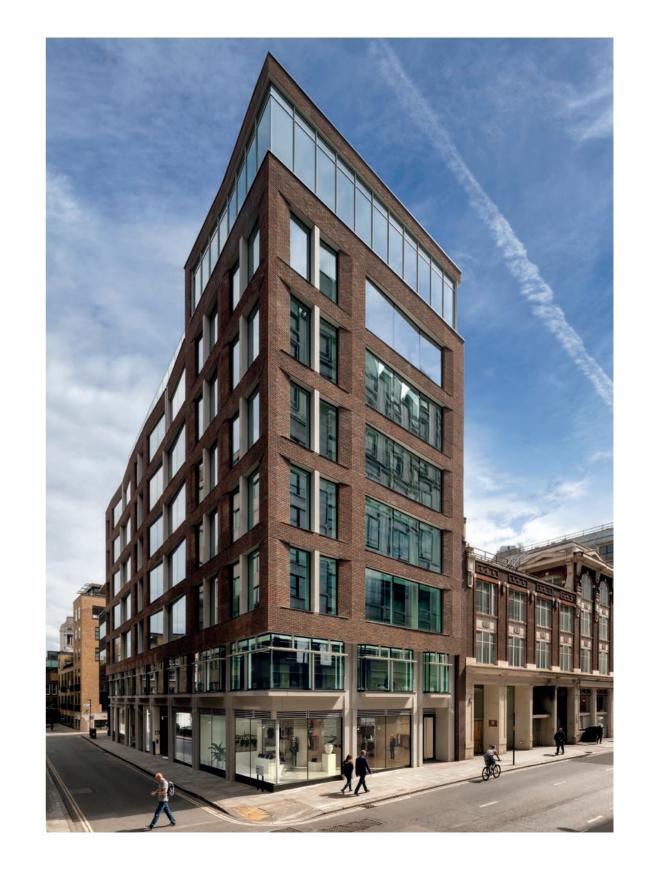




LONDON WC2

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).



3



5 One Smart's Place Reception







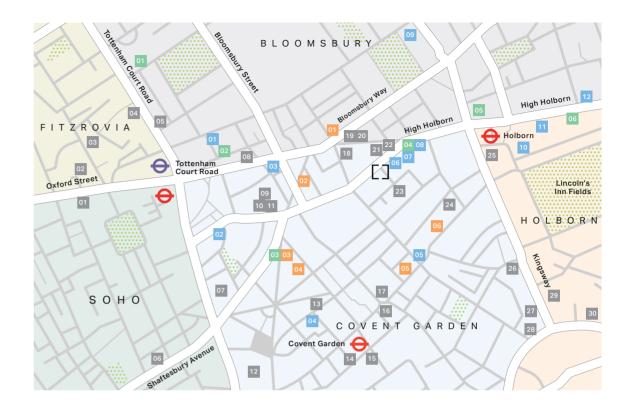
The contemporary reception has finishes and furnishings carefully selected to reflect the aspirations of today's office occupier.

One Smart's Place

LOCATION

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.



	Restaurants		Coffee Shops		Hotels		Occupiers		
01	Dalloway Terrace	01	Espresso Base	01	My Bloomsbury	01	MoneySupermarket	17	Wells Fargo
02	Fernandez & Wells	02	The Coffee Tree	02	The Bloomsbury Hotel	02	Facebook	18	McKinsey & Co
03	Flight Club	03	Monmouth Coffee	03	Covent Garden Hotel	03	Sony DADC	19	Criteo
04	Seven Dials	04	Jacob the Angel	04	The Hoxton	04	Odeon Cinemas	20	TOG
		05	Cut & Grind	05	L'oscar London	05	Skyscanner	21	cos
05		06	The Black Penny	06	Rosewood London	06	Snapchat	22	Twitch
06	Gezellig Restaurant and Bar					07	Yahoo	23	Gyro
07	Chicken Shop					08	WME Entertainment	24	Fladgate LLP
08	Hubbard & Bell					09	NBC Universal	25	Mishcon de
09	All Star Lanes					10	Google		Reya LLP
10	Mirror Room					11	Mindshare	26	Michael Kors
11	Holborn Dining Room					12	Marathon Asset	27	Uniqlo
12	9						Management	28	Quitter Cheviot
12	Killichee					13	Red Bull	29	Takeda
						14	Paul Smith		Pharmaceuticals
						15	Apple	30	Wasserman Media Group
						16	Lululemon		



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.



