

2 SWALLOW PLACE

W1

Plug & Play Office
1,293 sq. ft
Available now

Workplaces | THE CROWN
ESTATE

Welcome to Swallow Place

- 2 Swallow place offers high-quality, plug-and-play office space in one of London's most dynamic West End locations
- Tucked away on a quiet street, moments from Oxford Circus
- The 1,293 sq. ft workspace is ready for immediate occupation
- Complete with meeting rooms, breakout areas and collaborative spaces
- World-class retail, restaurants, and transport connections on your doorstep
- Flexible lease terms available
- Arrange a viewing through our agents today



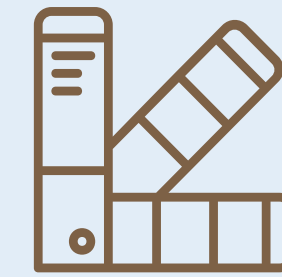
Fitted



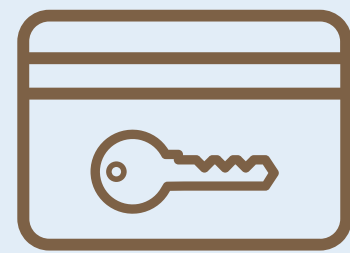
Plug and Play



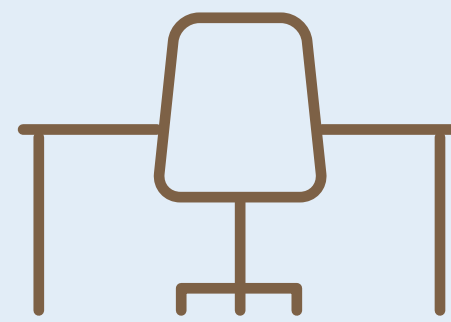
Simple Flexible Lease



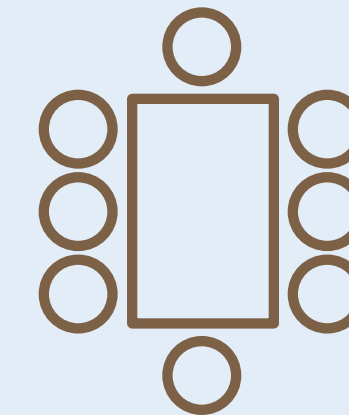
Beautifully Designed
Workspaces



