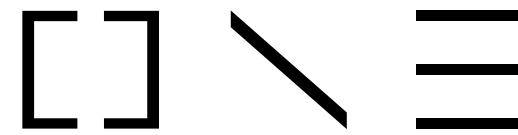




SMART'S PLACE



SMART'S PLACE

LONDON WC2

38,431 sq ft (3,571 sq m) of modern workspace

Positioned on a prominent corner of High Holborn and Smart's Place this 38,431 sq ft (3,571 sq m) mixed use development comprises seven upper office floors with terraces. There are two dual-use units available on the ground floor, totalling 4,594 sq ft (427 sq m).



One Smart's Place is located in Covent Garden. The entrance on Smart's Place is set back from High Holborn providing a stylish and discreet welcome.







The contemporary reception has finishes and furnishings carefully selected to reflect the aspirations of today's office occupier.

# LOCATION



Restaurants	Coffee Shops	Hotels	Occupiers
01 Dalloway Terrace	01 Espresso Base	01 My Bloomsbury	01 MoneySupermarket
02 Fernandez & Wells	02 The Coffee Tree	02 The Bloomsbury Hotel	02 Facebook
03 Flight Club	03 Monmouth Coffee	03 Covent Garden Hotel	03 Sony DADC
04 Hawksmoor Seven Dials	04 Jacob the Angel	04 The Hoxton	04 Odeon Cinemas
05 Shoryu Ramen	05 Cut & Grind	05 L'oscar London	05 Skyscanner
06 Gezellig Restaurant and Bar	06 The Black Penny	06 Rosewood London	06 Snapchat
07 Chicken Shop			07 Yahoo
08 Hubbard & Bell			08 WME Entertainment
09 All Star Lanes			09 NBC Universal
10 Mirror Room			10 Google
11 Holborn Dining Room			11 Mindshare
12 Kimchee			12 Marathon Asset Management
			13 Red Bull
			14 Paul Smith
			15 Apple
			16 Lululemon
			17 Wells Fargo
			18 McKinsey & Co
			19 Criteo
			20 TOG
			21 COS
			22 Twitch
			23 Gyro
			24 Fladgate LLP
			25 Mishcon de Reya LLP
			26 Michael Kors
			27 Uniqlo
			28 Quitter Cheviot
			29 Takeda Pharmaceuticals
			30 Wasserman Media Group

Covent Garden, Holborn and Tottenham Court Road Underground stations are within a five minutes walk. Tottenham Court Road will soon benefit from the Elizabeth Line ensuring greater ease and speed of access to Heathrow and beyond in the west and Canary Wharf and beyond in the east.

One Smart's Place sits at the convergence of Fitzrovia, Soho, Bloomsbury, Holborn and Covent Garden providing choice and opportunity for all.

Lee Gouldstone  
The Coffee Tree  
222 Shaftesbury Avenue  
Walk time: 3 minutes



Covent Garden is renowned the world-over for its many cultural and retail attractions. With freedom of choice, from artisan bakeries, to high-end eateries, Covent Garden caters for all.



Dean Quinton  
Cut & Grind  
37 Drury Lane  
Walk time: 3 minutes



Sarastro  
126 Drury Lane  
Walk time: 6 minutes



Thomas Farthing  
40 Museum Street  
Walk time: 4 minutes



SOUTH HALL



Left  
Covent Garden Market  
The Piazza  
Walk time: 7 minutes



Neal's Yard  
Covent Garden  
Walk time: 4 minutes



Fabrique  
239 High Holborn  
Walk time: 5 minutes



Flight Club  
55 New Oxford Street  
Walk time: 5 minutes



Gym Box  
100 High Holborn  
Walk time: 6 minutes

# [OFFICE SPACE]

Beautifully designed, One Smart's Place provides bright efficient space with floor to ceiling glazing and excellent natural day light.





Fifth floor looking north.