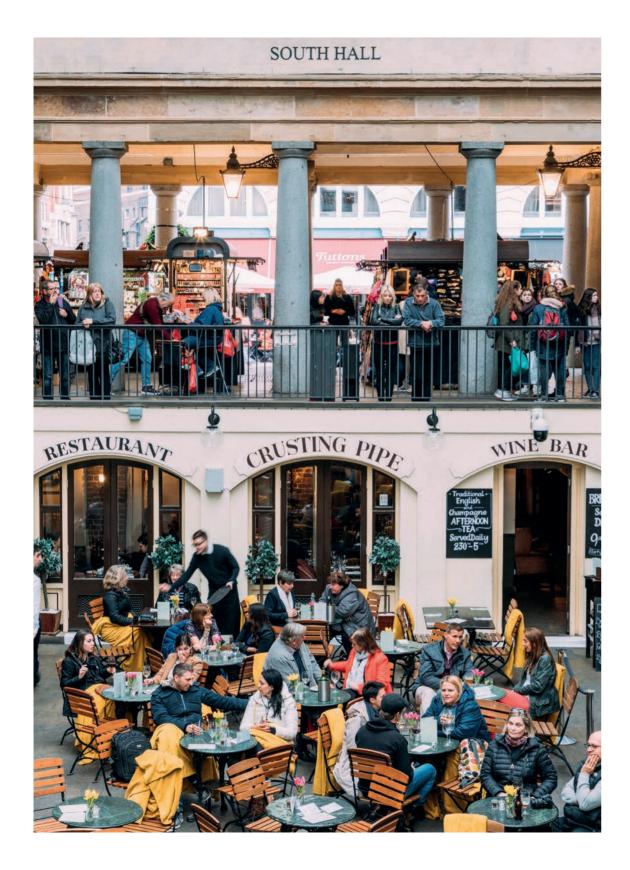
Dean Quinton
Cut & Grind
37 Drury Lane
Walk time: 3 minutes



Sarastro 126 Drury Lane Walk time: 6 minutes



Thomas Farthing 40 Museum Street Walk time: 4 minutes



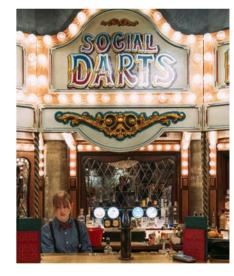
Left
Covent Garden Market
The Piazza
Walk time: 7 minutes



