

7 SWALLOW PLACE

W1

Fully fitted offices 5,400 - 12,660 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 5,400 to 12,660 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.

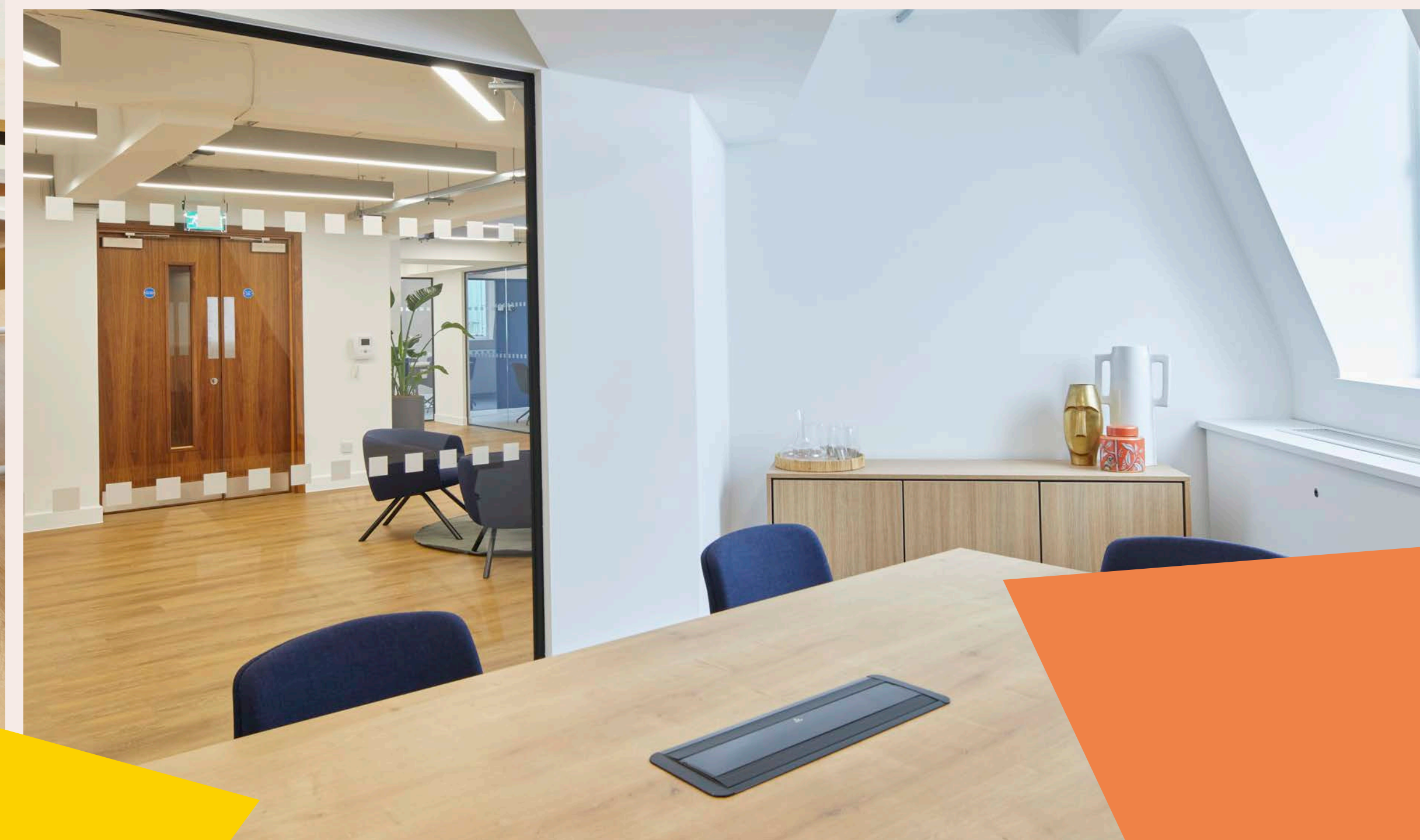
Positioned between Soho, Fitzrovia, Mayfair and Regent Street, Swallow Place puts world-class retail, restaurants, and transport connections at your doorstep. Whether you're entertaining clients, attracting top talent, or simply seeking a vibrant location with practical flexibility, this is workspace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

