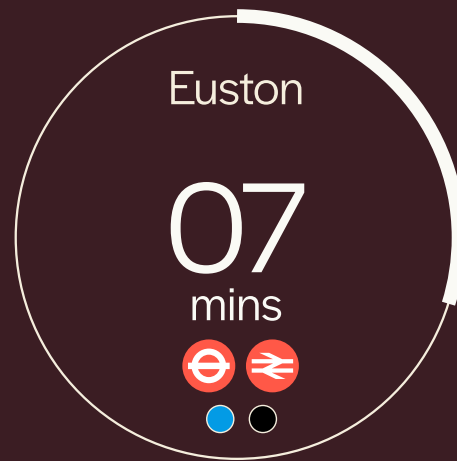
Renowned for its exceptional restaurants and cafés, independent retail offering, and world-class theatres and cultural institutions, the area delivers a unique and vibrant experience. This rich mix of retail, hospitality, and entertainment creates one of the capital's most desirable and dynamic locations in which to work, visit, and spend time.

Well

Transport connections are excellent with Holborn and Covent Garden within a short walk and access to the Elizabeth line from Tottenham Court Road station nearby.



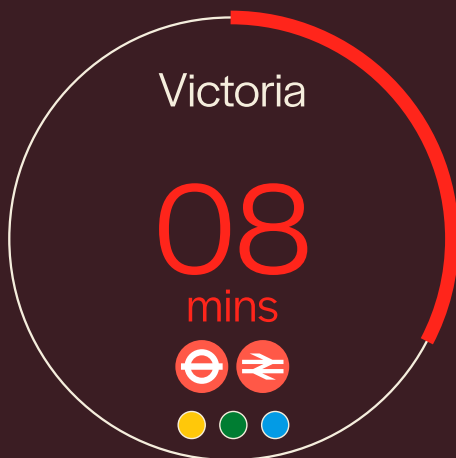
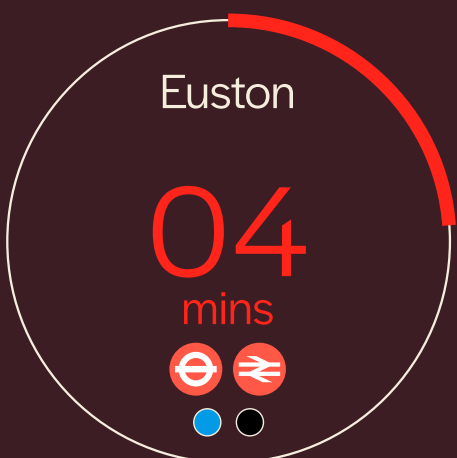
STATION WALK TIMES (from the building)



ELIZABETH LINE TIMES (from Tottenham Court Road)



TUBE TIMES (from Tottenham Court Road)



connected

Exceptional

The surrounding area attracts a diverse range of occupiers across the TMT, legal, financial, lifestyle, and retail sectors, driven by its rich amenity offering and exceptional connectivity to key transport hubs.

Ascential

APOLLO

CAA

COS

CVC

DARKTRACE

Google

GSK

Hines


MARATHON
ASSET MANAGEMENT

McKinsey
& Company

Mishcon de Reya

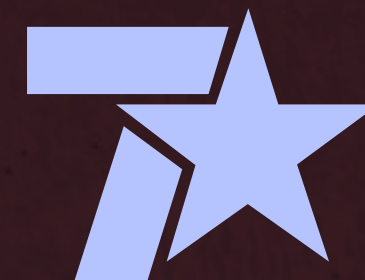
 PATRIZIA

PELOTON

PUIG

Red Bull®

Rothesay



Paul Smith

WME

neighbours

Terms

Upon application.

Viewings

Strictly through the joint
sole letting agents.

BAUMONT
REAL ESTATE CAPITAL

V7

nolSMARTSplace.co.uk

Leasing Agents



Angus Tullberg

+44 (0) 7976 256 487
angus.tullberg@savills.com

Nikki Stoughton-Harris

+44 (0) 7815 032 103
nikki.stoughtonharris@savills.com

KONTOR

Ben Orchard-Smith

+44 (0) 7557 988 115
ben@kontor.com

Freya Dingwall

+44 (0) 7375 860 911
Freya@kontor.com

Misrepresentations Act 1967 – Whist all the information in this brochure is believed to be correct,
neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract.
All areas quoted are approximate. September 2026.

Designed & Produced by Cre8te – 020 3468 5760 – cre8te.london