

5 SWALLOW PLACE

W1

Managed Office Space
3,392 sq. ft
Available now

Workplaces | THE CROWN
ESTATE

Welcome to Swallow Place

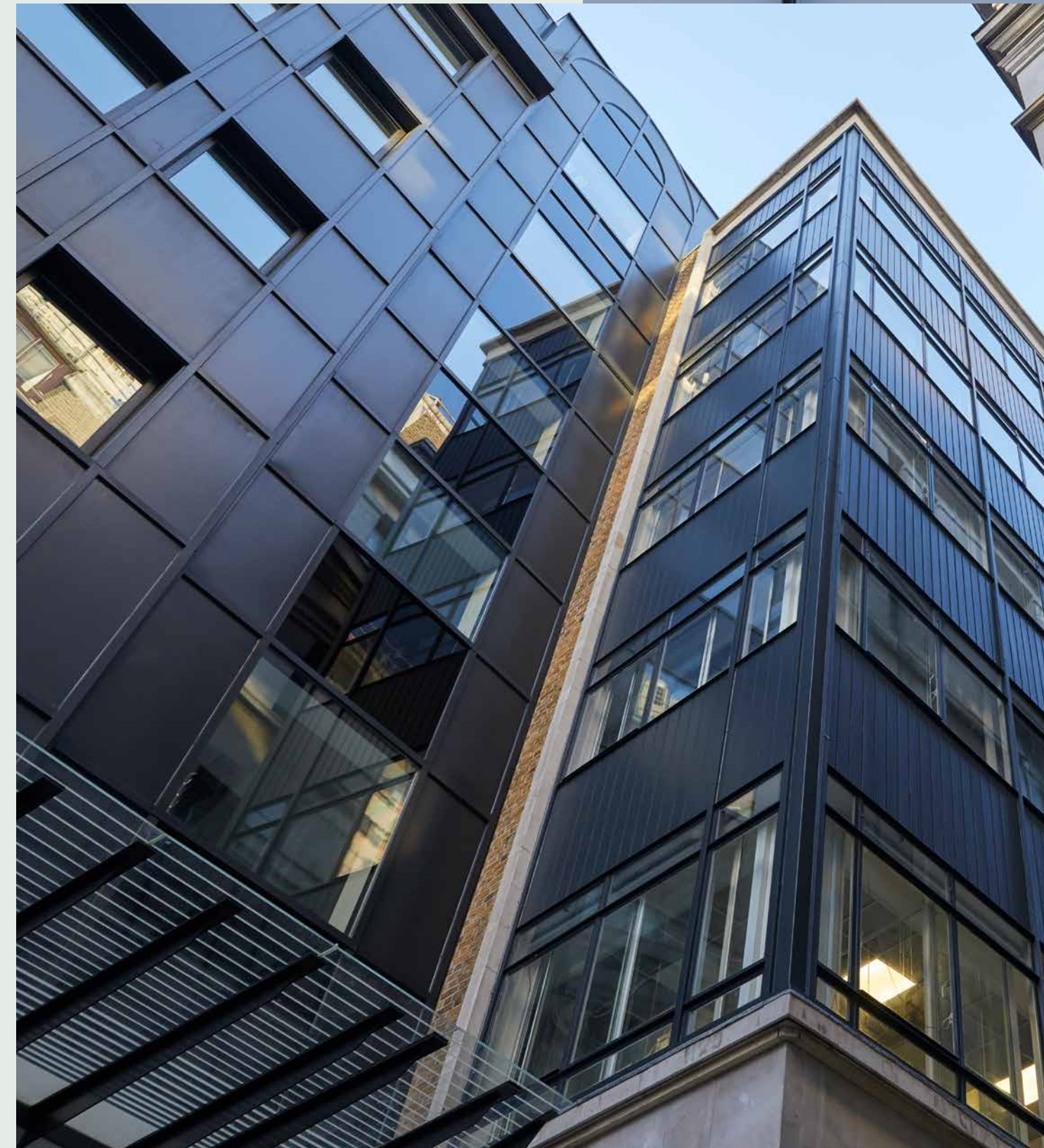
Swallow place offers fully fitted, flexible office space – available now.