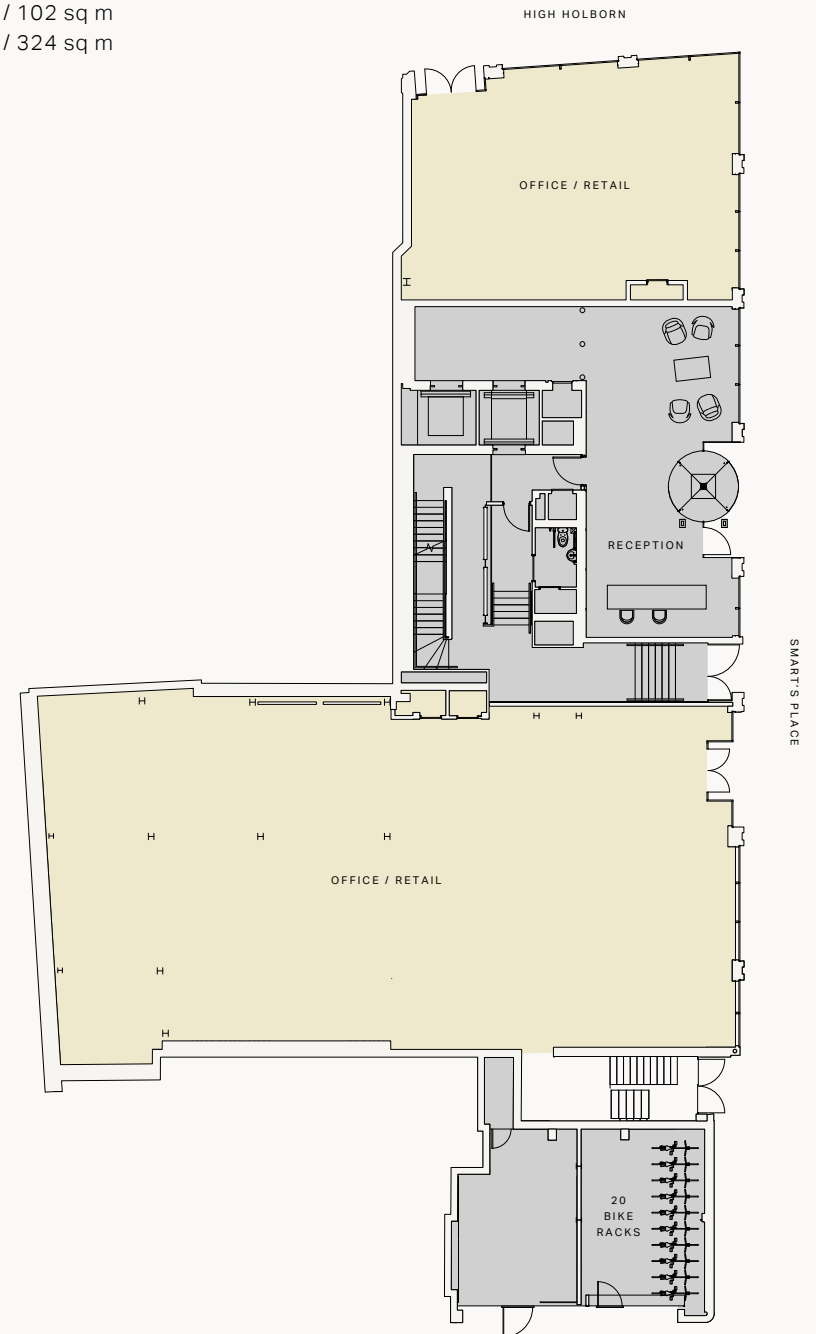


Seventh floor looking south.