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



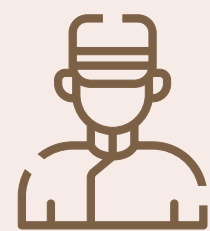


4th Floor

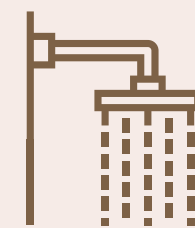


4th Floor

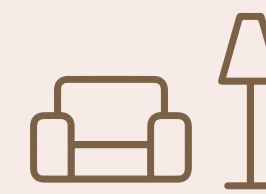
Specification



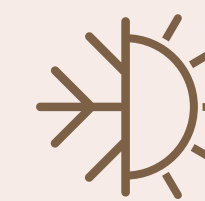
Concierge
Reception



Shower and
Changing Facilities*



Break Out
Space*



Air Conditioning



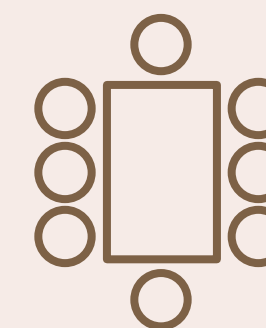
EPC C



Fibre Ready and Wifi
in Common Areas



Communal Roof
Terrace*



Complimentary
Bookable Meeting
Rooms*



Fully Fitted
and Furnished



Cycle Storage-
Including Brompton
Bike Lockers*

*At 5 Swallow Place

7 Swallow Place

Area Schedule

FLOOR	NIA SQ. FT.	NIA SQ. M.	AVAILABILITY
6	5,402	502	Available Now
4	7,422	690	Available Now

LEASE

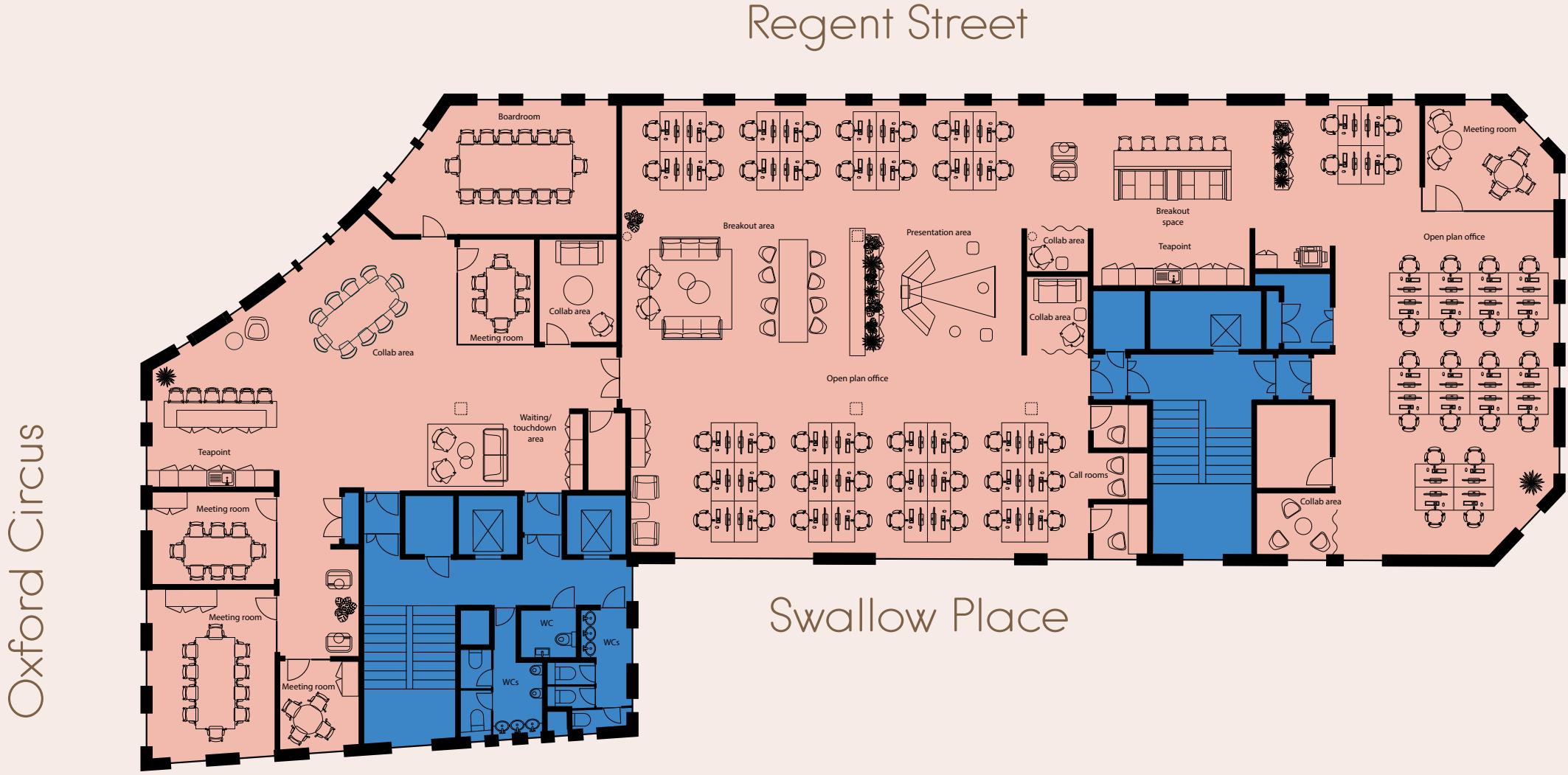
Flexible leases available
from The Crown Estate