Tucked away on a quiet street just moments from Oxford Circus, Swallow Place offers a rare opportunity to lease high-quality, plug-and-play office space in one of London's most dynamic West End locations.

3,392 sq. ft of fully fitted and furnished workspace is ready for immediate occupation – complete with meeting rooms, breakout areas, and collaborative spaces designed for modern working.

Positioned between Soho, Fitzrovia, Mayfair and Regent Street, Swallow Place puts world-class retail, restaurants, and transport connections at your doorstep. Whether you're entertaining clients, attracting top talent, or simply seeking a vibrant location with practical flexibility, this is workspace that works for you.

Flexible lease terms available. Arrange a viewing through our agents today.

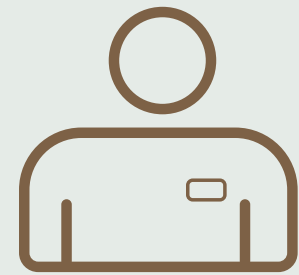


What is managed?



Fully Inclusive Rent

All occupational costs included



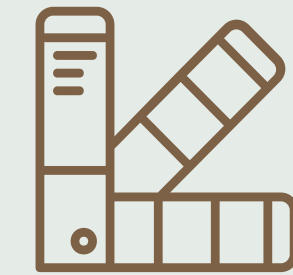
Community Manager

Here to help with all your day to day needs



Simple Flexible Lease

Short-form and short-term agreements from 12m+



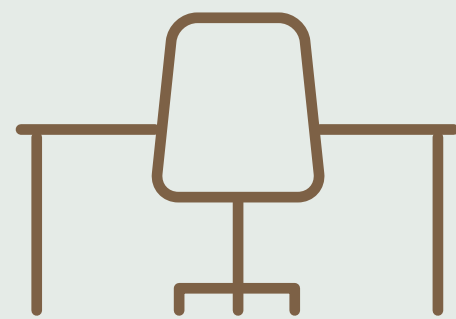
Beautifully Designed Workspaces

Perfect for focused and collaborative work



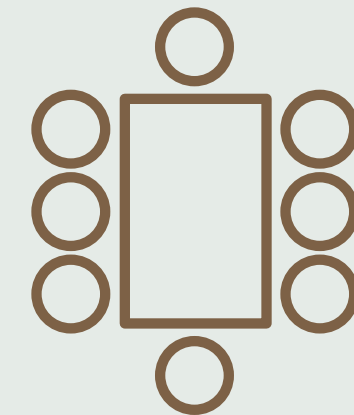
Exclusive Discounts

On meeting rooms, event spaces and roof terraces across our amenity spaces



Private Office

Your own entrance, kitchenette, open plan desks, meeting rooms, offices and storage



Meeting Rooms

AV enabled private meeting rooms



Plug and Play

Ready from day one, with internet and fully furnished so you don't have to worry about anything