Included Amenities



Private Office

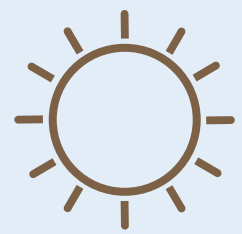


Meeting Rooms

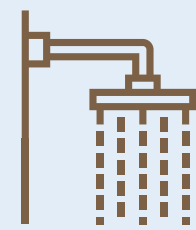




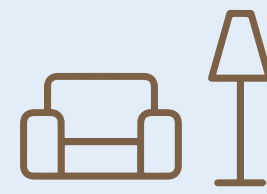
Specification



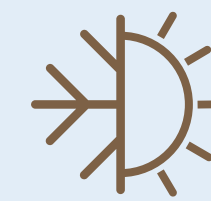
Excellent
Natural Light



Shower & Changing
Facilities Available
to Use



Break Out
Space



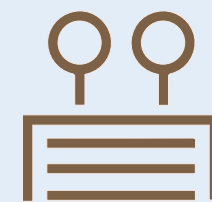
Air Conditioning



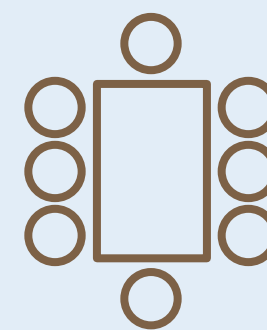
EPC B



Fibre Ready & Wifi
in Common Areas



Communal Roof
Terrace



Complimentary
Bookable Meeting
Rooms



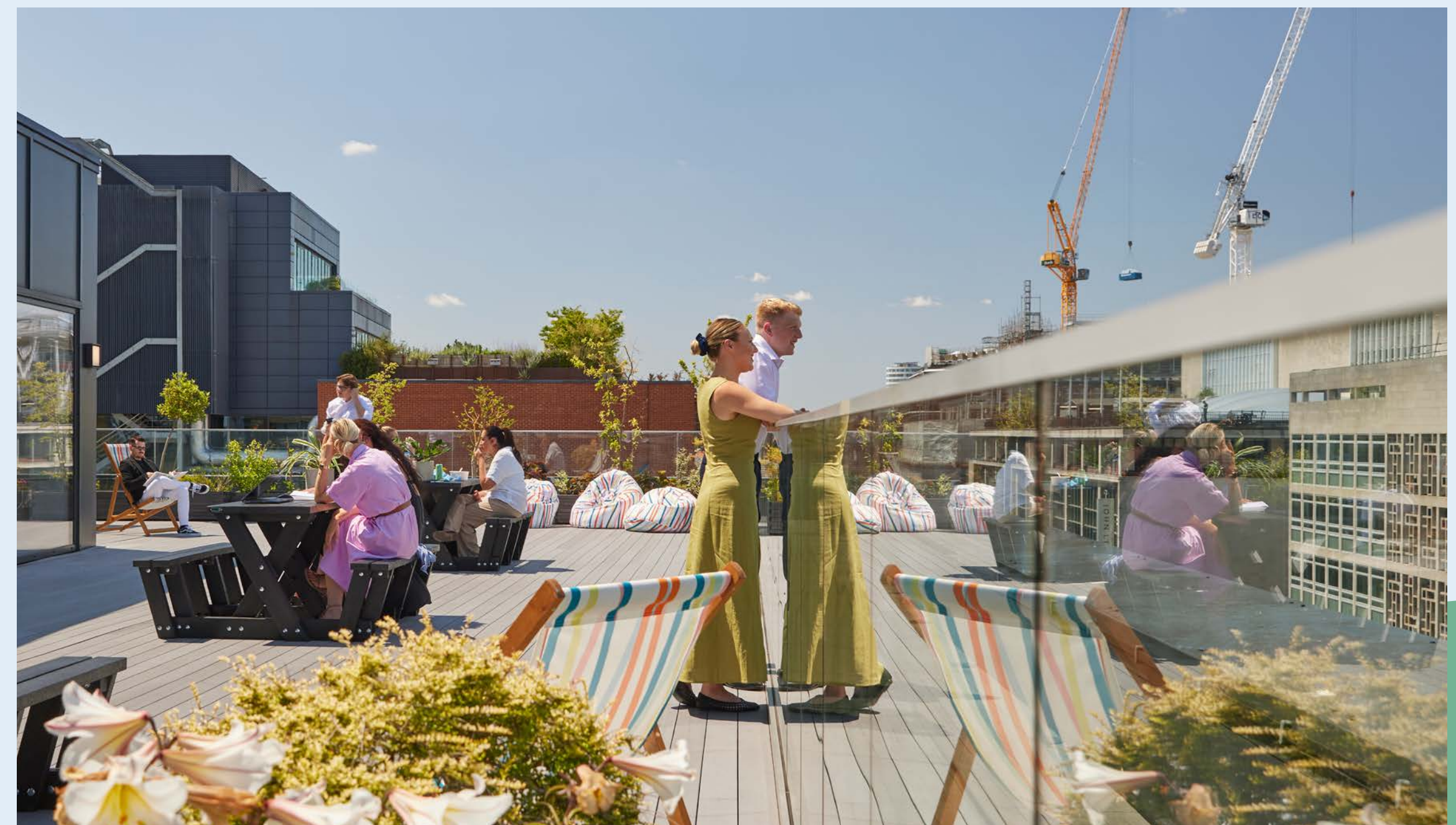
Fully Fitted
& Furnished



Cycle Storage-
Including Brompton
Bike Lockers

Communal Club Lounge & Terrace

- Bookable for private events
- Complimentary refreshments
- Bookable on-site meeting rooms
- Generous roof terraces overlooking Oxford Street





