

8 Smarts Place,
Covent Garden, London, WC2

1,593 sq ft and 1,938 sq ft

Fully fitted workspace in a stylish warehouse
conversion

NEWLY REFURBISHED

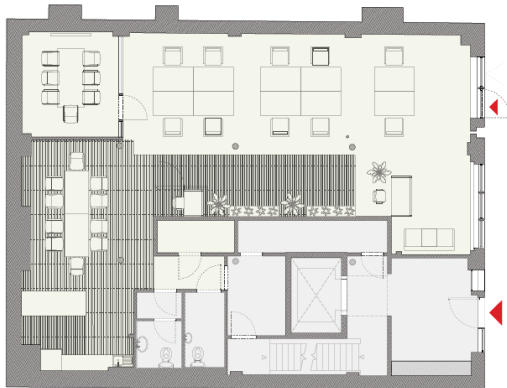
END-OF-TRIP FACILITIES

GREAT LONDON CONNECTIVITY



Ground Floor

- 1,593 sq ft / 148 sq m
- Self-contained
- Dedicated front entrance
- 10-16 workstations
- 6-person meeting room
- Call booth
- Kitchenette and dining area
- Demised WCs



STAGE



2nd Floor

- 1,938 sq ft / 180 sq m
- Self-contained
- 14-20 workstations
- 6-person meeting room
- Call booth
- Kitchenette and dining area
- Demised WCs



STAGE



Amenities

- Newly refurbished
- Fully fitted workspace
- Kitchenette and dining area
- Demised WCs
- Warehouse character
- Exposed brickwork
- Timber flooring
- Lift access
- End-of-trip facilities
- Fibre connectivity



Floor Plan



Ground floor plan

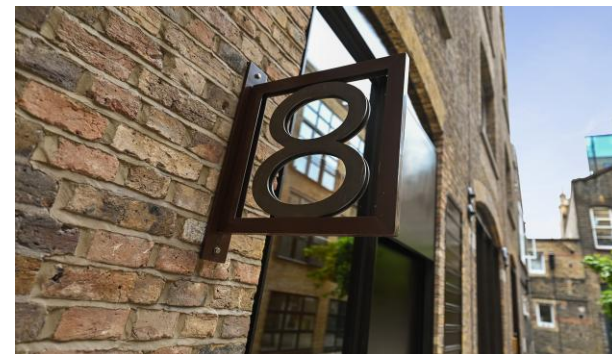
2nd floor plan

Indicative only, not to scale.

Floor Areas

Floor	Sq ft	Sq m	Workstations
2nd	1,938	180.05	14 – 20
Ground	1,593	147.99	10 – 16

Location & Connectivity



	Holborn	4 mins
	Covent Garden	6 mins
	Tottenham Court Road	7 mins

Outgoings (£ per sq ft)

Rent	Business Rates	Service Charge	Total
£59.50 – £65.00	£22.00	£2.91	£84.41 – £89.91

Term

A new lease is available direct from the landlord on terms by arrangement

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