

5 SWALLOW PLACE

W1

Managed Office Space
from 972 - 4,362 sq. ft
Available now

Workplaces | THE CROWN
ESTATE

Welcome to Swallow Place

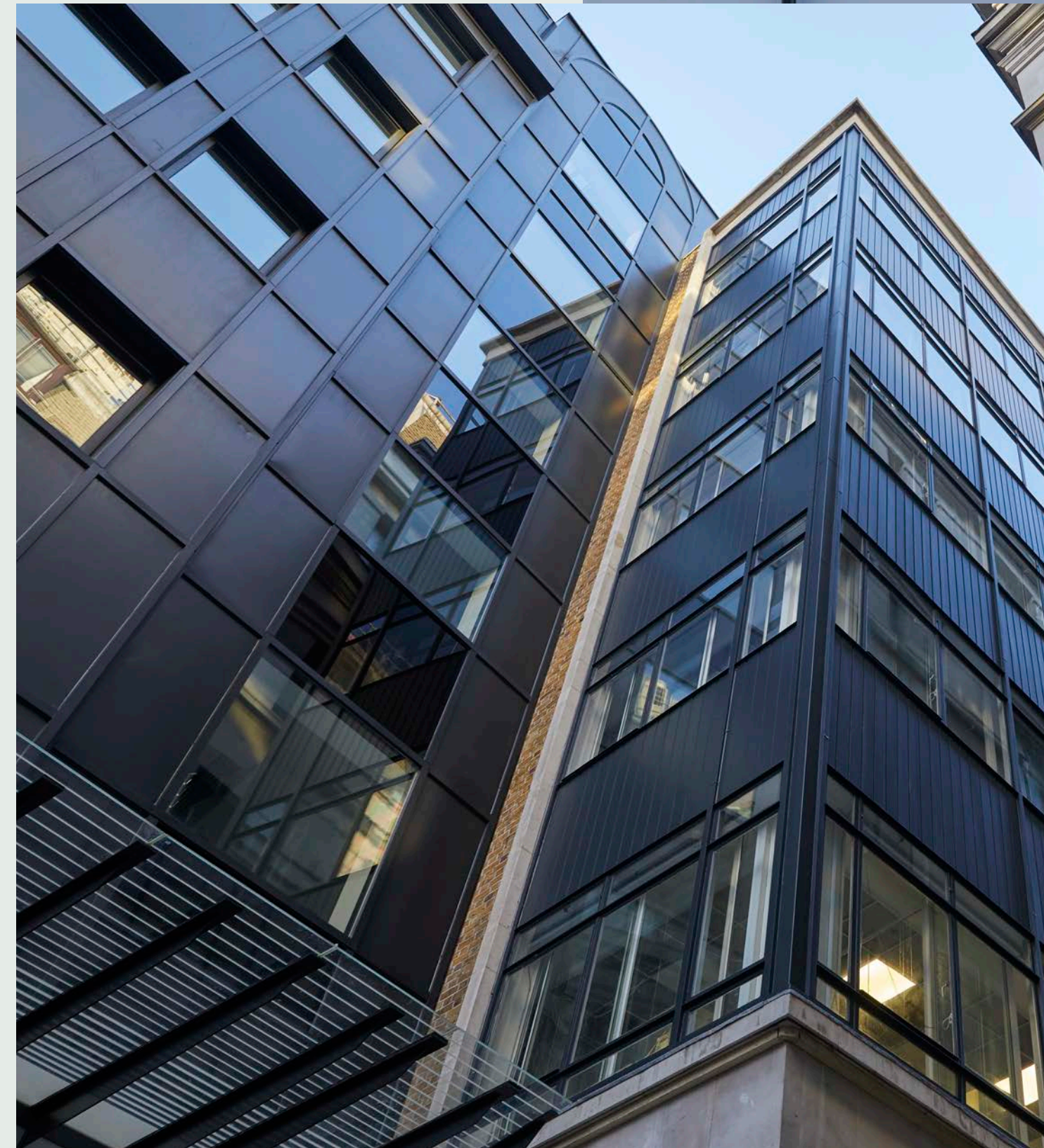
Swallow place offers fully fitted, flexible office space – available now.

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.