Meeting Room 1

Meeting Room 2



2 Swallow Place

Area Schedule

FLOOR	NIA SQ. FT.	NIA SQ. M.	AVAILABILITY
1	1,293	120.12	Available

LEASE

Flexible leases from 24 months

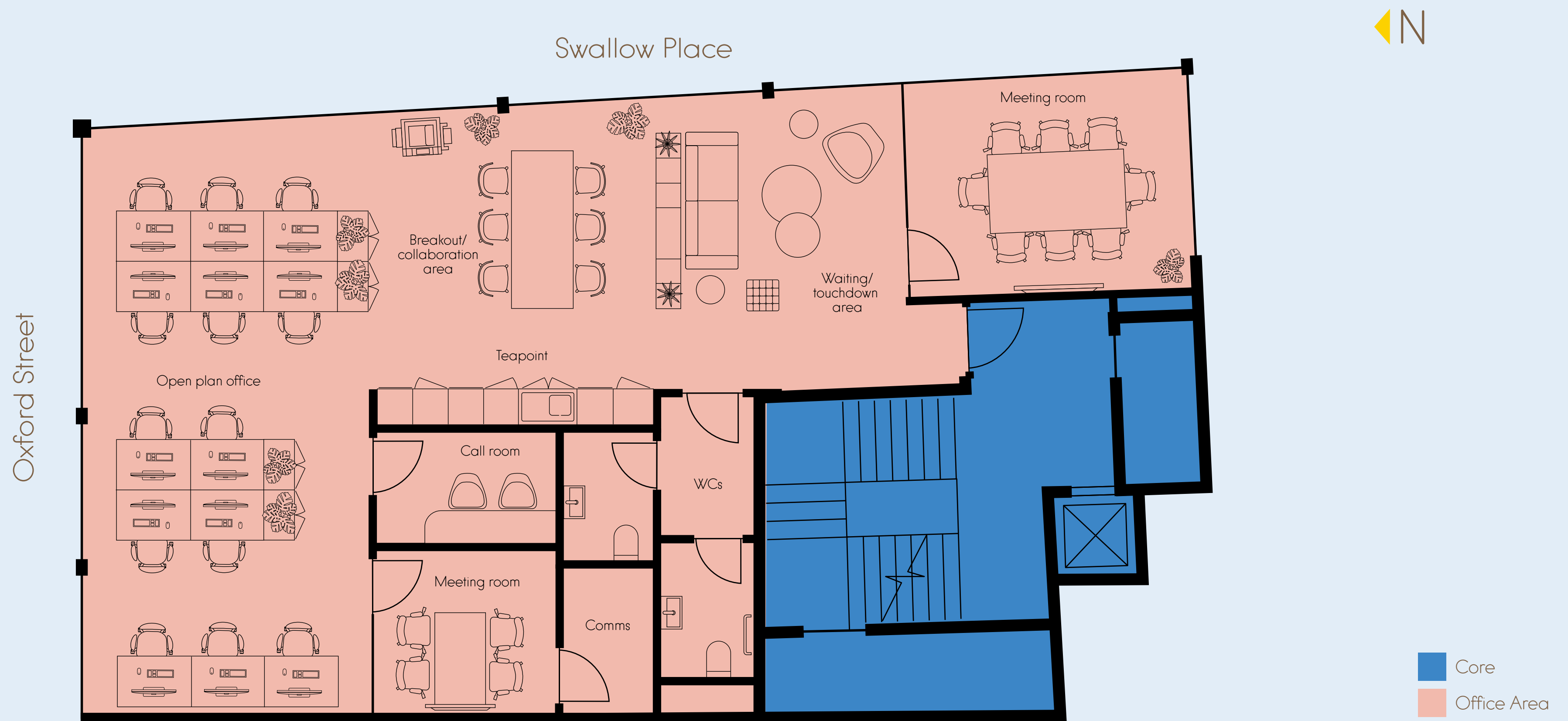
RENT

£125 psf inc service charge and internet

Business rates & utilities are payable



1st Floor



13
DESKS

2
MEETING
ROOMS

1
TEA
POINT

1
BREAKOUT
AREA

1
CALL
ROOM





NATHALIE



CARNABY STREET



ERGON DELI – MADDOX STREET

Local Amenities

A richly served cosmopolitan neighbourhood



REGENT STREET



CAFE HAGEN

Local Amenities & Connectivity

RESTAURANTS

1. Little Social
2. Goodman, Mayfair
3. Beast
4. Sketch
5. The MAINE, Mayfair
6. The Cocktail Club, Oxford Circus
7. Artesian
8. Burger & Lobster, Bond Street
9. LPM Restaurant & Bar
10. KIN Cafe
11. Ergon Deli
12. Willows On The Roof Restaurant
13. Market Halls Oxford Street