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

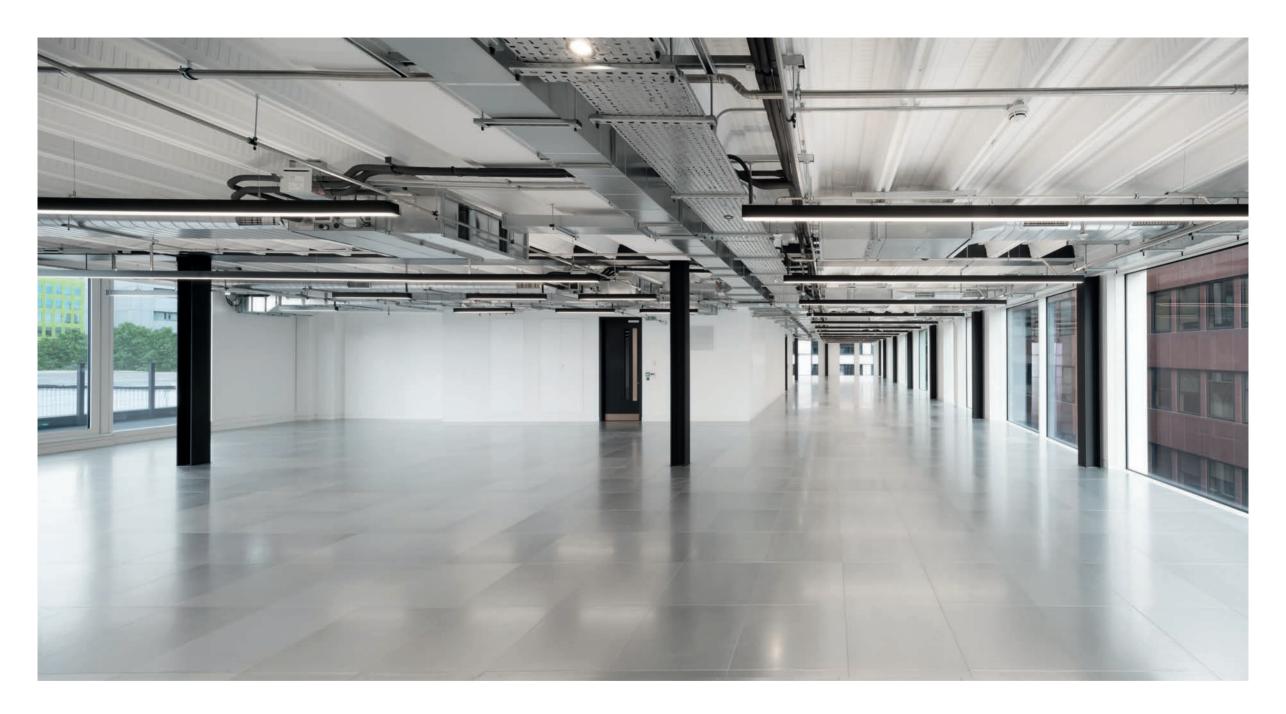


Gym Box 100 High Holborn Walk time: 6 minutes

OFFICE SPACE



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





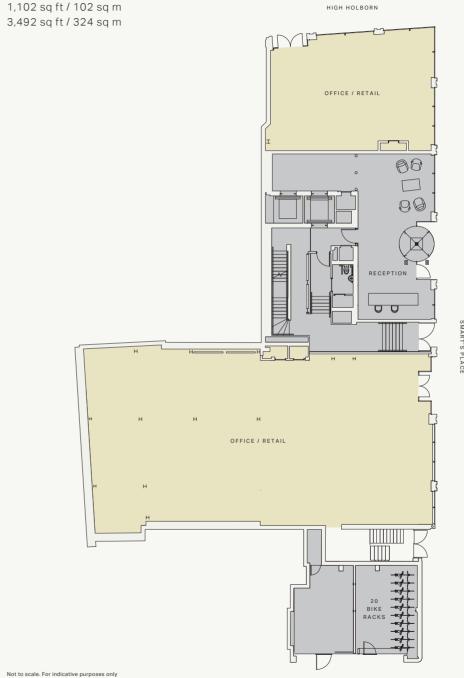
21 Accommodation

Schedule of Areas

Seventh floor	Veritas Asset Management					
Sixth floor	Veritas Asset N	/lanagement				
Fifth floor		Nuvei				
Fourth floor	4,980 sq ft	available				
Third floor		DAI Global				
Second floor	5,516 sq ft	available				
First floor (fully fitted)		Indeed				
Ground (Office / Retail)		Under Offer				
Ground (Office / Retail)	3,492 sq ft	available				
Total	13,988 sq ft					