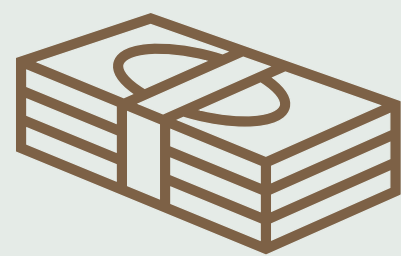
Available from 972 - 4,362 sq. ft, the fully fitted and furnished workspace is ready for immediate occupation — complete with meeting rooms, breakout areas, and collaborative spaces designed for modern working.

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.

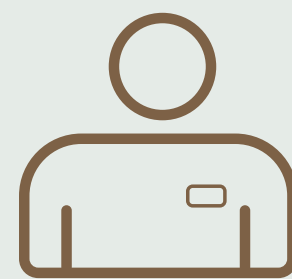


What is managed?



Fully Inclusive Rent

All occupational costs included



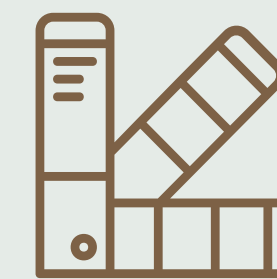
Community Manager

Here to help with all your day to day needs



Simple Flexible Lease

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



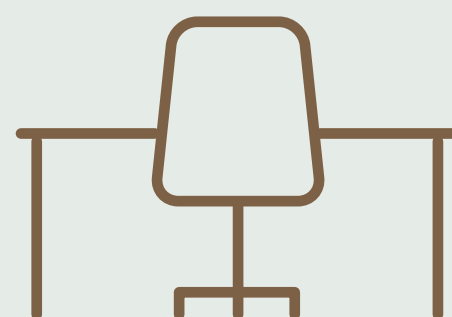
Beautifully Designed Workspaces

Perfect for focused and collaborative work



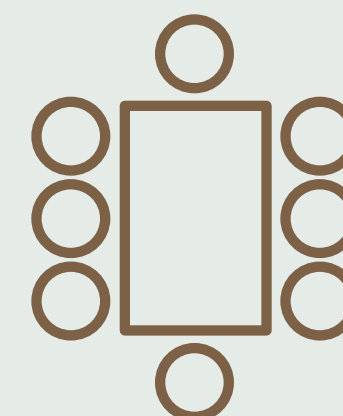
Exclusive Discounts

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

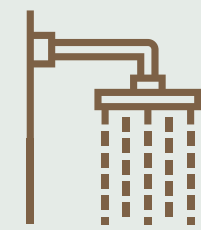


3.1 Suite

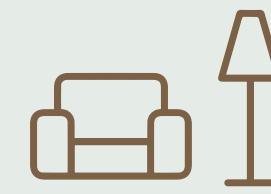
Specification



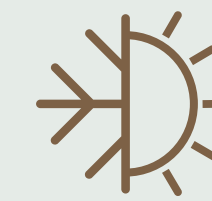
Concierge
Reception



Shower and
Changing Facilities



Break Out Space



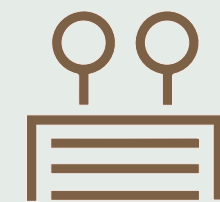
Air Conditioning



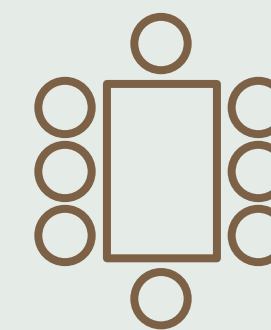
EPC A



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
5.2	972	90	Available
3.1	3,392	315	Available