Schedule of Areas

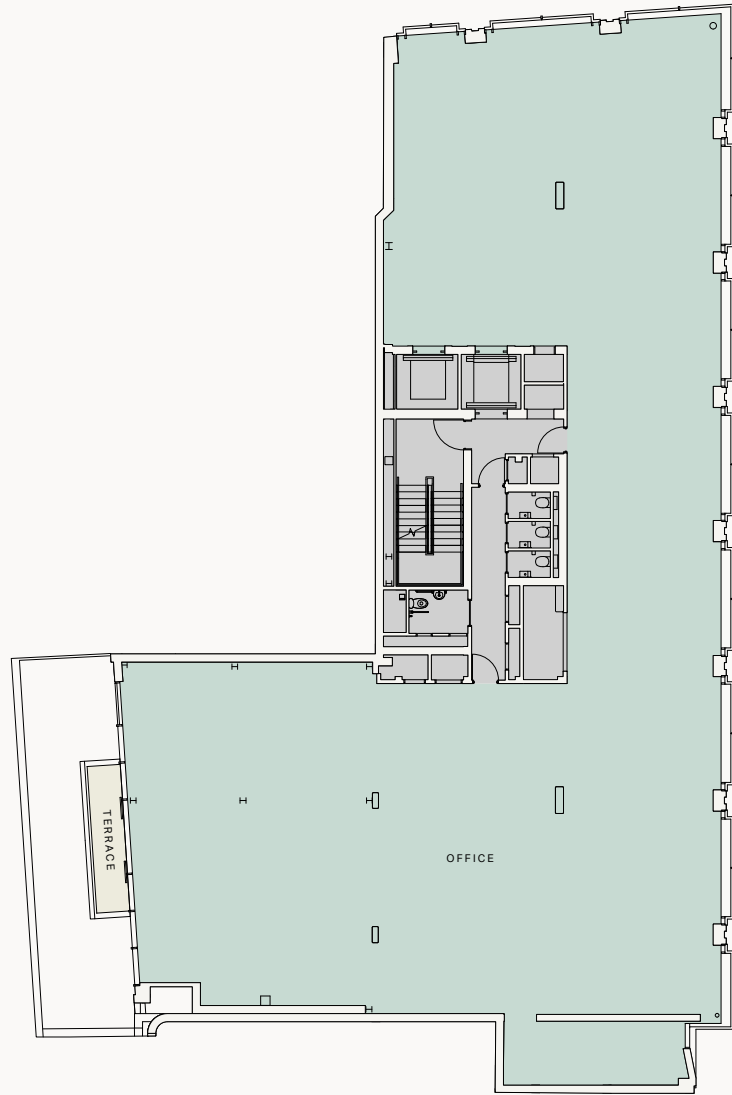
Seventh floor	<b>Veritas Asset Management</b>	
Sixth floor	<b>Veritas Asset Management</b>	
Fifth floor	4,701 sq ft	437 sq m
Fourth floor	4,980 sq ft	463 sq m
Third floor	5,279 sq ft	490 sq m
Second floor	5,516 sq ft	513 sq m
First floor (fully fitted)	5,500 sq ft	511 sq m
Ground (Office / Retail)	1,102 sq ft	102 sq m
Ground (Office / Retail)	3,492 sq ft	324 sq m
<b>Total</b>	<b>30,570 sq ft</b>	<b>2,840 sq m</b>