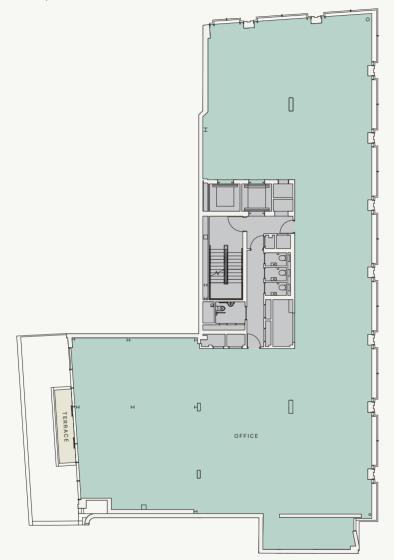
Floor Plans 22





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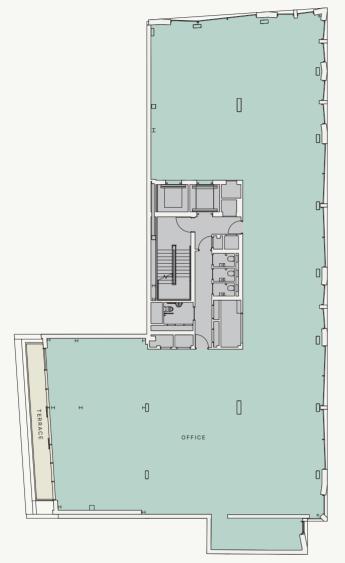
First Floor 5,500 sq ft / 511 sq m