LEASE

Flexible fully managed leases
available from 12 months +

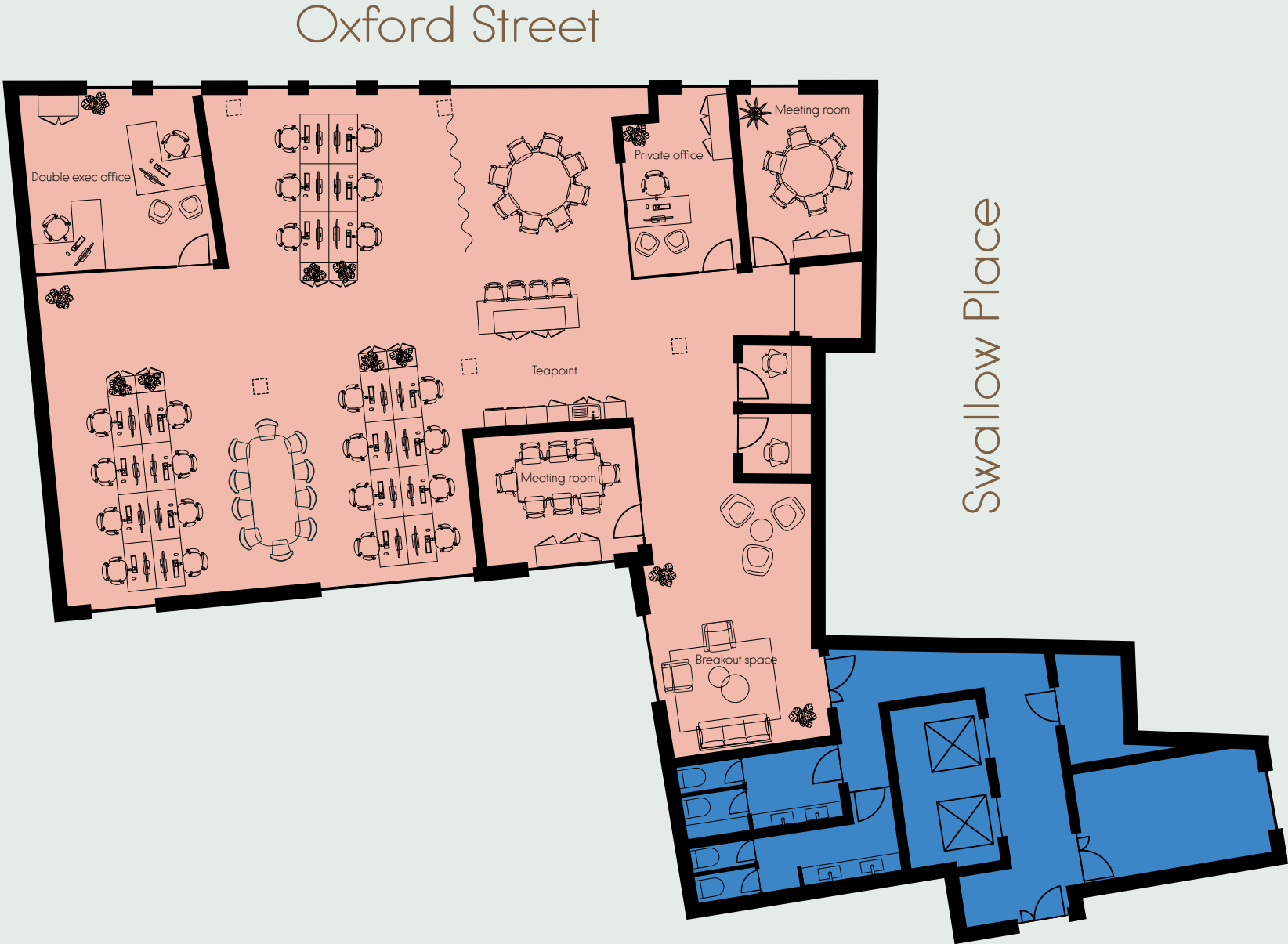
RENT

£205* per sq.ft.