RENT

Rent £65 psf - 6th Floor
Rent £75 psf - 4th Floor



4th Floor



- 64 DESKS
Current layout
- 6 MEETING ROOMS
- 2 TEA POINTS
- 2 1 PERSON WORK BOOTHS

6th Floor



- 56 DESKS
Current layout
- 2 MEETING ROOMS
- 1 TEA POINT
- 3 BREAKOUT SPACES
- 12 HYBRID WORKING DESKS

Core

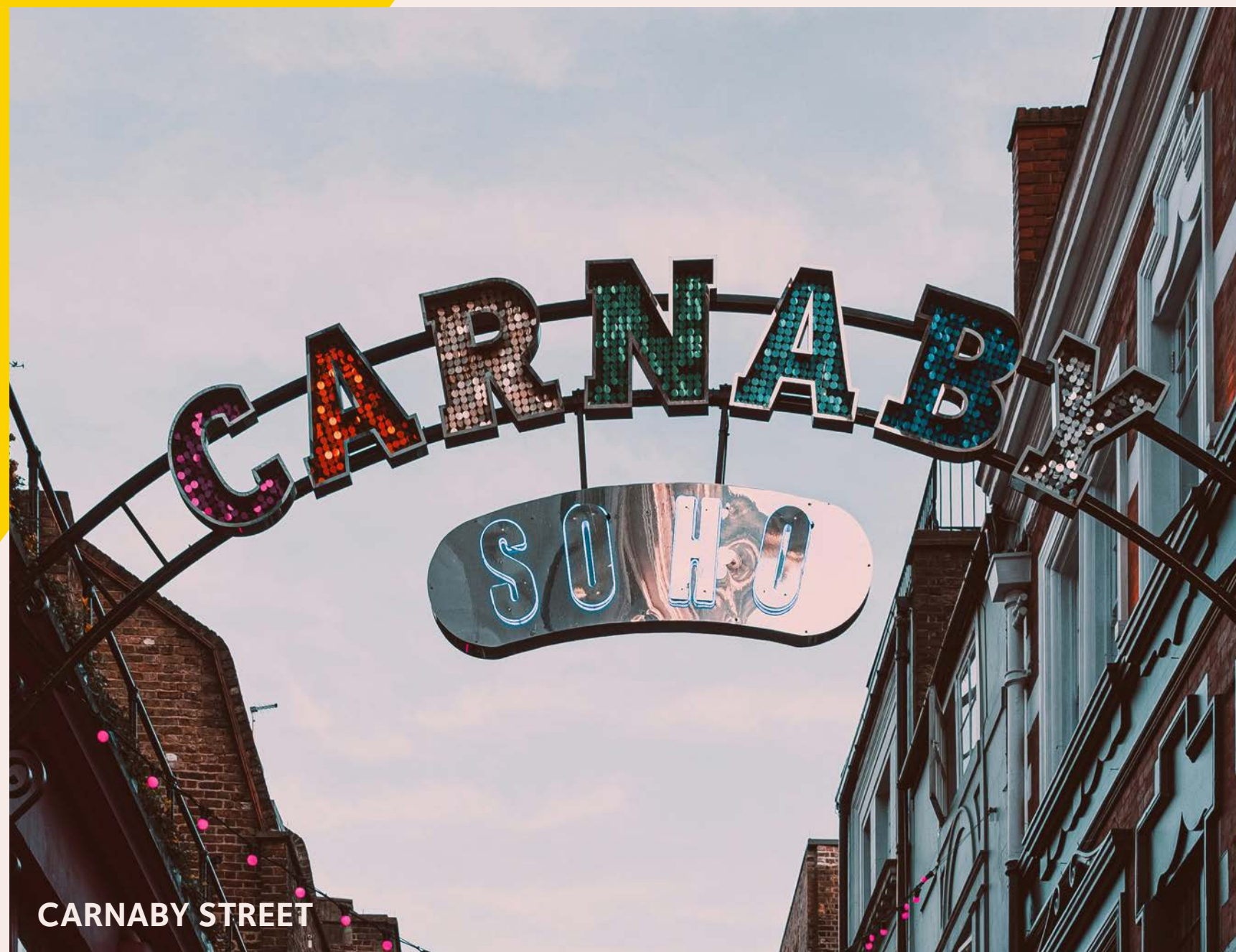
Office Area

Communal Club Lounge & Terrace

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