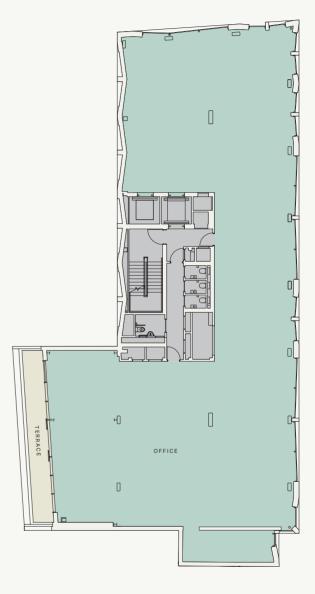
Second Floor 5,516 sq ft / 513 sq m



Third Floor 5,279 sq ft / 490 sq m

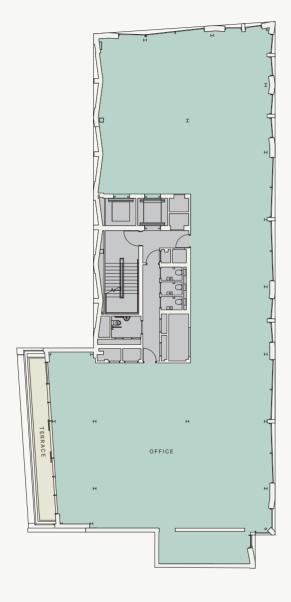


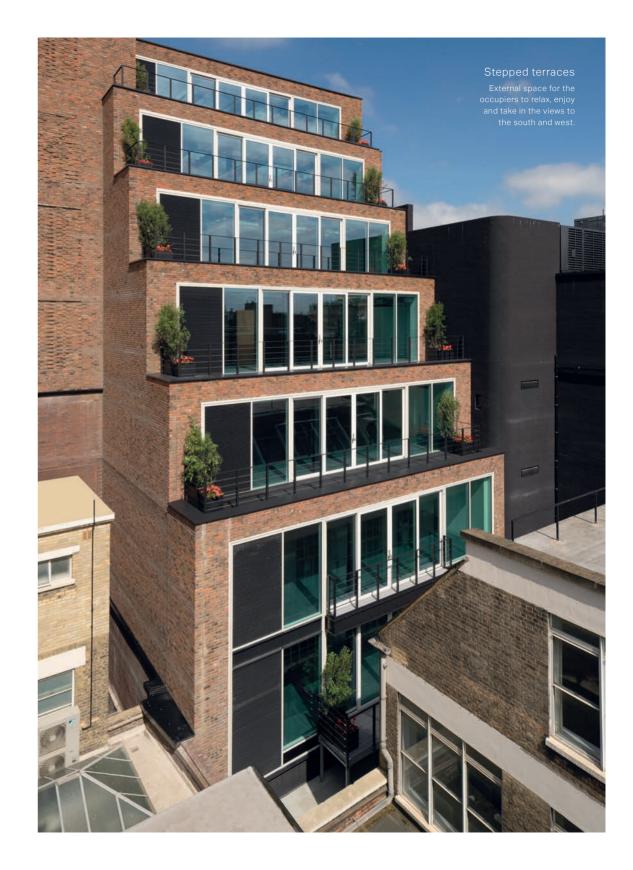
Fourth Floor 4,980 sq ft / 463 sq m



27 Floor Plans

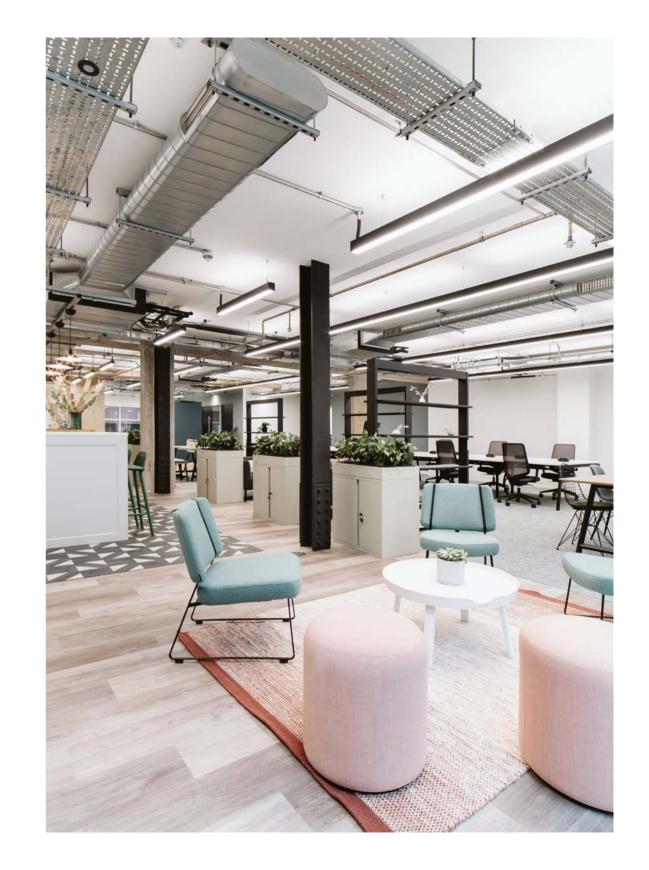
Fifth Floor 4,701 sq ft / 437 sq m





Not to scale. For indicative purposes only

CAT A+ 1ST FLOOR



Fitted First Floor Fitted First Floor

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





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

