

Nº1 Smart's Place

Covent Garden

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

Step

No.1 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



Refurbished
reception



Refurbished
end-of-trip facilities

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.

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

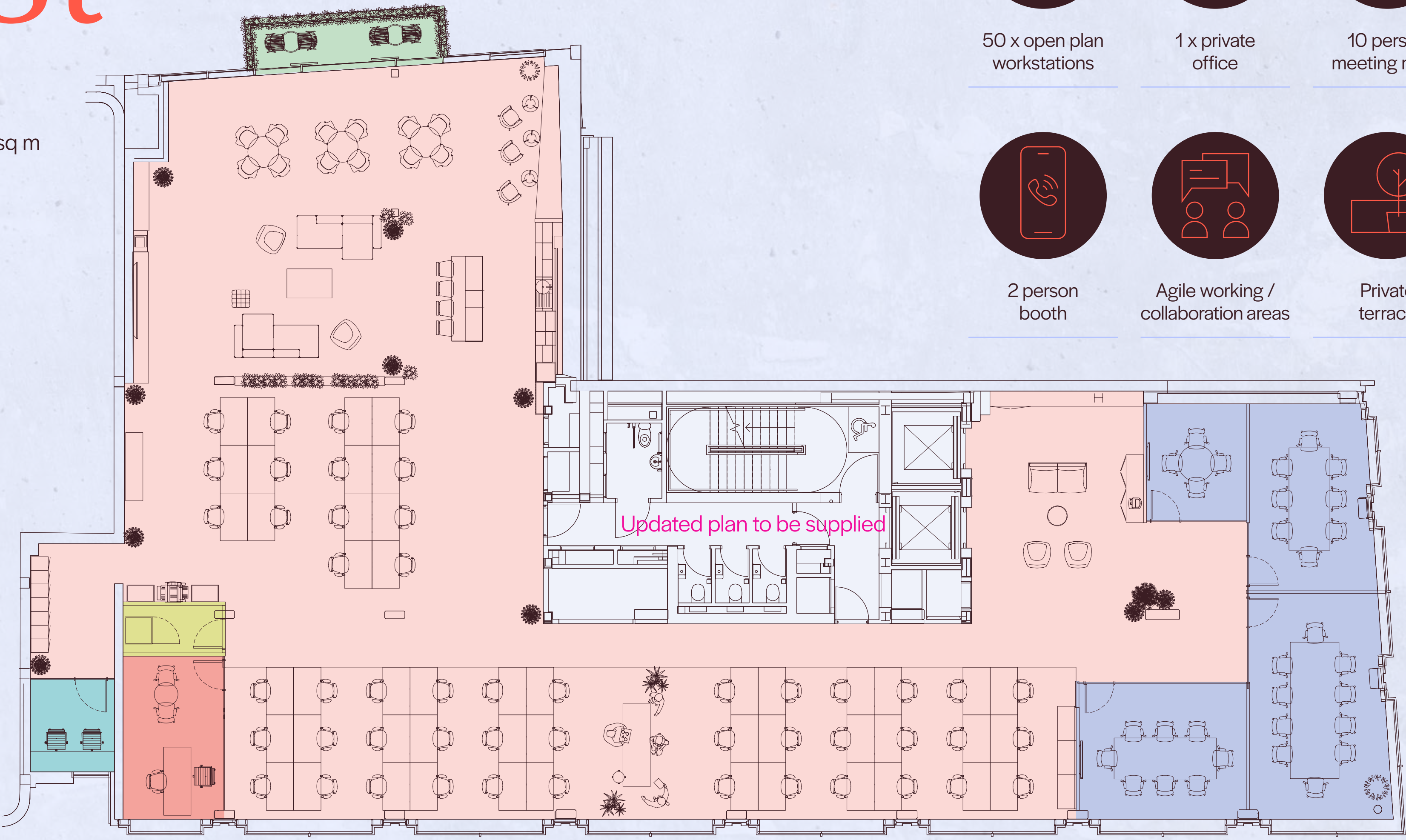
Seventh floor	Veritas — Asset Management	
Sixth floor	Veritas — Asset Management	
Fifth floor	nuvei	
Fourth floor	Ryan	
Third floor (fully fitted)	5,279 sq ft	
Second floor	fastly	
First floor (fully fitted)	5,500 sq ft	
Ground floor	Albar CAPITAL	
Total available	10,779 sq ft	





First

Office 5,500 sq ft / 511 sq m



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

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



For indicative purposes only.
Not to scale.