3.1 Suite

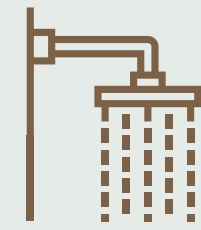
3.1 Suite



Specification



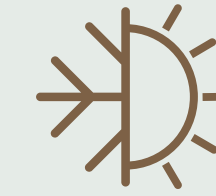
Concierge
Reception



Shower and
Changing Facilities*



Break Out
Space*



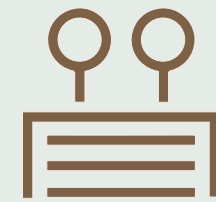
Air Conditioning



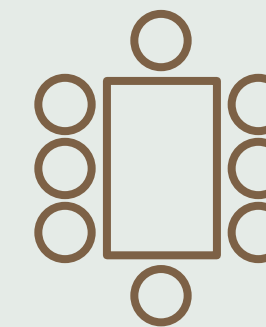
EPC A



Fibre Ready and Wifi
in Common Areas



Communal Roof
Terrace



Complimentary
Bookable Meeting
Rooms



Fully Fitted
and 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



5 Swallow Place

Area Schedule

FLOOR	NIA SQ. FT.	NIA SQ. M.	AVAILABILITY
3.1	3,392	315	Available

LEASE

Flexible fully managed leases available from 12 months +

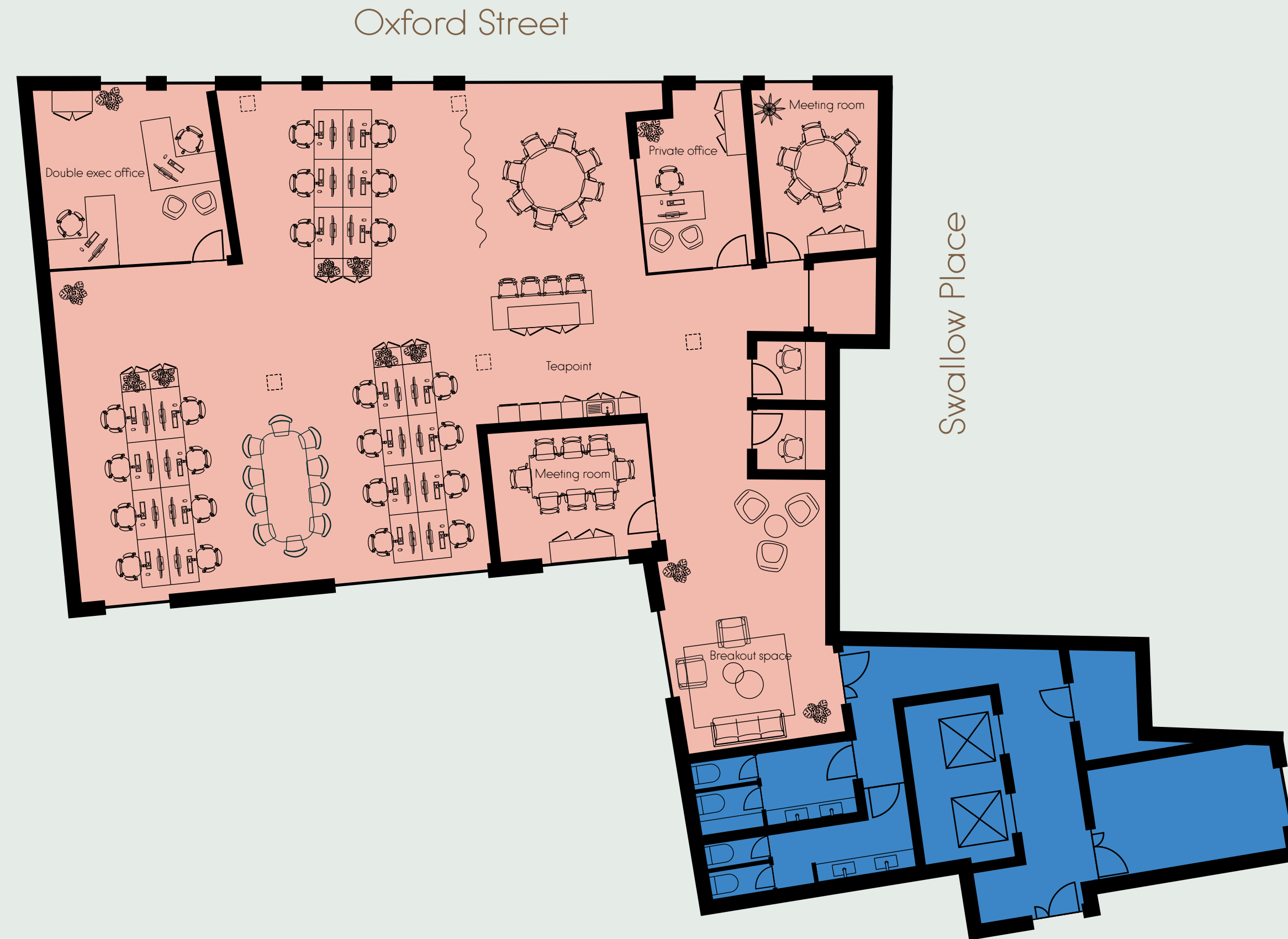
RENT

£205 per sq.ft.