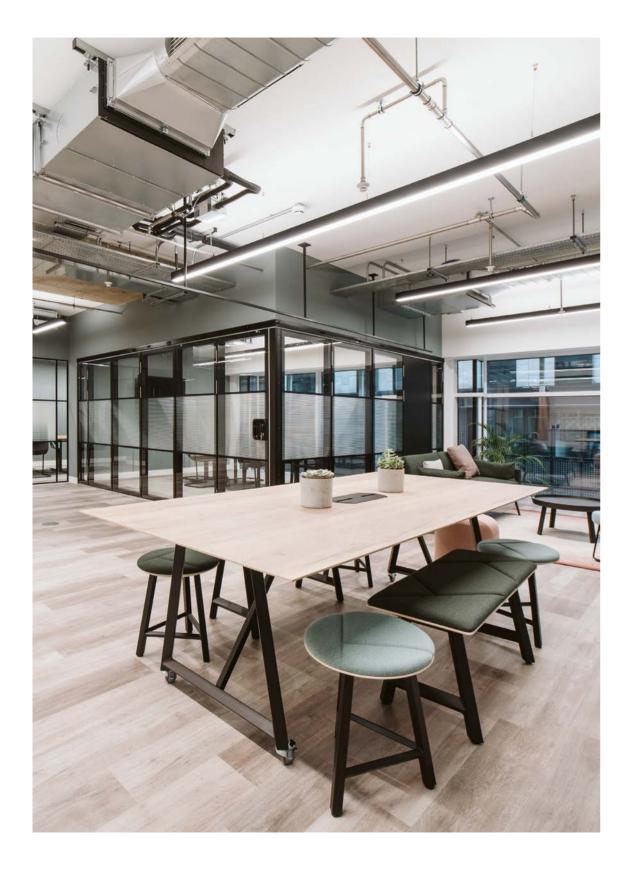


Fibre connectivity



Flexible arrangement

Not to scale. For indicative purposes only



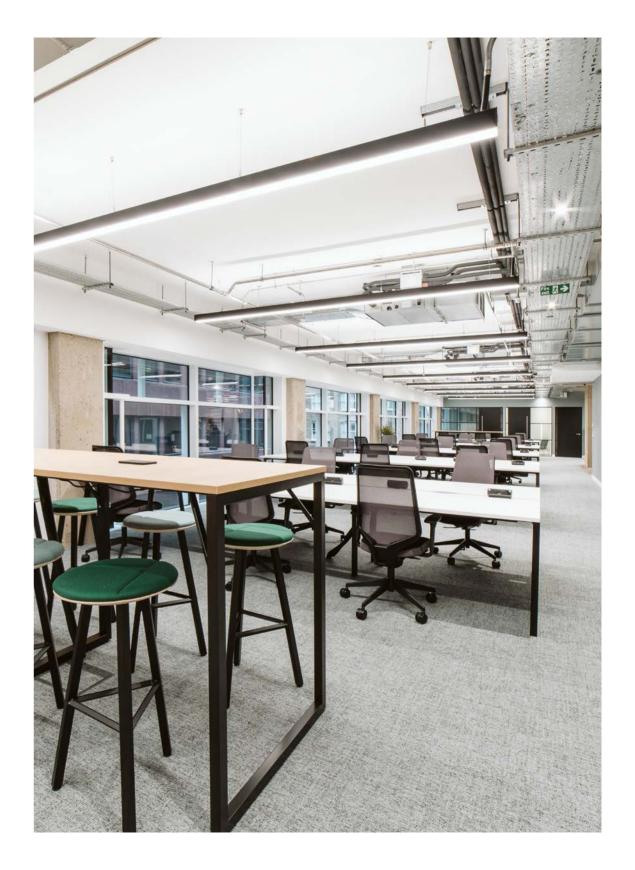




Fitted First Floor







Third Floor TRADITIONAL LAYOUT

5,279 sq ft / 490 sq m

Total Headcount 66
Occupancy ratio 1:8 sq m

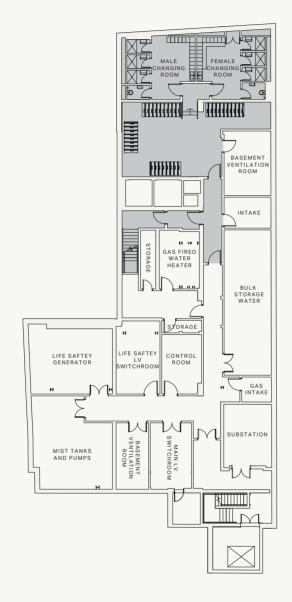


Third Floor AGILE LAYOUT 5,279 sq ft / 490 sq m

Total Headcount 61
Occupancy ratio 1:8 sq m



Lower Ground





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



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onesmartsplace.com