Ground Floor  
 1,102 sq ft / 102 sq m  
 3,492 sq ft / 324 sq m

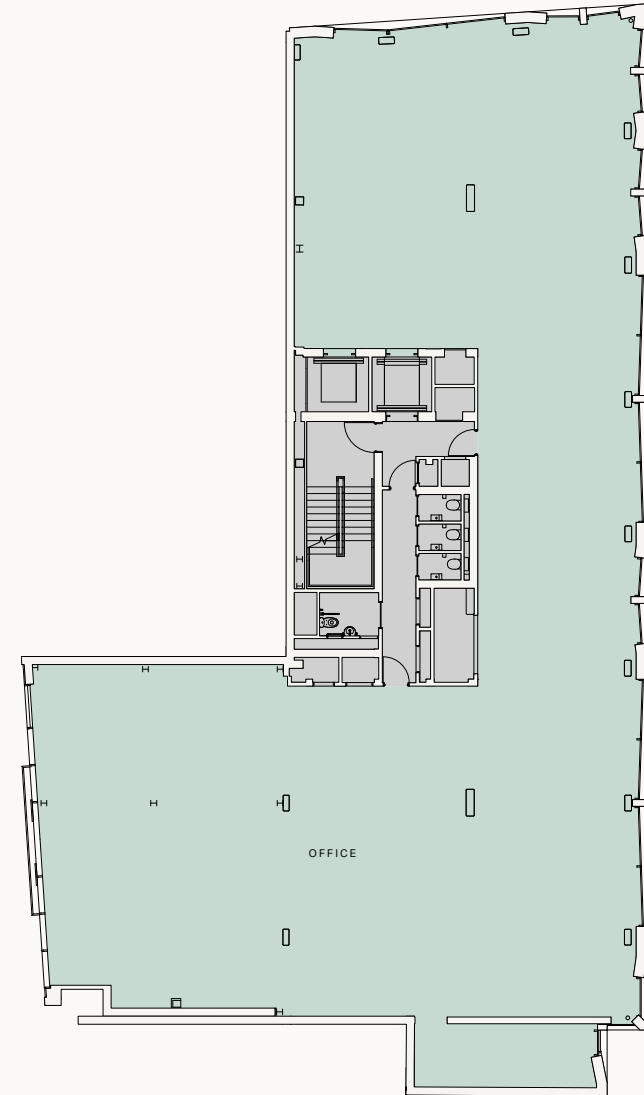


Not to scale. For indicative purposes only

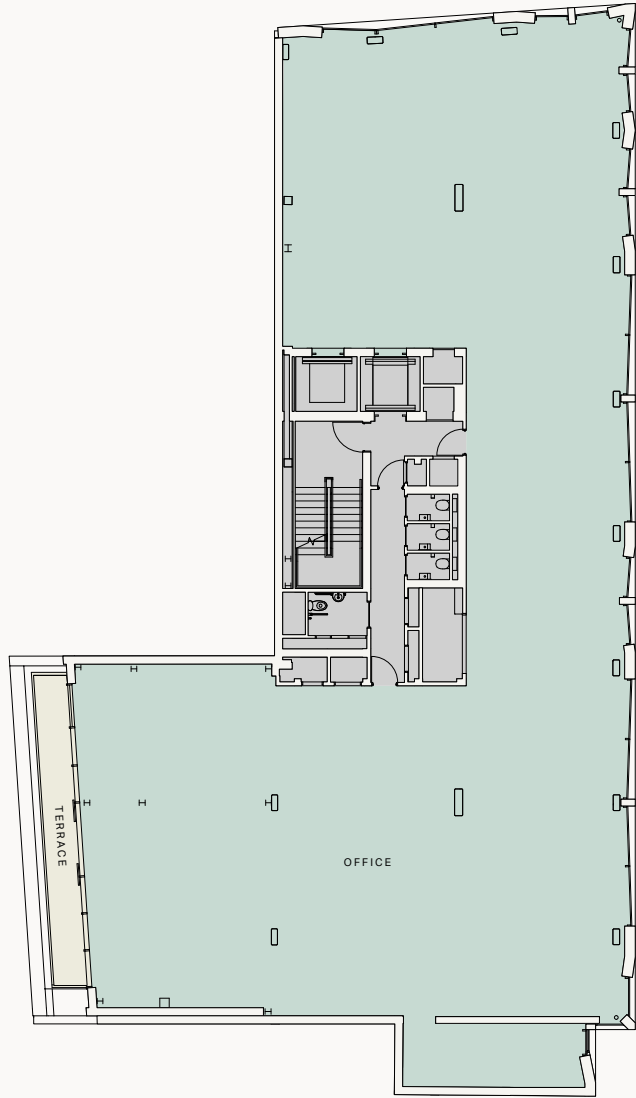
First Floor  
5,500 sq ft / 511 sq m



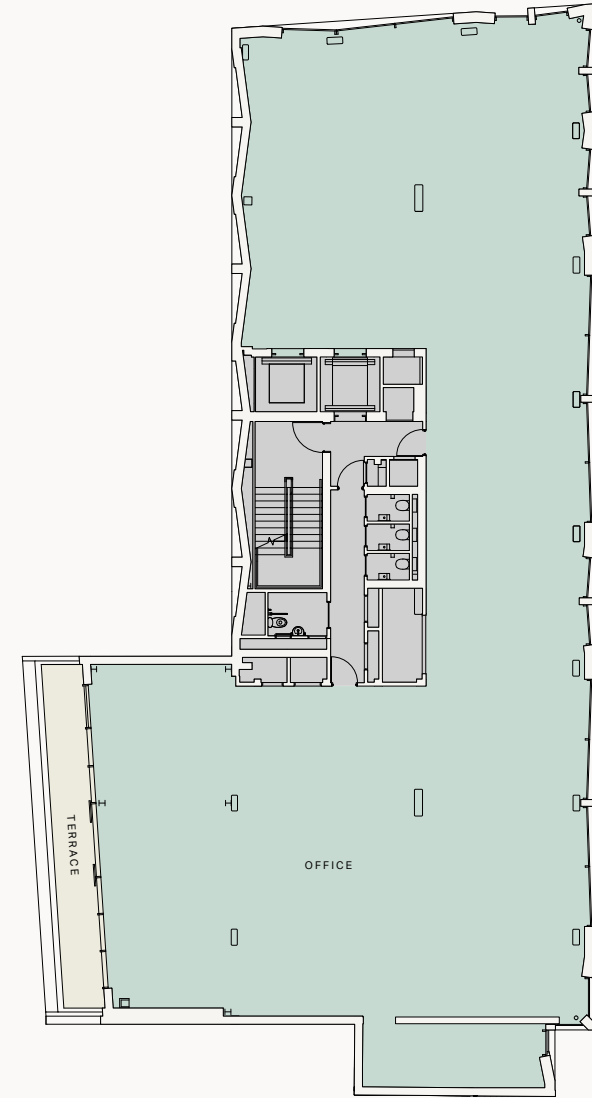
Second Floor  
5,516 sq ft / 513 sq m



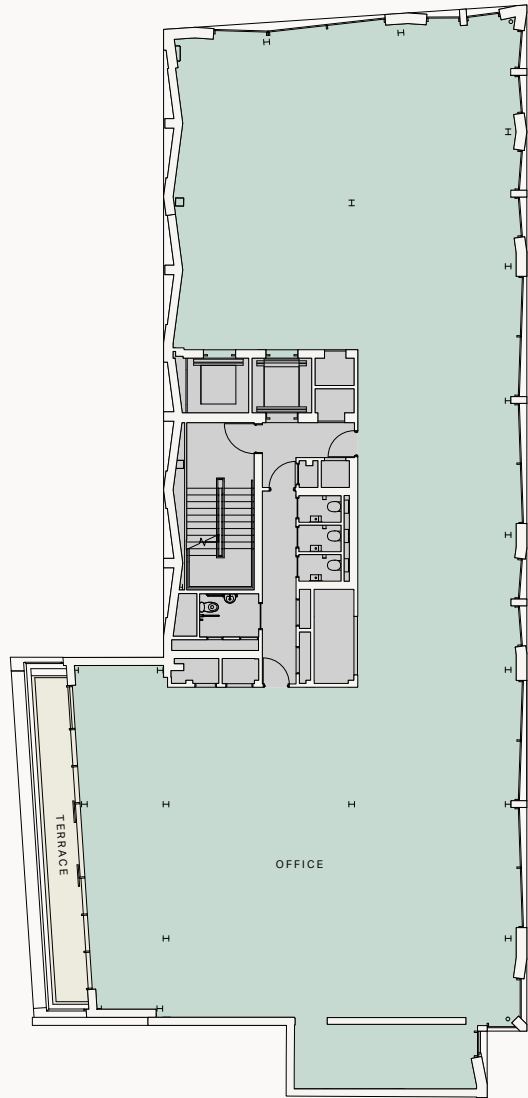
Third Floor  
5,279 sq ft / 490 sq m



Fourth Floor  
4,980 sq ft / 463 sq m



Fifth Floor  
4,701 sq ft / 437 sq m



Not to scale. For indicative purposes only



Stepped terraces

External space for the occupiers to relax, enjoy and take in the views to the south and west.



CAT A +  
1ST FLOOR



Fitted First Floor

First Floor Fitout  
5,500 sq ft / 511 sq m



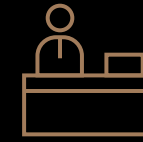
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Fitted First Floor



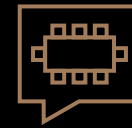
Fully fitted and ready to occupy accommodation



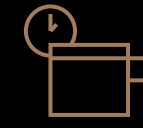
A flexible front of house



42 desks (with space to grow)