*Fully inclusive rent



3.1 Suite



Core
Office Area

22
DESKS
Current layout

2
EXECUTIVE OFFICES

2
PHONE BOOTHS

2
MEETING ROOMS

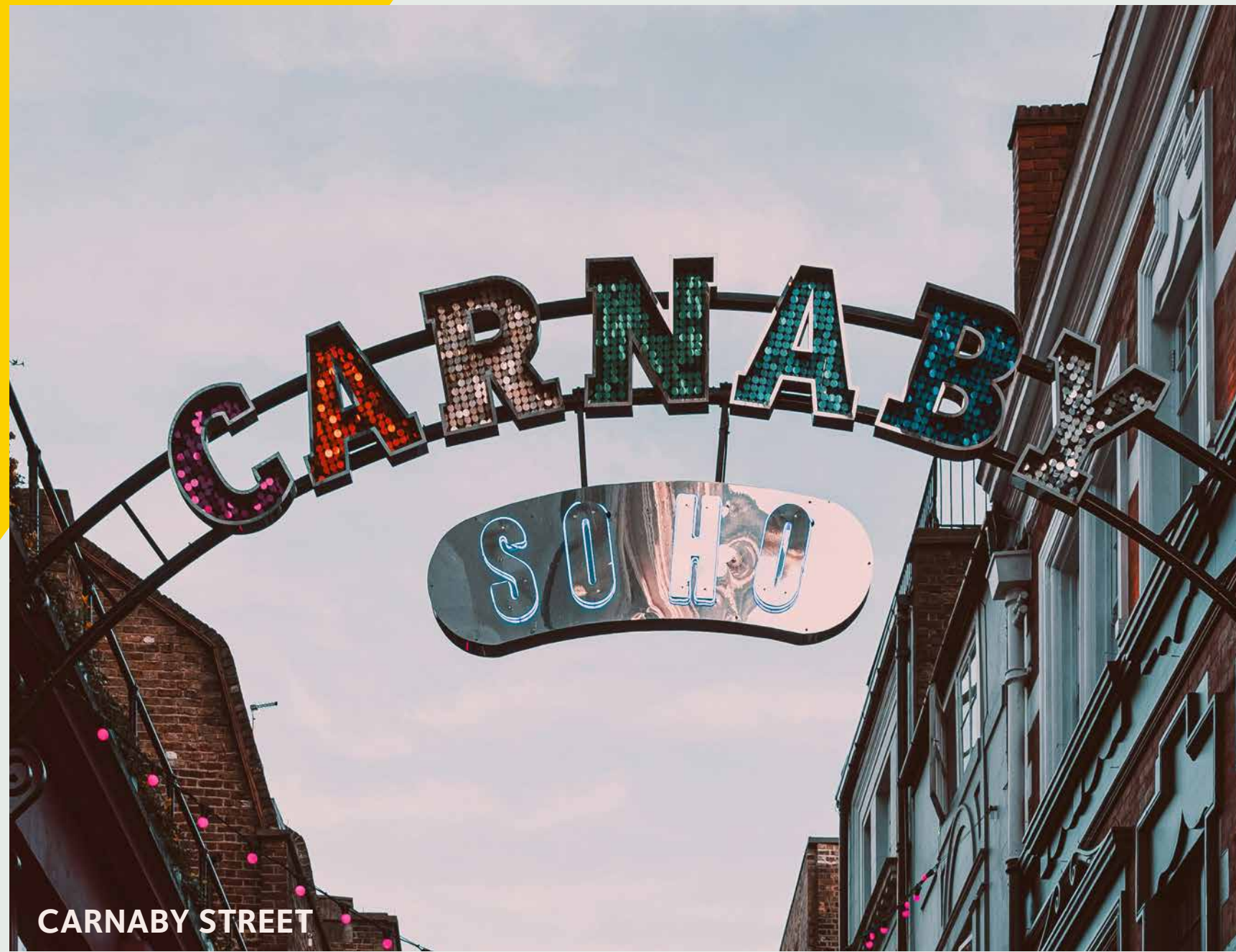
1
LARGE KITCHEN / BREAKOUT

1