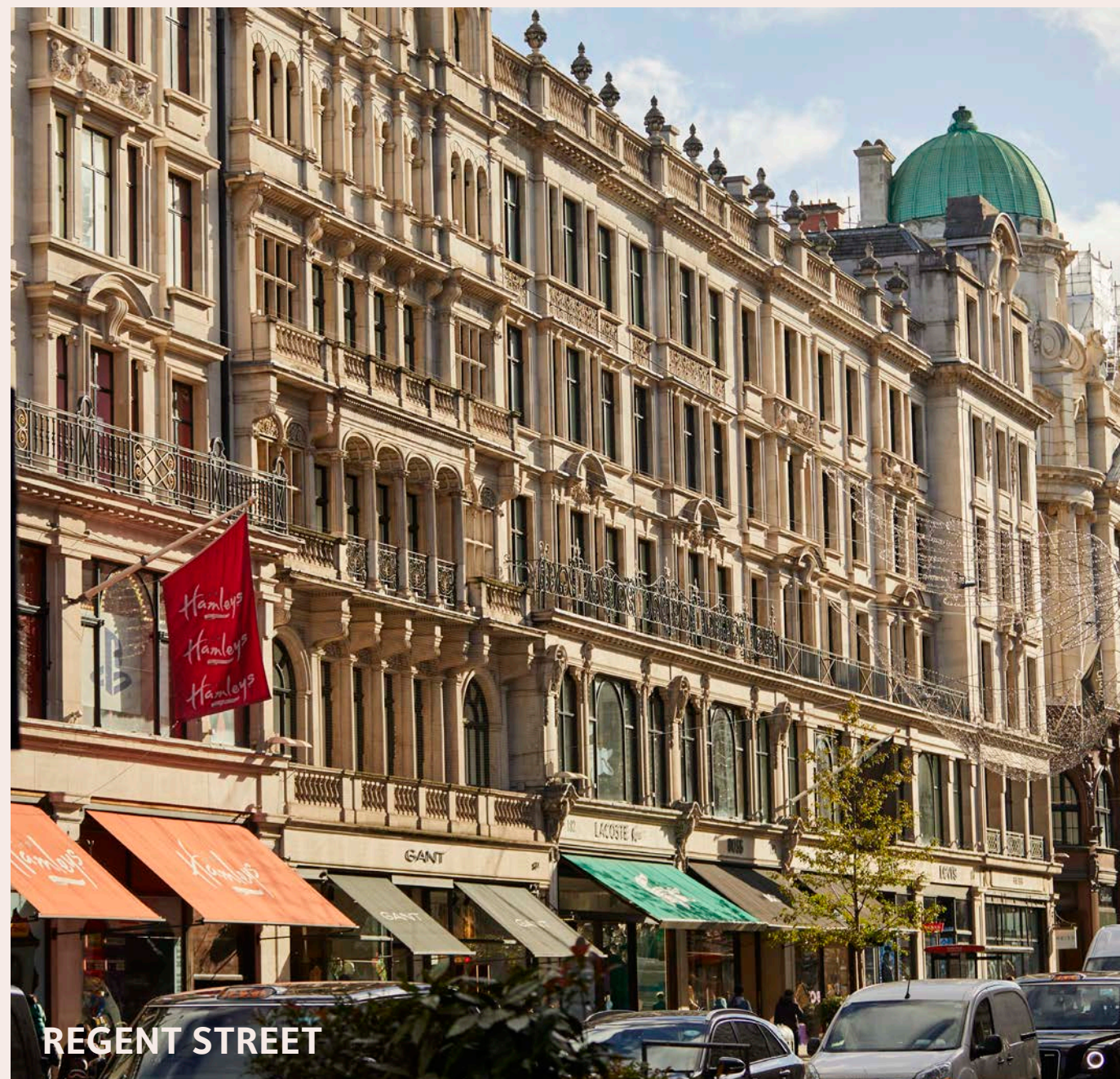






Local Amenities

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

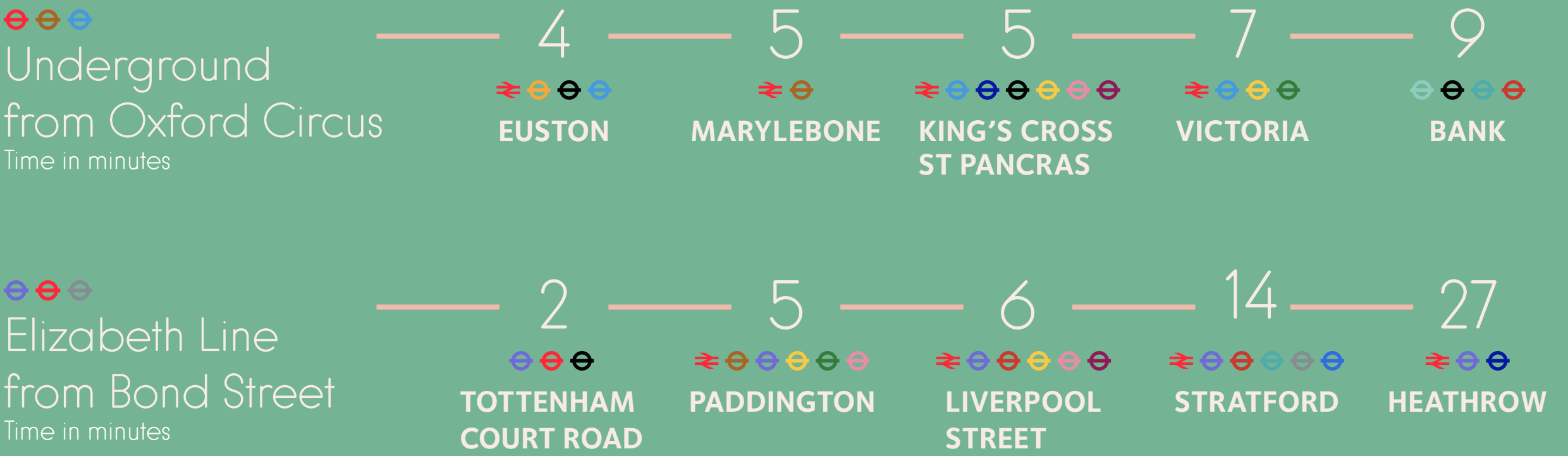
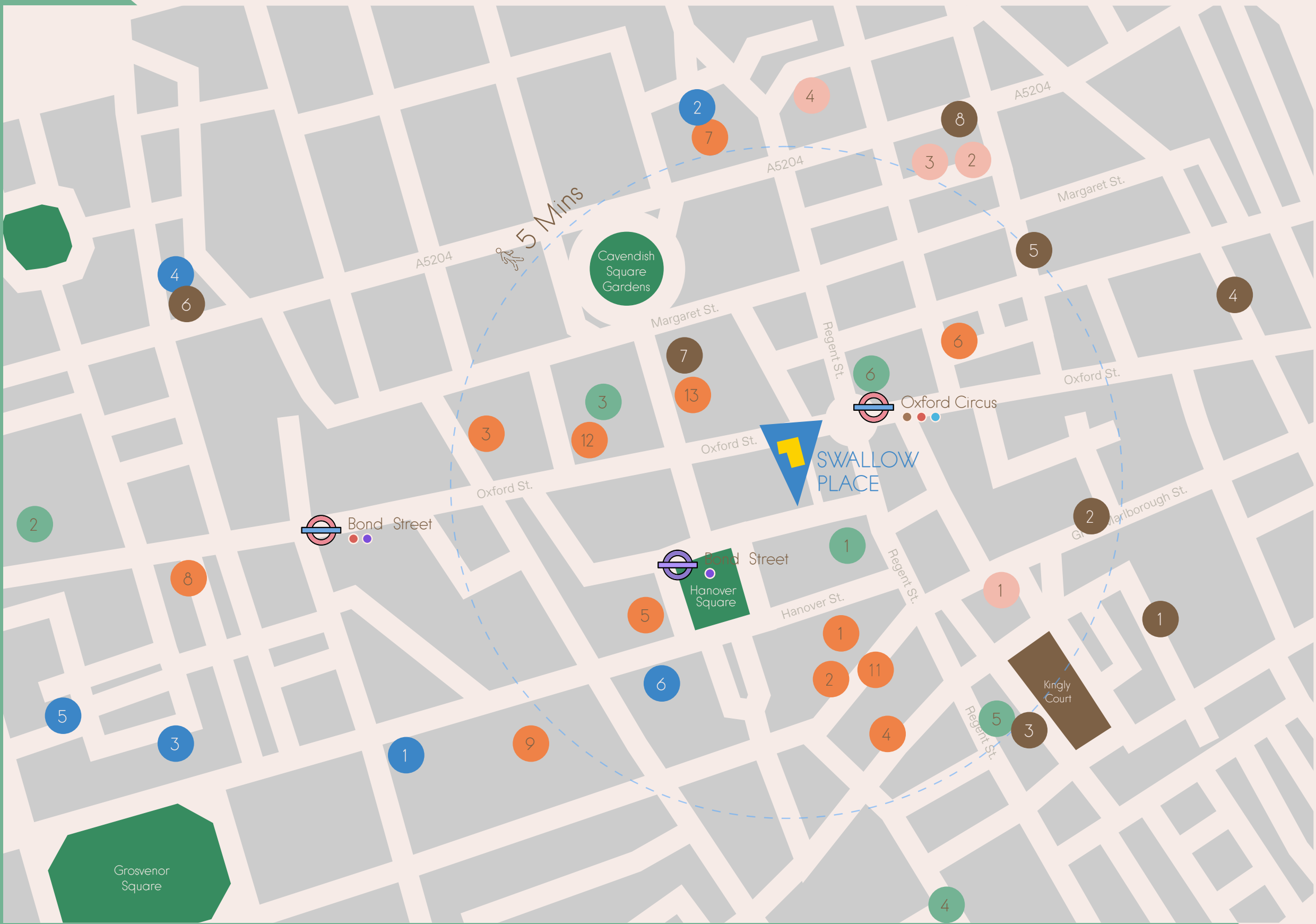
- 1. Claridge's
- 2. The Langham, London
- 3. London Marriott Hotel
- 4. The Mandeville Hotel
- 5. The Beaumont
- 6. Mandarin Oriental, Mayfair

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:

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