



182-184
HIGH HOLBORN,
LONDON WC2

**RETAIL UNIT
AVAILABLE**





LOCATION

Positioned on a prominent corner of High Holborn, Smart's Place is a modern 39,000 sq ft office development. Located close to Tottenham Court Road Station which will see the arrival of CrossRail in December 2018. In addition, Holborn and Covent Garden stations are a short walk away. McKinsey & Co will relocate to The Sorting Office in Q4 2018. COS will occupy the majority of 1 New Oxford Street.



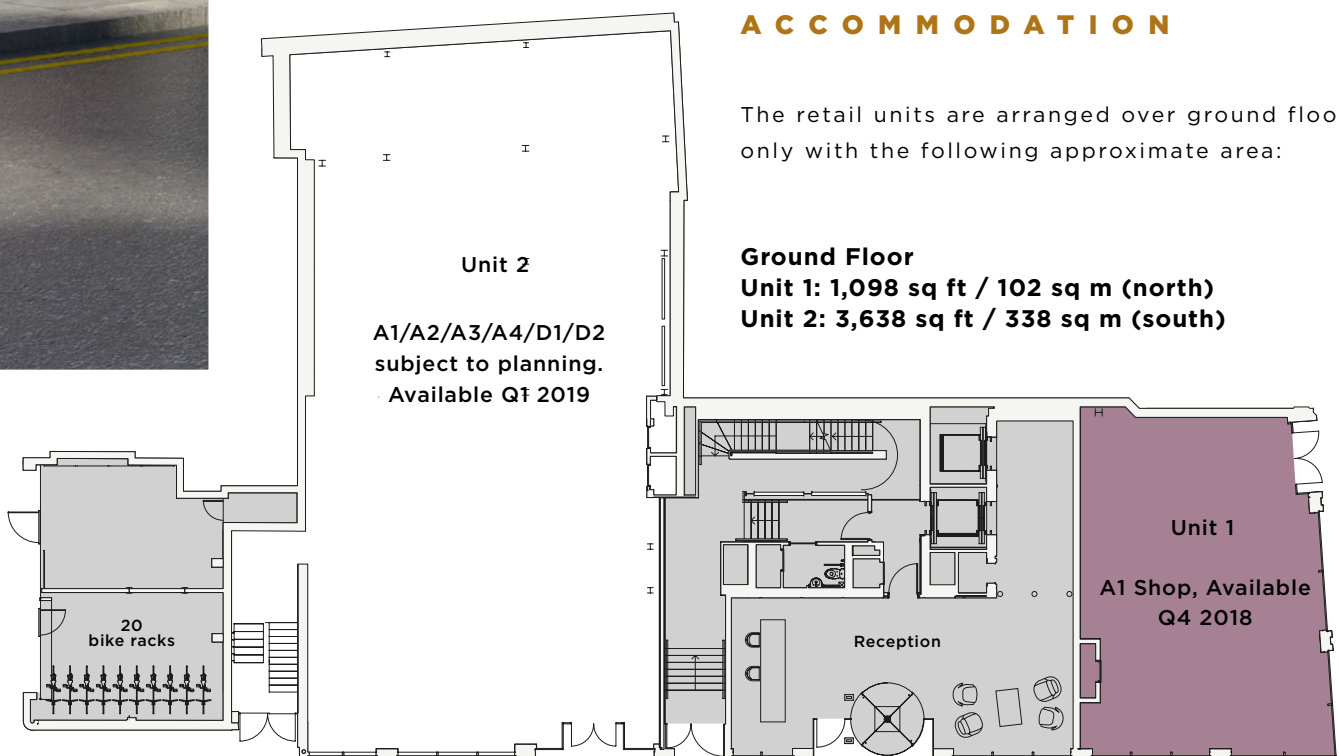
ACCOMMODATION

The retail units are arranged over ground floor only with the following approximate area:

Ground Floor

Unit 1: 1,098 sq ft / 102 sq m (north)

Unit 2: 3,638 sq ft / 338 sq m (south)



Not to scale. For indicative purposes only

SMART'S PLACE

RENT

On application

TIME

September 2018

TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

There will be a Service Charge payable annually. Further information available on request.