3 meeting rooms



Hot desking and breakout areas



Wellness and collaboration areas



Quiet call rooms



Private terrace



Curated finishes



Fully cabled

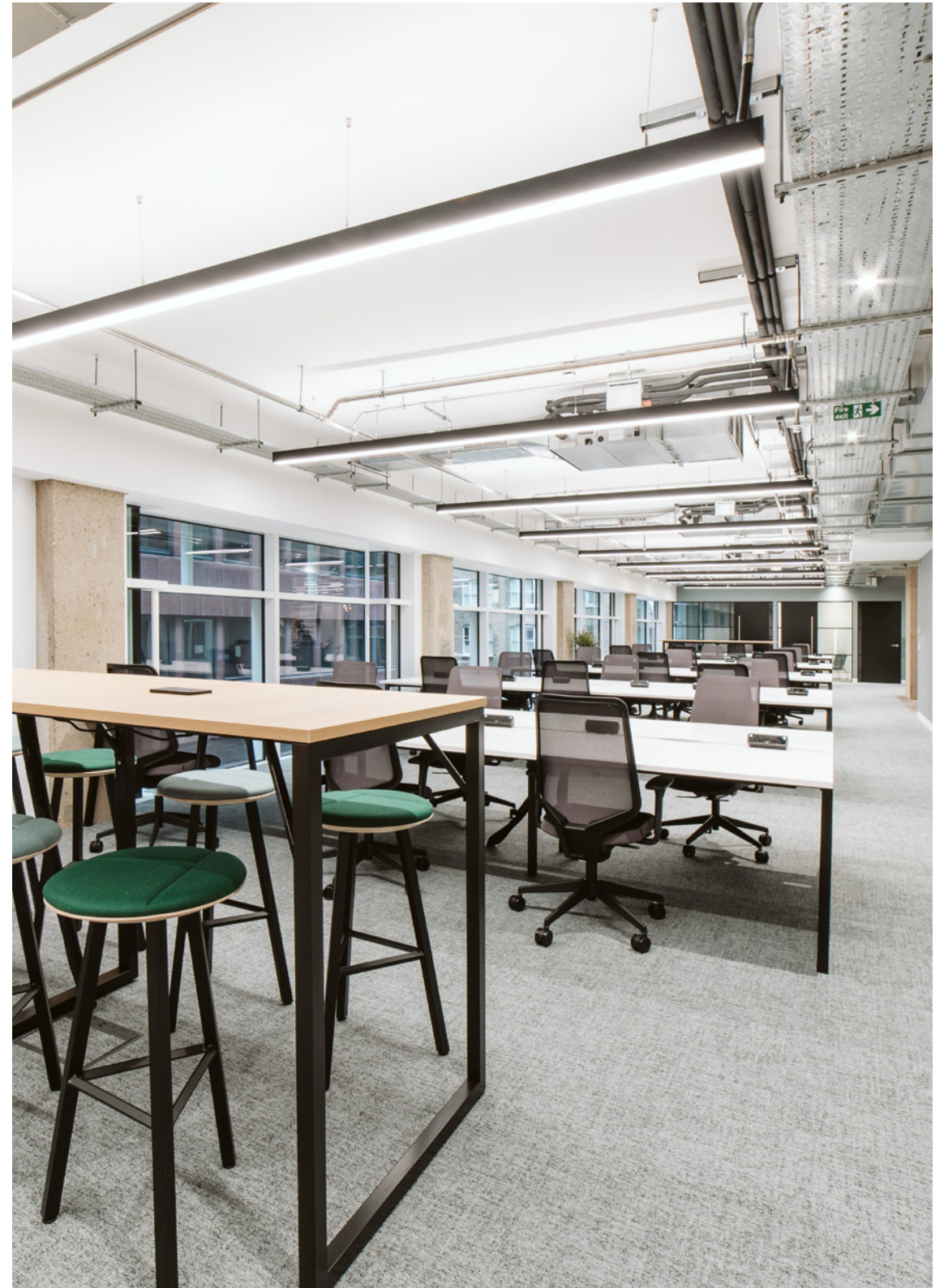


Fibre connectivity



Flexible arrangement





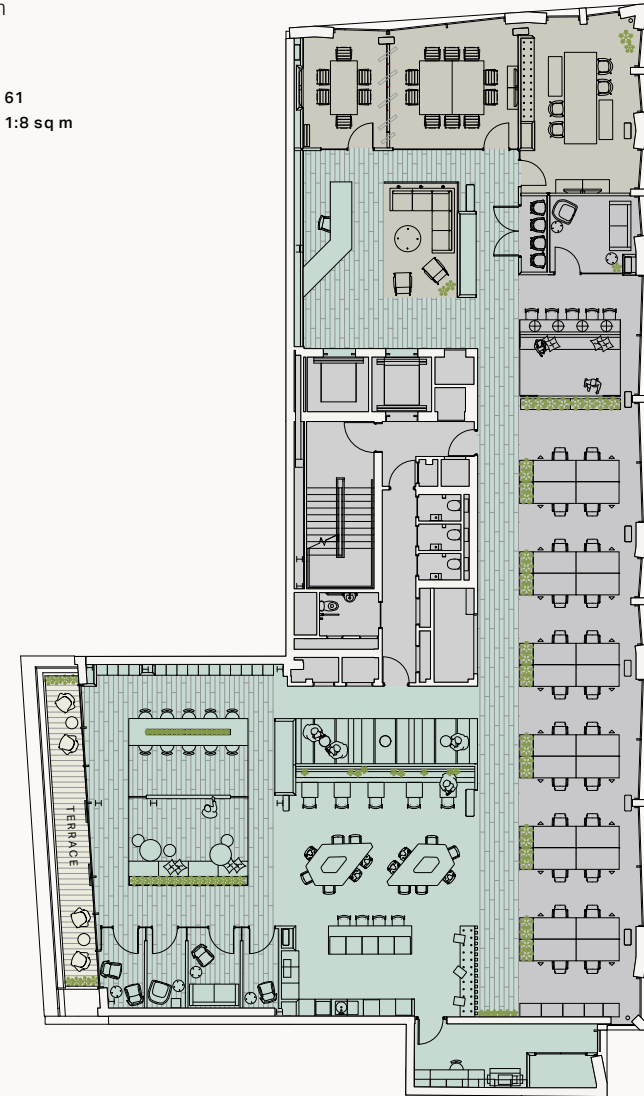
Third Floor  
TRADITIONAL LAYOUT  
5,279 sq ft / 490 sq m

Total Headcount 66  
Occupancy ratio 1:8 sq m

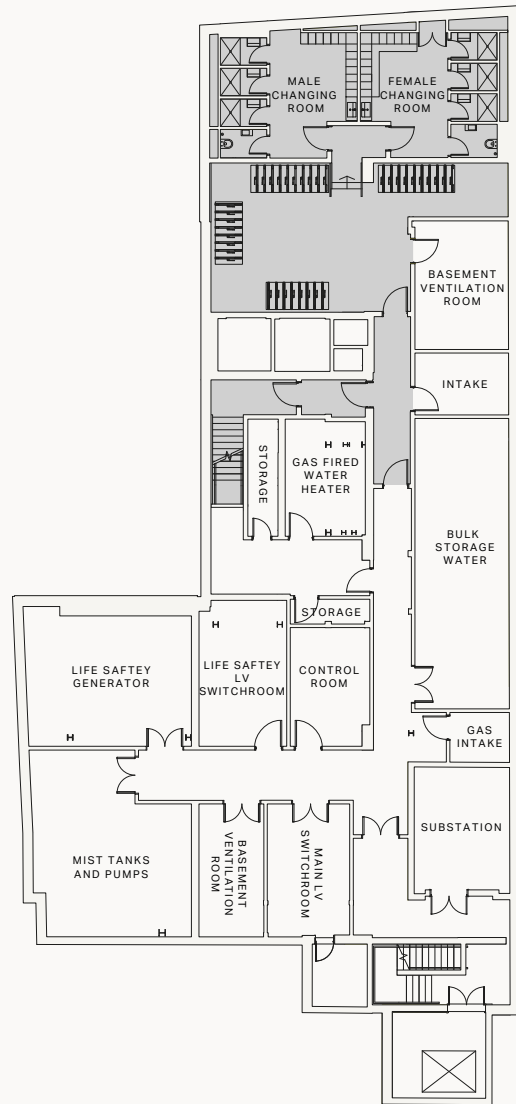


Third Floor  
AGILE LAYOUT  
5,279 sq ft / 490 sq m

Total Headcount 61  
Occupancy ratio 1:8 sq m



Lower Ground



Not to scale. For indicative purposes only



The lower ground is equipped with cycle racks, lockers, changing rooms and shower facilities.



- New brick clad façade
- Full height windows throughout
- Terraces and balconies throughout
- 2.85m minimum floor to soffit (max 2.98m)
- VRF air conditioning
- Fully accessible raised floors
- Two passenger lifts
- 58 secure cycle spaces and 52 lockers
- Three male and three female showers
- Occupancy ratio designed at 1:8 sq m
- Wiredscore "Gold"
- BREEAM target "Excellent"





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Developer