*Fully inclusive rent



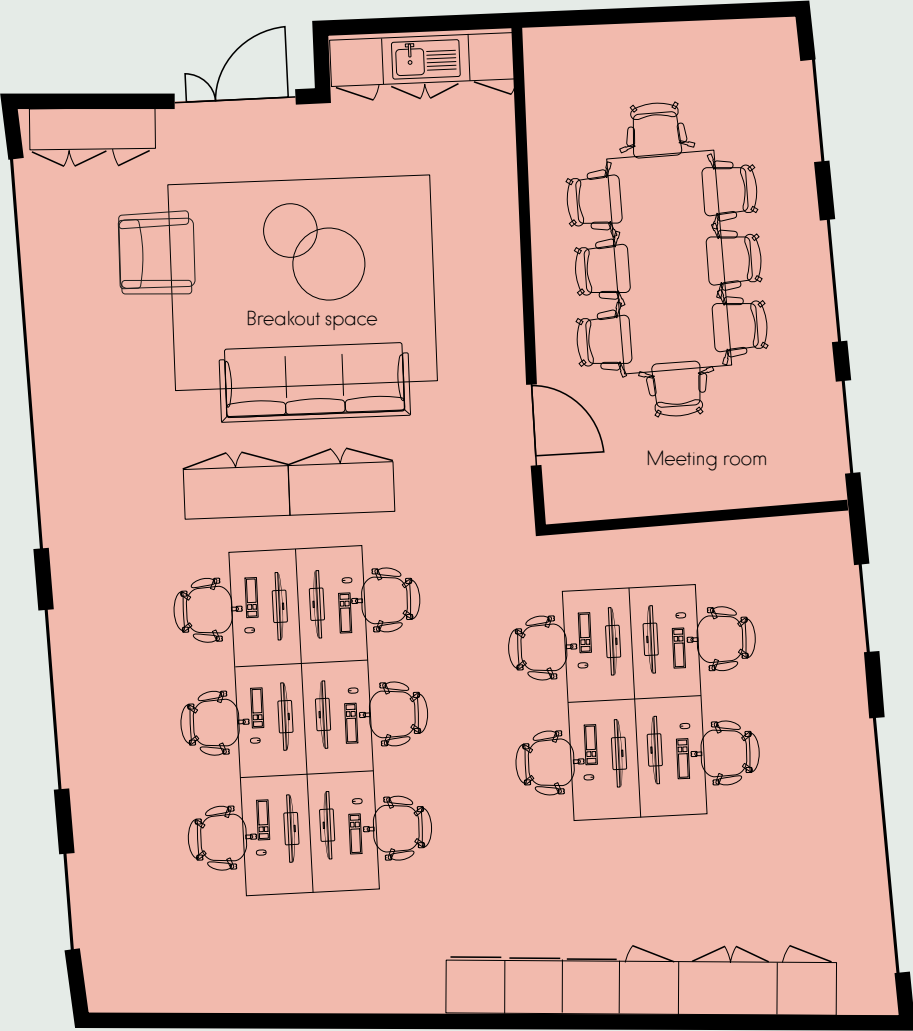
3.1 Suite



- 22 DESKS
Current layout
- 2 EXECUTIVE OFFICES
- 2 PHONE BOOTHS
- 2 MEETING ROOMS

