

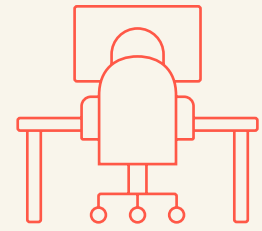
Nº1 Smart's Place

Covent Garden

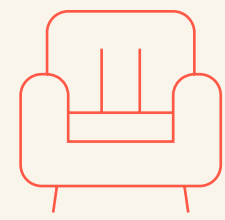
THE ———
PRESS



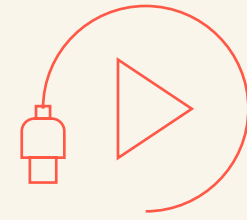
Step



Fully fitted ground floor space



Direct access to The Press – Business Lounge



Fibre ready connectivity

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 2,140 sq ft of considered and high specification Cat A+ workspace on the ground floor – perfect for businesses that want to get straight to work. Occupiers also benefit from direct access to The Press, the on floor 1,200 sq ft business lounge.



Main building reception CGI

inside

Ground

Office 2,140 sq ft / 199 sq m

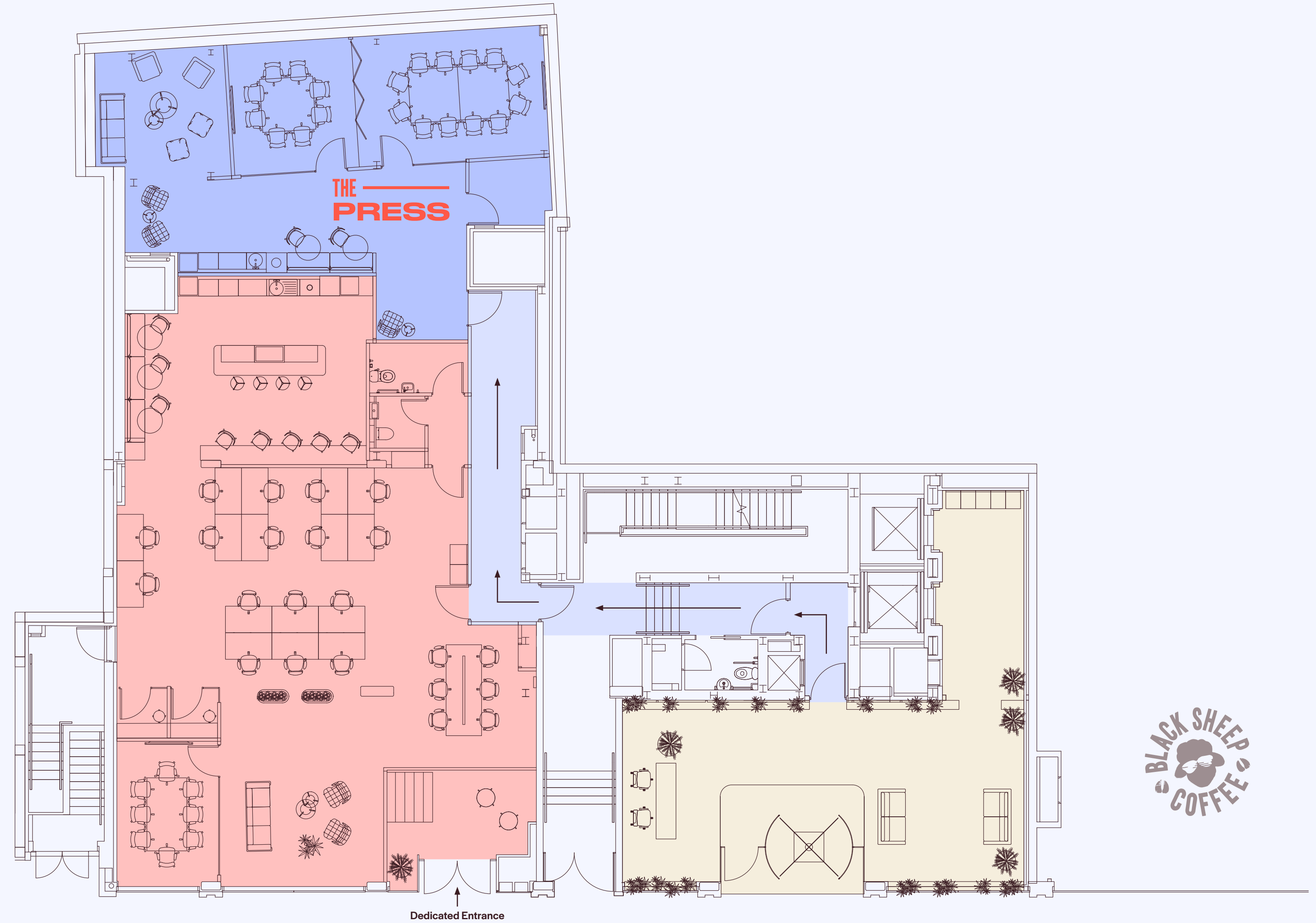
The Press 1,200 sq ft / 111 sq m

- CAT A + Office
- The Press (business lounge)
- Reception

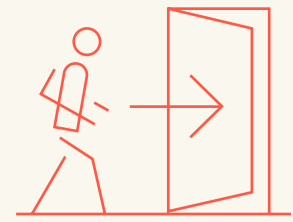


For indicative purposes only.
Not to scale.