OPEN PLAN COLLABORATION ZONE





NATHALIE



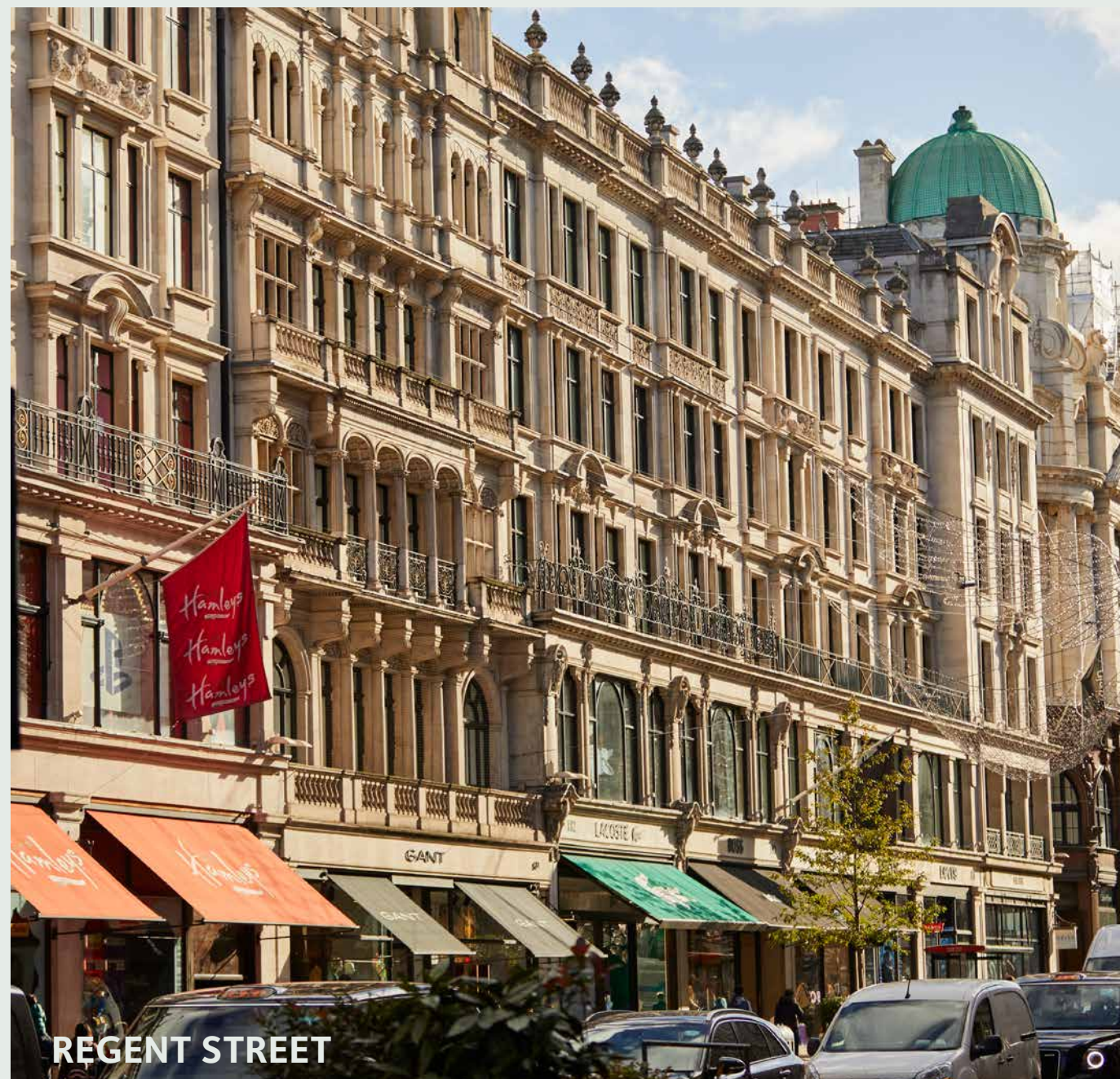
CARNABY STREET



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

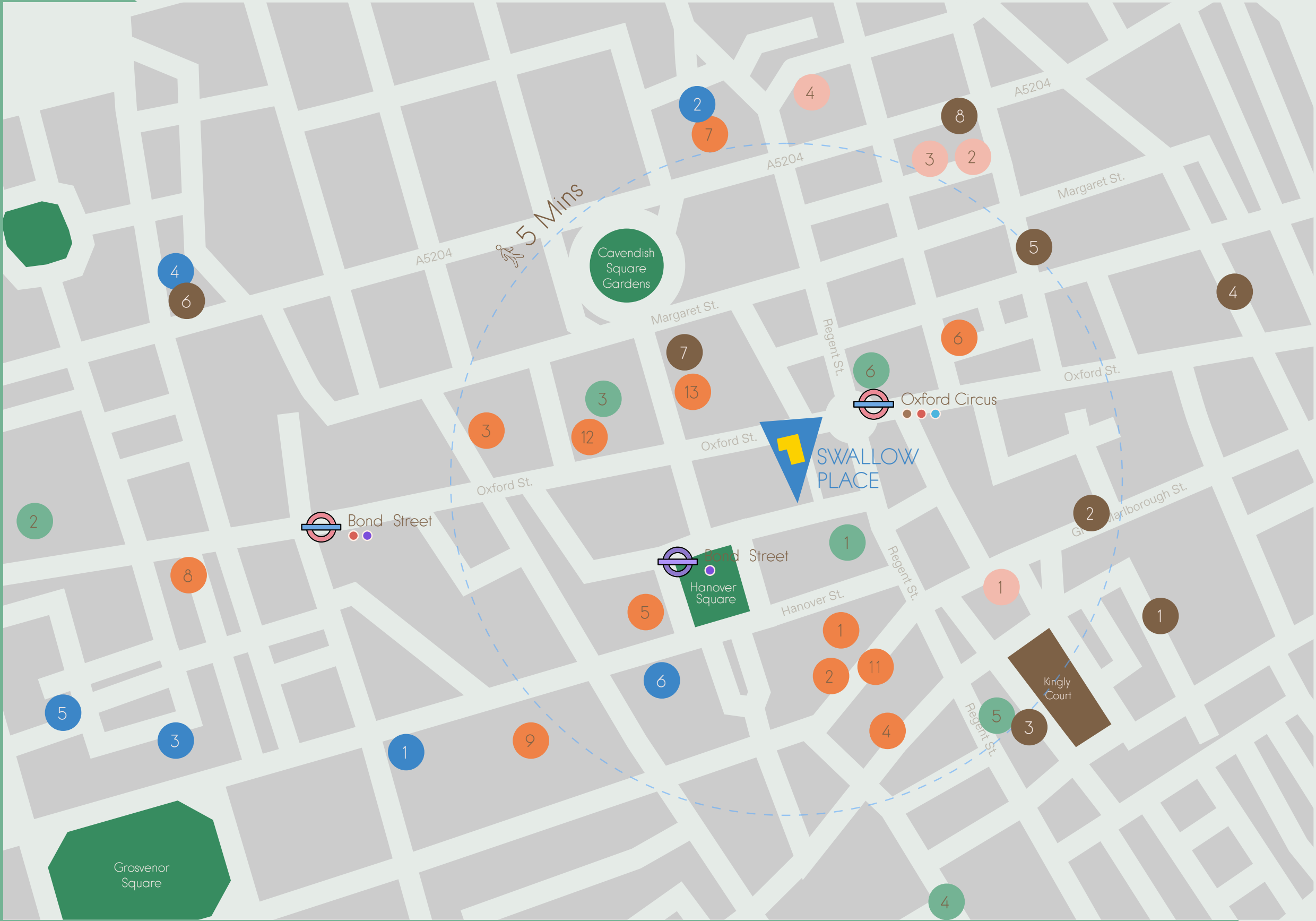
1. Claridge's
2. The Langham, London
3. London Marriott Hotel
4. The Mandeville Hotel
5. The Beaumont
6. Mandarin Oriental, Mayfair

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

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