- 1 LARGE KITCHEN / BREAKOUT
- 1 OPEN PLAN COLLABORATION ZONE

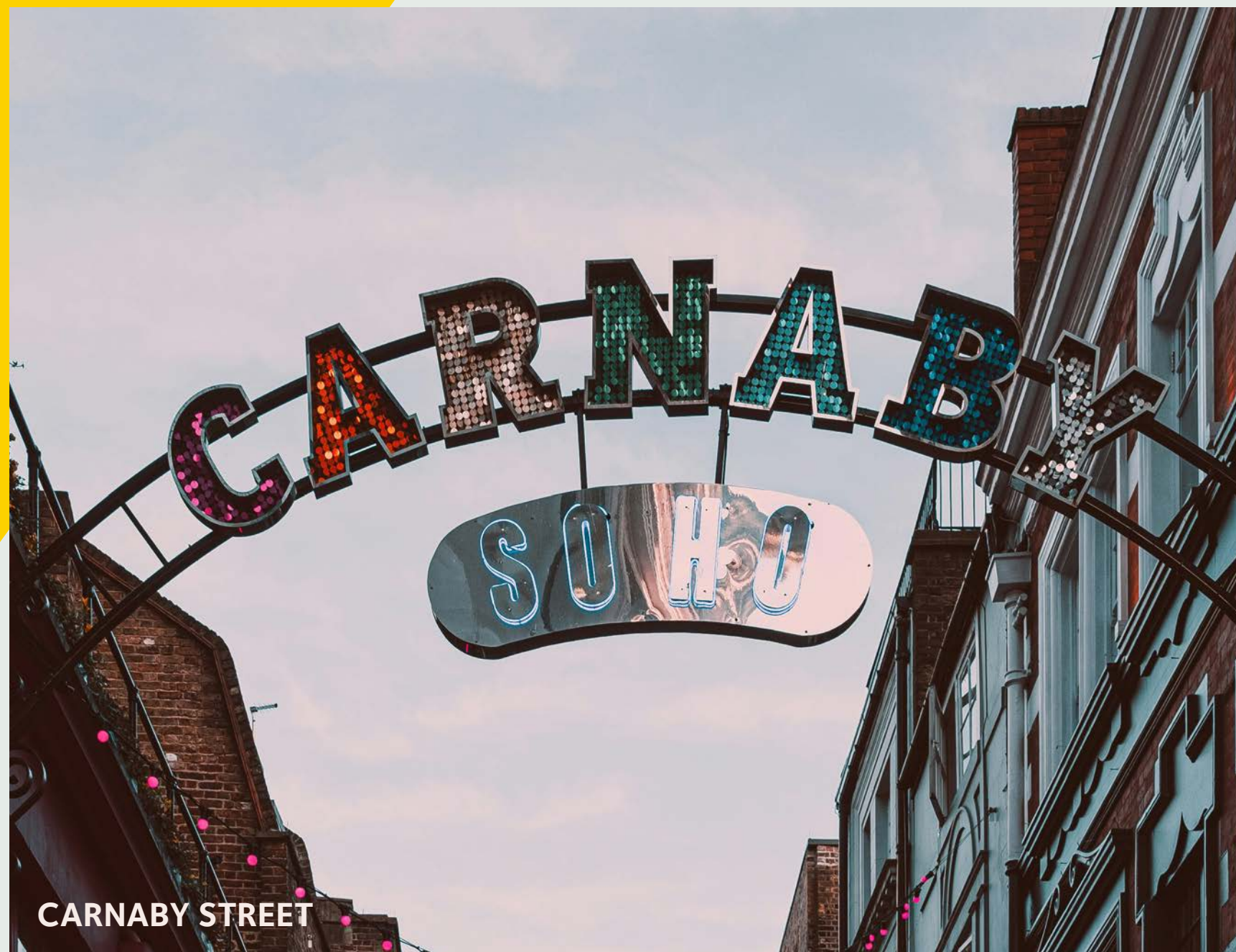
5.2 Suite



- 10 DESKS
Current layout
- 1 MEETING ROOM
- 1 TEA POINT
- 1 BREAKOUT AREA

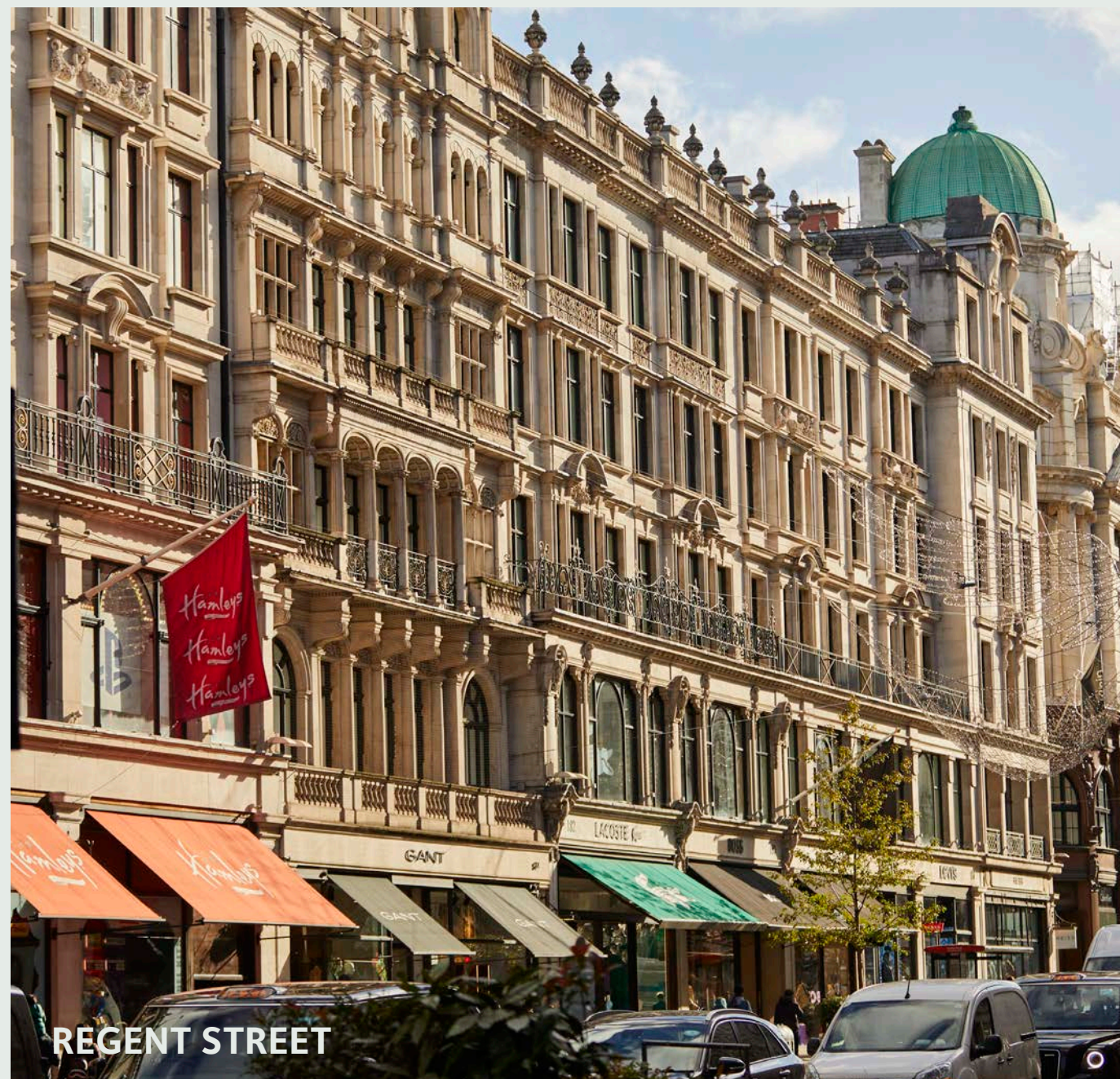