Smart's Place

floor

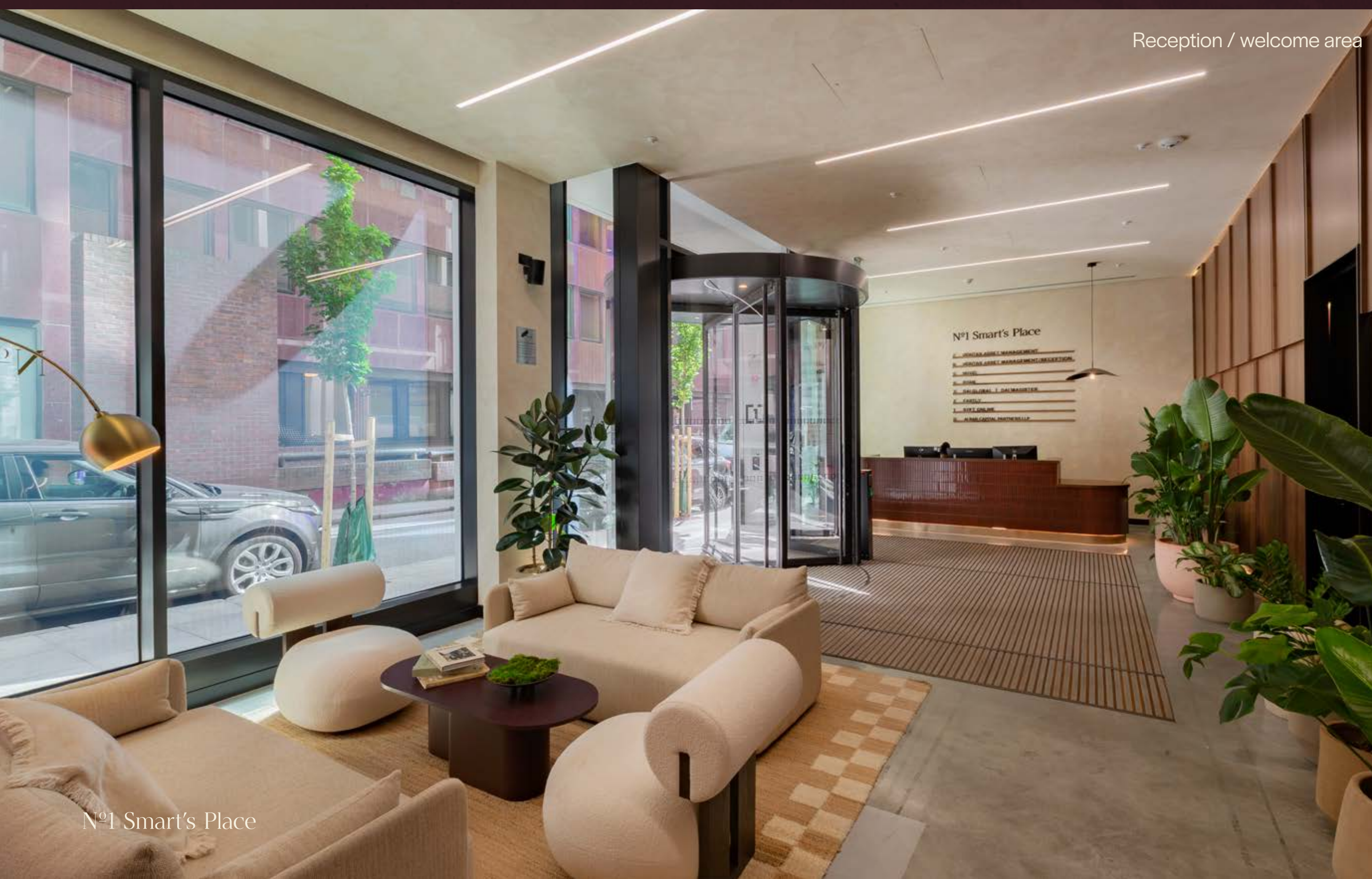




People

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



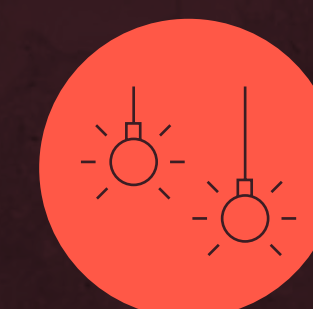
Lockers &
drying lockers



All electric
building



HVAC
air conditioning



New
LED lighting



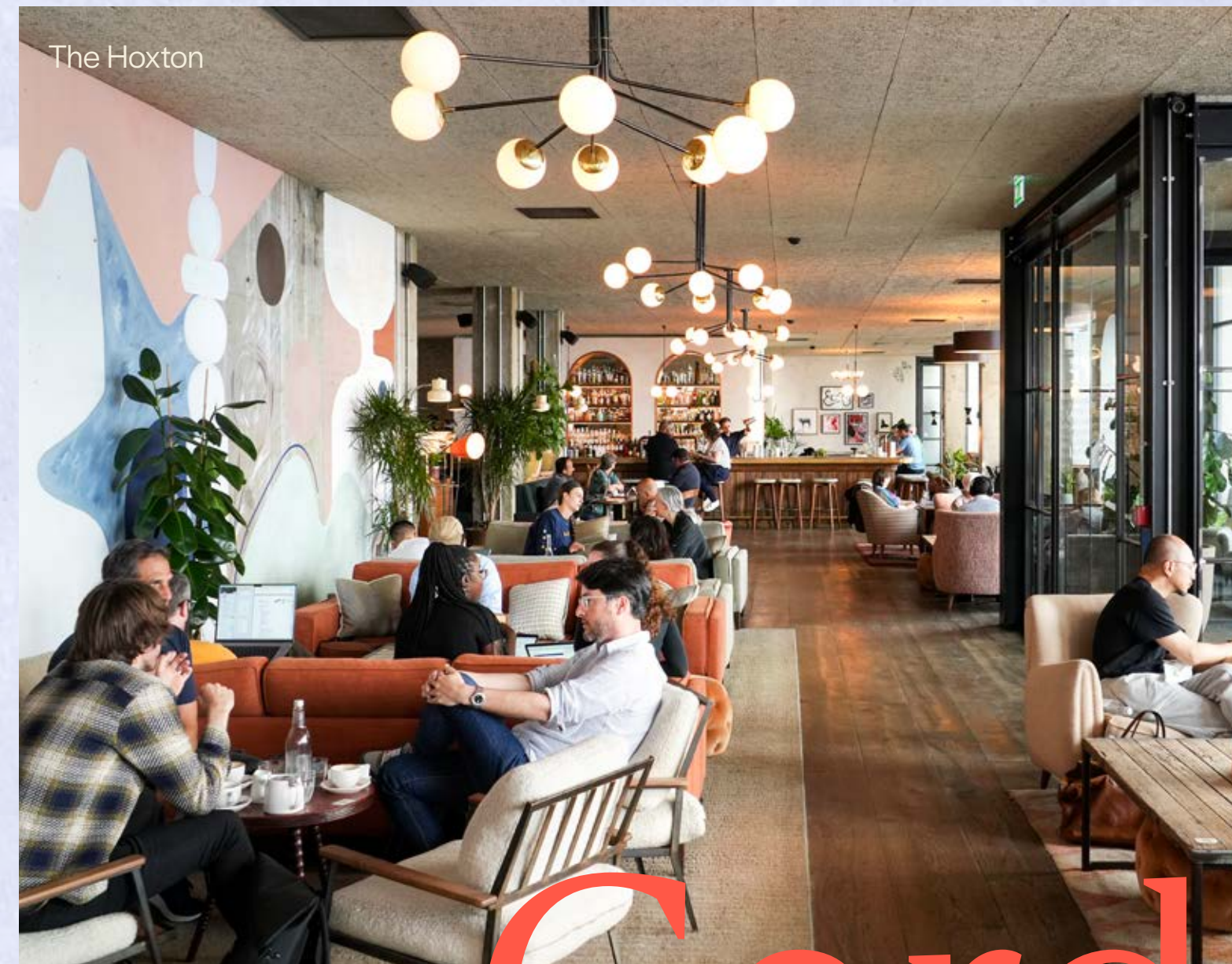
6 showers



10 Brompton
bike lockers

focused

Covent



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.

Garden



Good

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

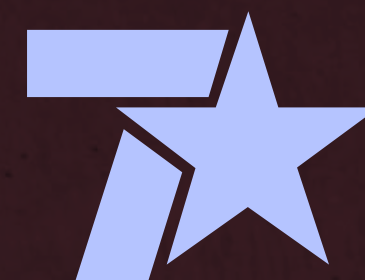
 PATRIZIA

PELOTON

PUIG

Red Bull®

Rothsay



Paul Smith

WME

neighbours

Viewings

Strictly through the
sole letting agents.

Terms

Upon application.

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BAUMONT
REAL ESTATE CAPITAL

V7

nolSMARTSplace.co.uk

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All areas quoted are approximate. August 2026.

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