RATES

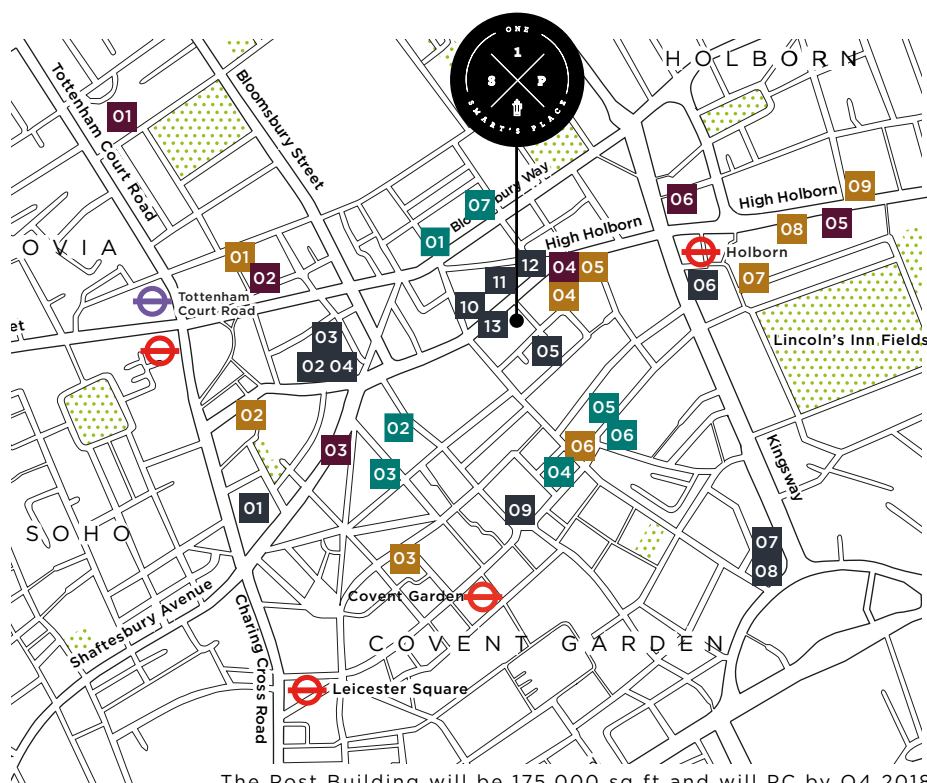
The business rates will be subject to assessment by the VOA.

LEGAL AND PROFESSIONAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

The EPC will be available on completion of the development.



The Post Building will be 175,000 sq ft and will PC by Q4 2018

Office Occupiers

- 01 Yahoo
- 02 Google
- 03 NBC Universal
- 04 Mindshare
- 05 Gyro
- 06 Mischcon de Reya LLP
- 07 Uniqlo
- 08 Quitter Cheviot
- 09 Wells Fargo
- 10 McKinsey & Co
- 11 COS
- 12 Twitch
- 13 The Post Building

Restaurants

- 01 Dalloway Terrace
- 02 Fernandez & Wells
- 03 Hawksmoor Seven Dials
- 04 Chicken Shop
- 05 Hubbard & Bell
- 06 Shoryu Ramen
- 07 Mirror Room
- 08 Holborn Dining Room
- 09 Kimchee

Shops

- 01 Espresso Base
- 02 I Love Nata
- 03 Jacob the Angel
- 04 Cut & Grind
- 05 The Black Penny
- 06 Ted's Grooming Room
- 07 Cycle Republic

Hotels

- 01 My Bloomsbury
- 02 The Bloomsbury Hotel
- 03 Covent Garden Hotel
- 04 The Hoxton
- 05 Rosewood London
- 06 L'Oscar



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