Local Amenities

A richly served cosmopolitan neighbourhood



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

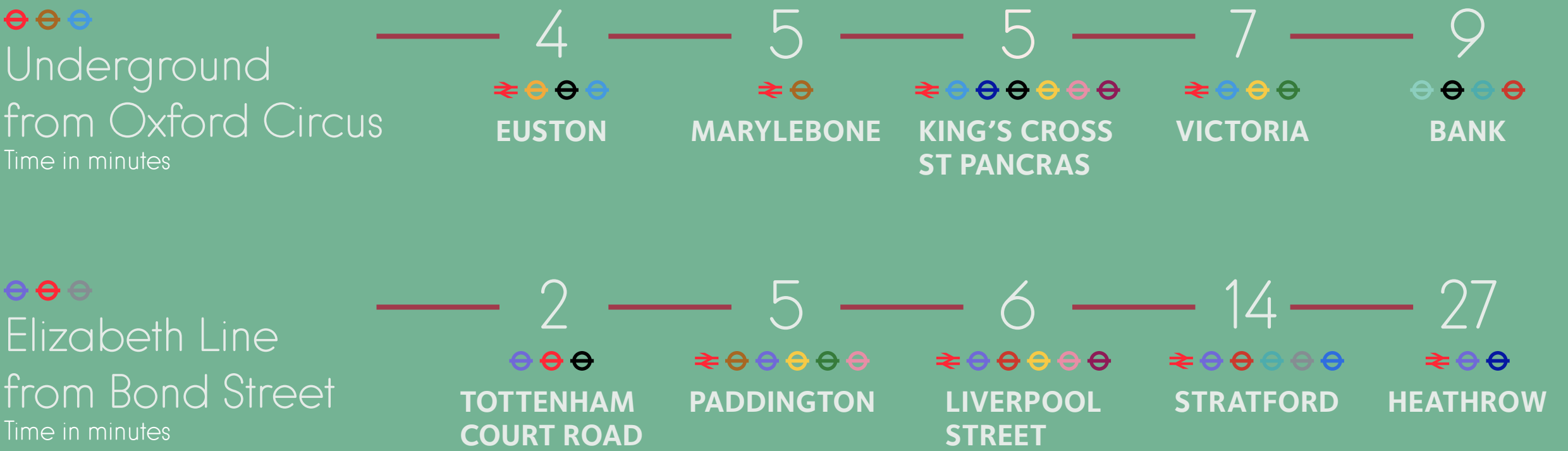
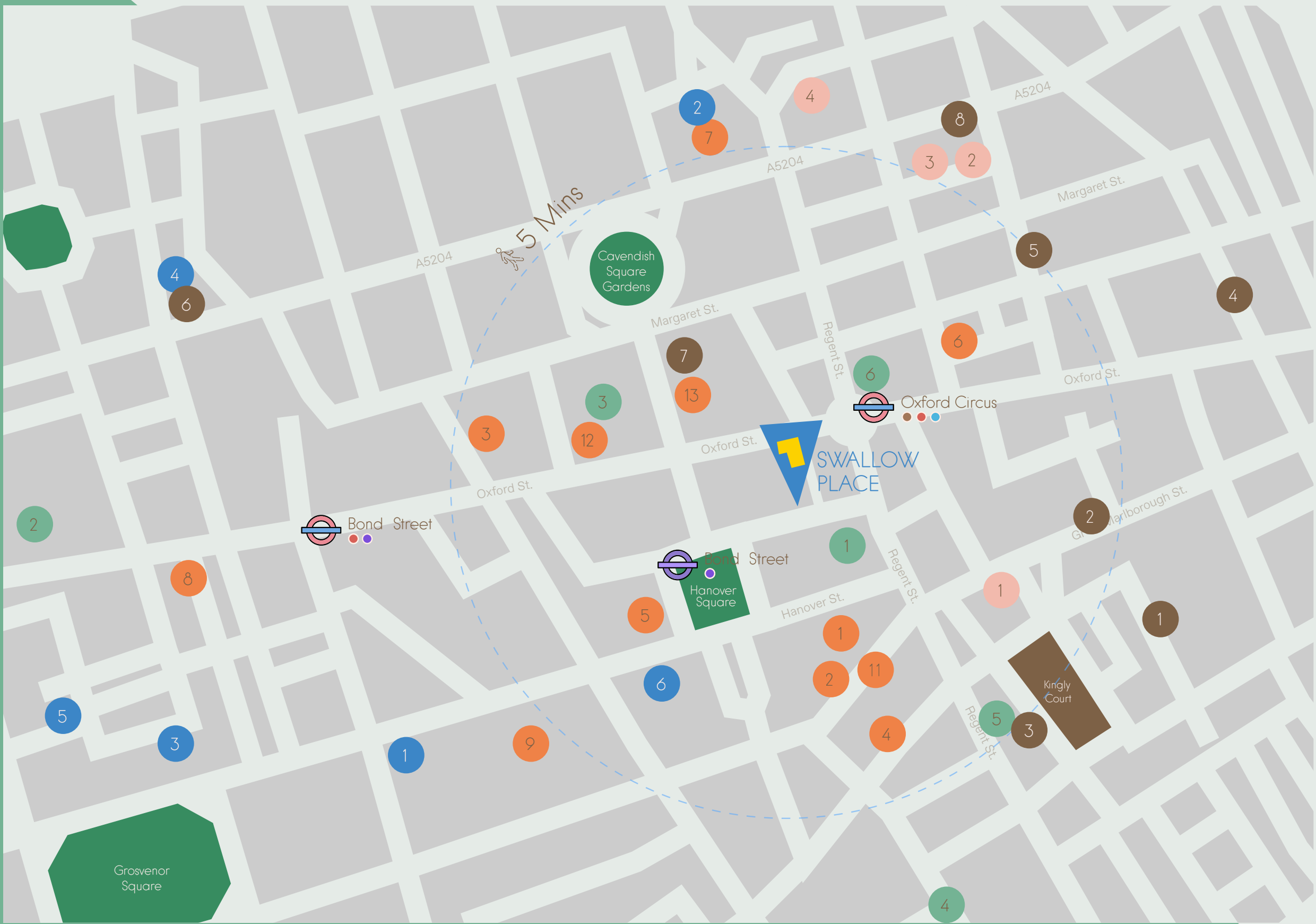
- 1. Claridge's
- 2. The Langham, London
- 3. London Marriott Hotel
- 4. The Mandeville Hotel
- 5. The Beaumont
- 6. Mandarin Oriental, Mayfair

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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