Nº1 Smart's Place



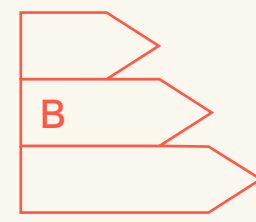
The



Self contained entrance



Thoughtful & considered interiors



EPC Rating B

THE PRESS

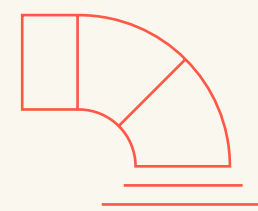
Direct access to The Press



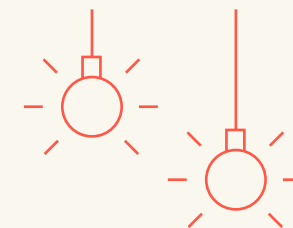
Wirescore 'Gold'

BREEAM

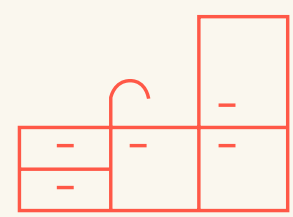
BREEAM Excellent



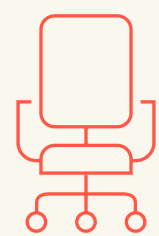
New & fully controllable HVAC system



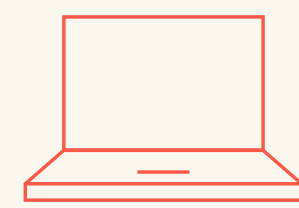
New LED lighting throughout



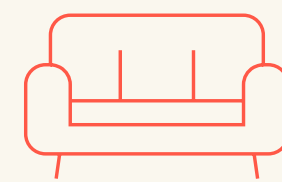
On floor kitchenette



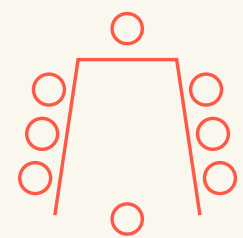
16 x open plan workstations



11 x agile workstations



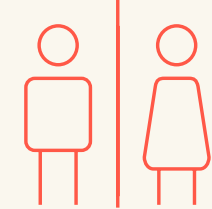
Welcome area and breakout spaces



8 person meeting room



2 x call rooms



2 x WCs



Refurbished end of trip facilities



Workspace CGI



THE PRESS



Breakout space & meeting rooms CGI

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

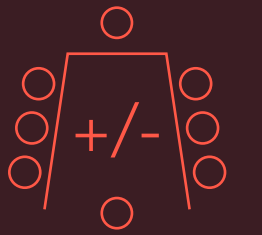
The Press balances flexibility with function, creating an ideal environment for collaboration. Occupiers can create private nooks for smaller gatherings or utilise the entire space for larger meetings or events. This warm and sophisticated space is tailored toward the modern mixed-mode workers' requirements.