GYMS

1. Marshall St. Spa & Leisure Centre
2. Fitness First
3. Barry's SOHO
4. The Gym Group
5. ROWBOTS Fitzrovia
6. West 1 Health
7. 1Rebel
8. F45 Little Portland Street

HOTELS

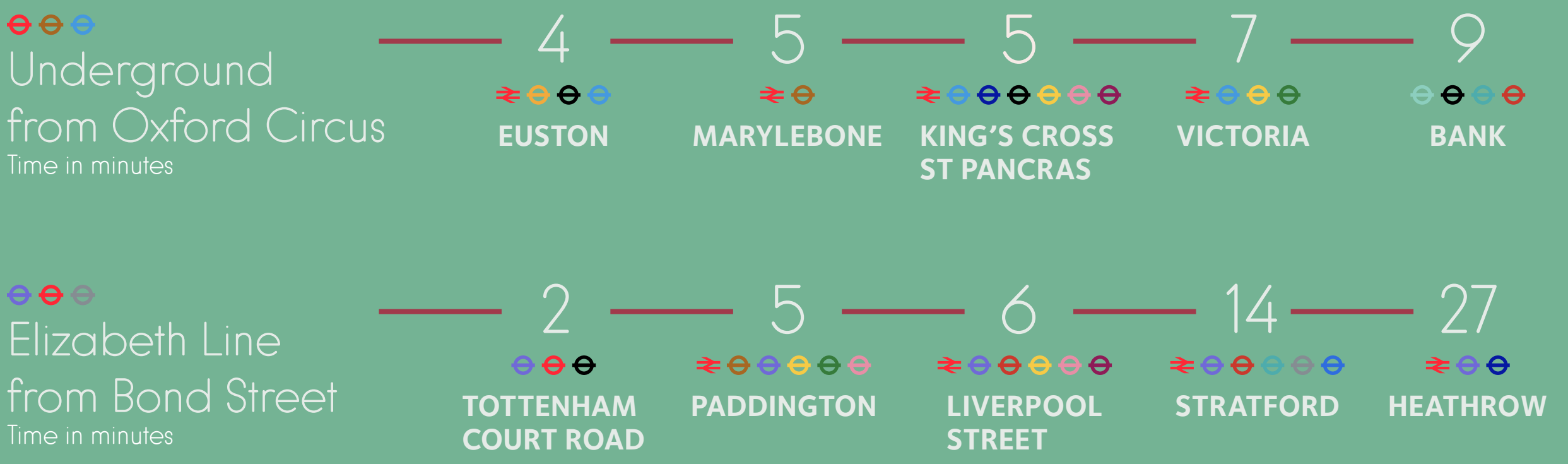
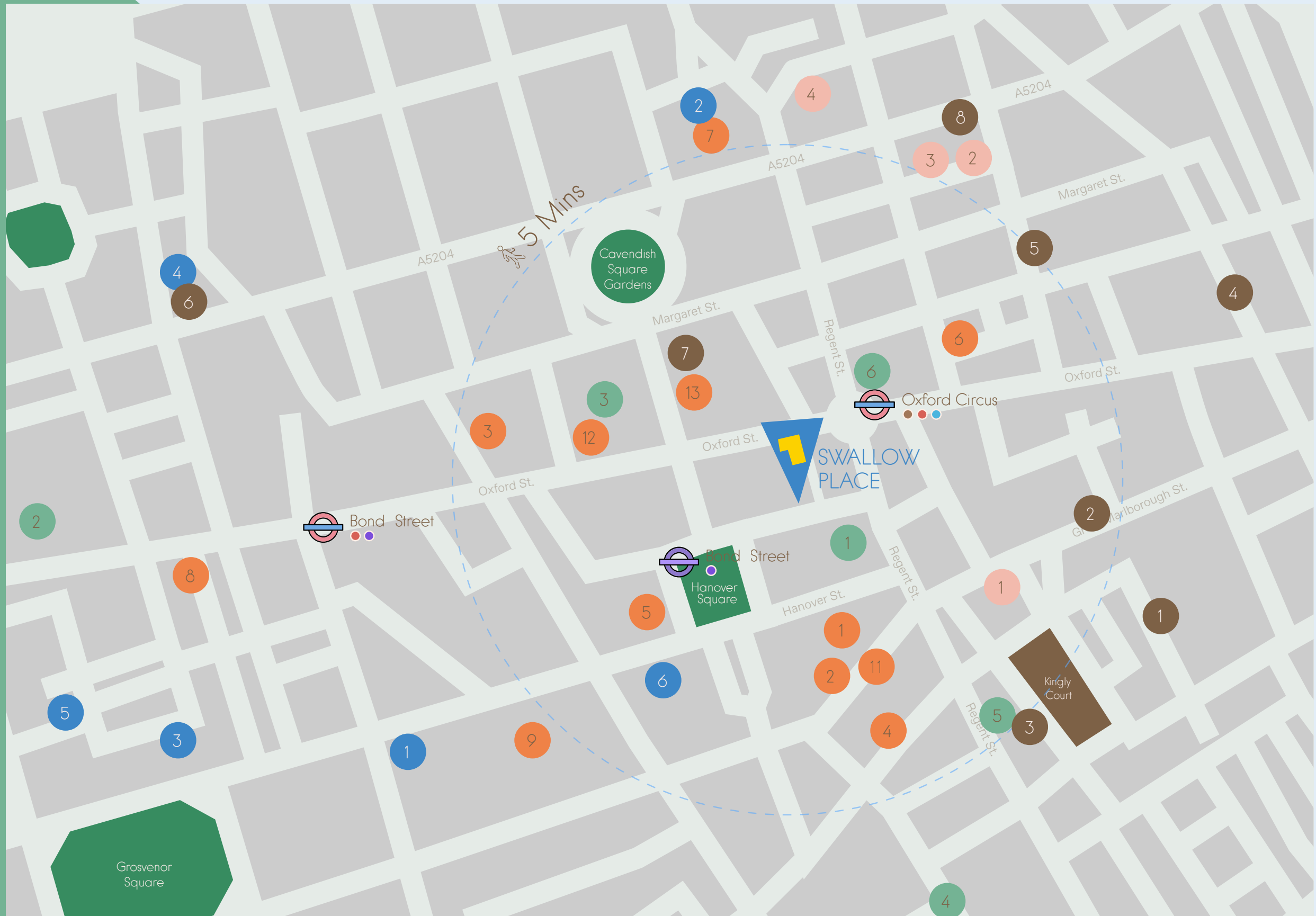
1. Claridge's
2. The Langham, London
3. London Marriott Hotel
4. The Mandeville Hotel
5. The Beaumont
6. Mandarin Oriental, Mayfair

SHOPS

1. Apple Regent Street
2. Selfridges
3. John Lewis & Partners
4. Savile Row
5. Hamleys
6. Nike Town

OUR FAVOURITES

1. Liberty London
2. F45 Oxford Circus
3. Burger & Lobster Oxford Circus
4. The Nest



For more information please contact

Workplaces |  THE CROWN
ESTATE

George Walker

07783 770 849

george.walker@thecrownestate.co.uk

Alka Jotangia

07826 946 336

alka.jotangia@thecrownestate.co.uk

Samantha Jones

07353 112 979

samantha.jones@thecrownestate.co.uk

CBRE

Georgina Willoughby

07788 706 031

georgina.willoughby@cbre.com

Eimhear Mccosker

07353 897 681

eimhear.mccosker@cbre.com

Bertie Berry

07345 995 523

bertie.berry@cbre.com

Misrepresentation Disclaimer

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by CBRE and Workplaces in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CBRE and Workplaces nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos/GCIs etc. The photos/GCIs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. January 2026