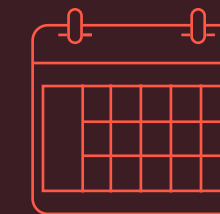
Multi purpose space



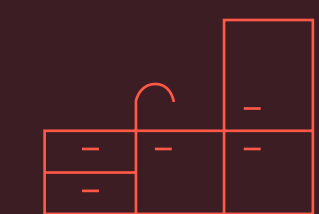
Agile workstations



Flexible meeting spaces



2 x bookable meeting rooms



Kitchenette & breakout space



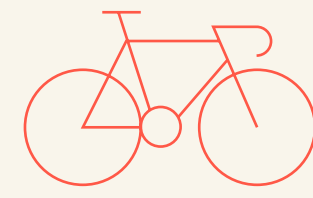
Tea / coffee facilities



Well



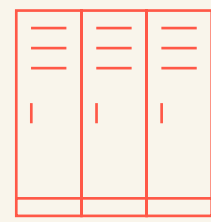
Lobby and Brompton bike lockers CGI



58 secure cycle spaces



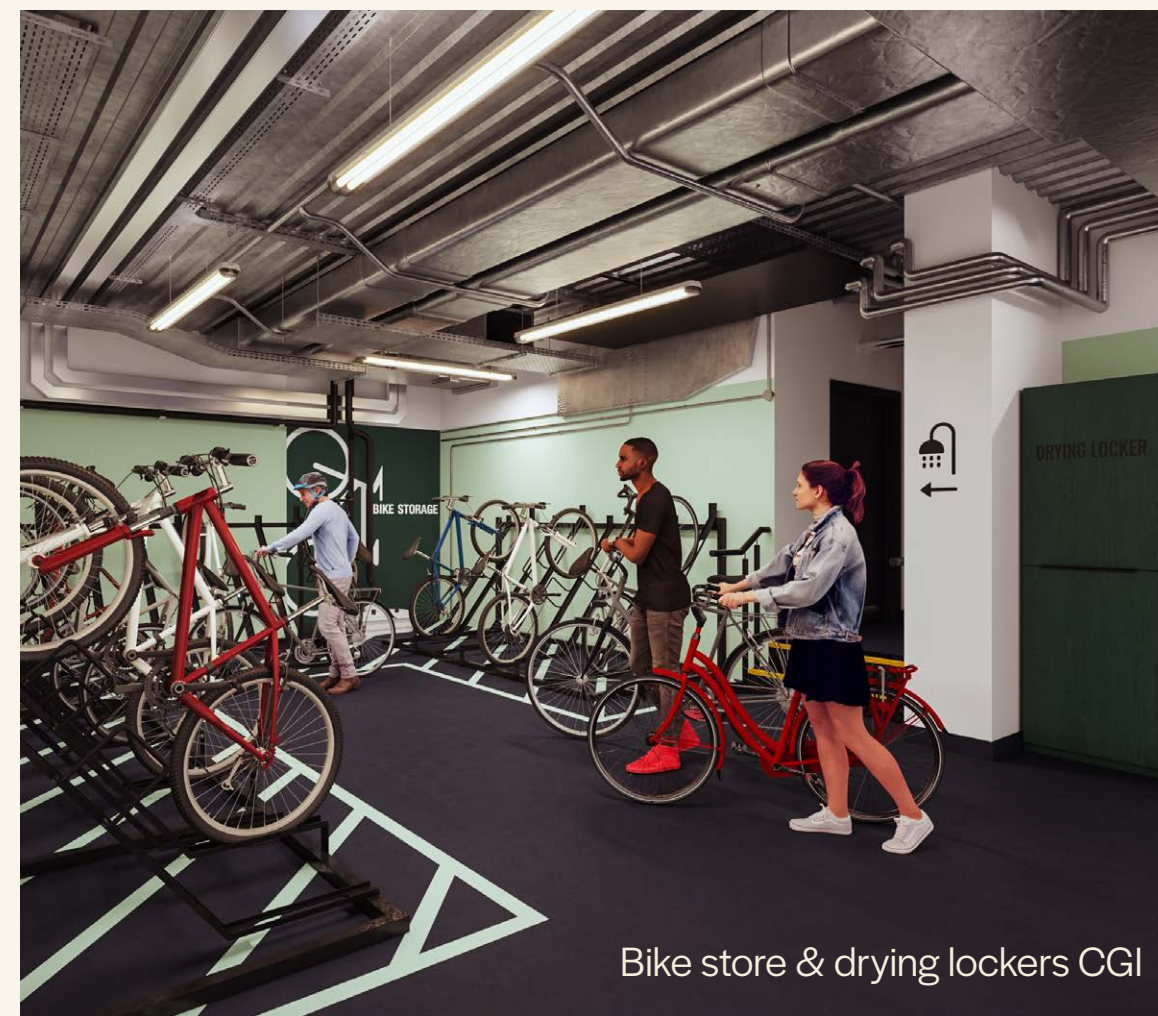
6 showers



26 lockers & drying lockers



Changing area and lockers CGI



Bike store & drying lockers CGI

Occupiers well-being is front and centre, with a range of on-site amenities, thoughtful design details and best-in-class end of trip facilities.

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 bike maintenance station also available.

being

Covent



Casanova & Daughters – Neals Yard



NoMad London – Bow St

Covent Garden leads the way as a world-class lifestyle and culture destination, it offers a diverse range of fashion, lifestyle and retail brands.

In recent years, boutique hoteliers and restaurateurs have been attracted to the area, creating a vibrant and flourishing social and restaurant scene.



Floral St

Garden

Better

Situated between Holborn, Covent Garden and Tottenham Court Road stations the Elizabeth line, Central, Northern and Piccadilly lines are all easily accessible.

Key station walk times



Local occupiers



Restaurants & Bars

- 01 Rondo
- 02 Dalla Terra
- 03 The Barbary Next Door
- 04 Olea Social
- 05 Arcade
- 06 Story Cellar
- 07 Dalloway terrace
- 08 Parsons
- 09 Caravan
- 10 Barrafina

Cafés

- 11 Black Sheep Coffee
- 12 Monmouth Coffee
- 13 Abuelo
- 14 Arôme Bakery
- 15 Side Hustle
- 16 Bar Termini
- 17 Stereo
- 18 Blank Street Coffee

Retail

- 19 Peloton Studio
- 20 A.P.C.
- 21 Ganni
- 22 Glossier
- 23 Rails
- 24 Kent & Kerwen

Hotels, Gyms & Leisure

- 25 Hoxton Hotel
- 26 NoMad Hotel
- 27 The Other House (2025)
- 28 Royal Opera House
- 29 Outernet
- 30 1Rebel Holborn
- 31 Peloton Studio

connected

Viewings

Strictly through the sole letting agents.

Terms

Upon application.

Leasing Agent



Angus Tullberg

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

Nikki Stoughton-Harris

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

Investor

BAUMONT
REAL ESTATE CAPITAL

Development Manager

V7

[nolSMARTSplace.co.uk](https://www.nolSMARTSplace.co.uk)

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. July 2024.

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