

SEVEN SWALLOW STREET

MAYFAIR W1

2,275 SQ FT FULLY FITTED OFFICE TO LET



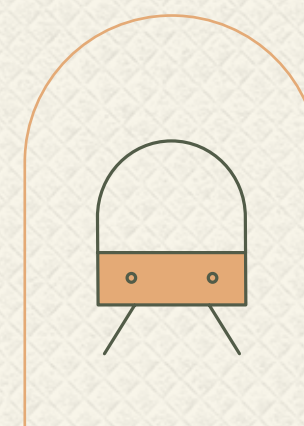
Smart spaces for smart business in Mayfair



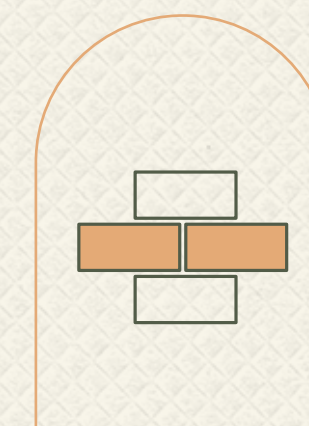
New fully fitted
3rd floor office



Prime Mayfair
location



1 min walk from
Piccadilly Circus
station

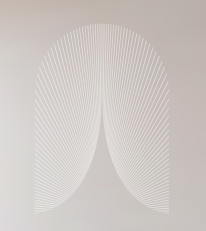


Exposed
brickwork and
steel features



7 Swallow Street is positioned off the bustling Regent Street, just steps away from Piccadilly Circus station.

The 3rd floor has been fully fitted to offer 2,275 sq ft of stunning, bright and airy workspace, ready for occupation.



Thoughtfully
designed open
plan workspace

High quality fitted 3rd floor for dynamic and efficient working



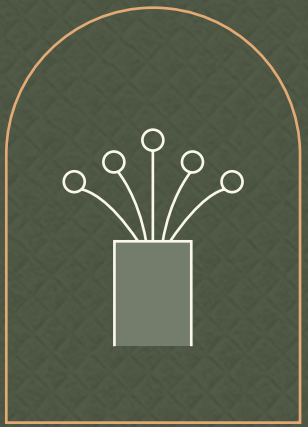
The 3rd floor is fully equipped for a modern business, with workstations, two large boardrooms and a generous kitchen breakout area.

The space is flooded with natural light and features timber flooring, exposed brickwork and steel columns.

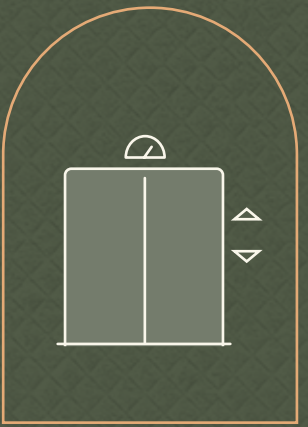
Specification



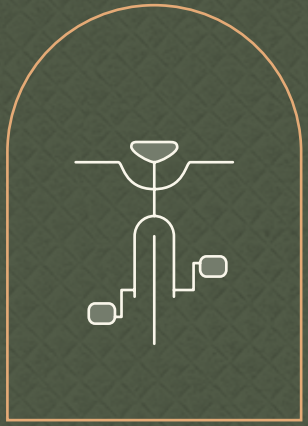
Refurbished
entrance



Fibre connectivity
ready



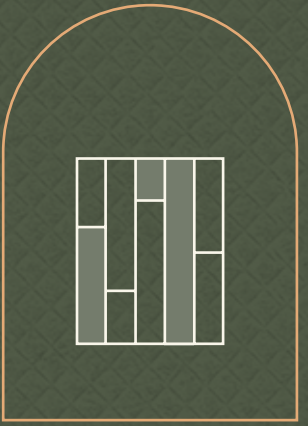
Passenger
lift



10 x bike
racks



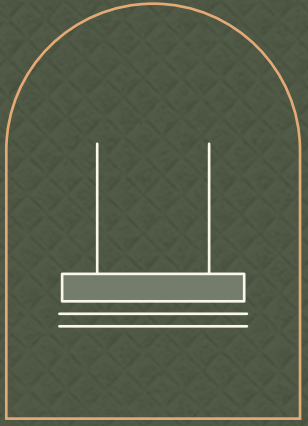
Shower
facilities



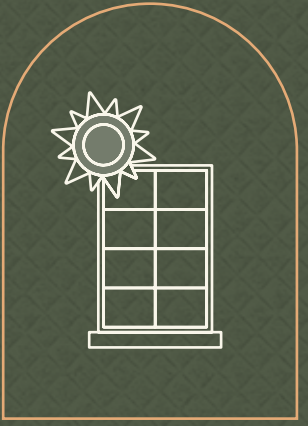
Timber
flooring



Air
conditioning



LED
lighting



Excellent
natural light



Contemporary
space to inspire

3rd Floor



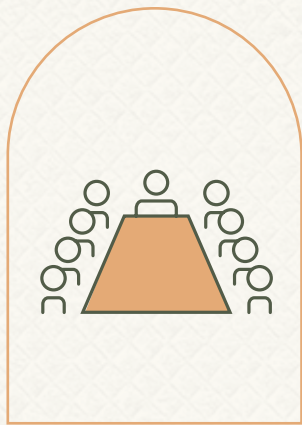
Space plan — 2,275 sq ft / 211.4 sq m

● OFFICE ○ CORE

FLOOR PLAN NOT TO SCALE. FOR INDICATIVE PURPOSES ONLY.



18
workstations



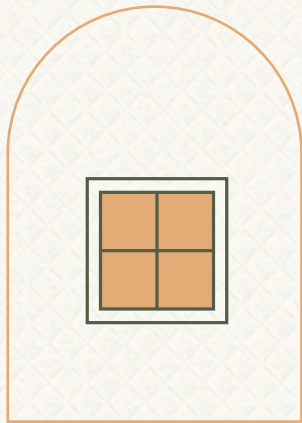
2 x 10 person
boardrooms



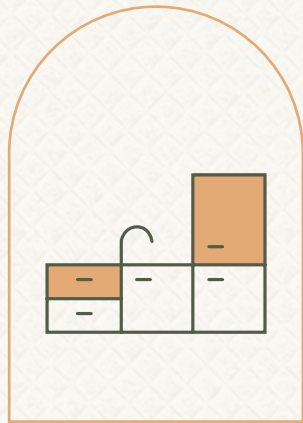
Private
office



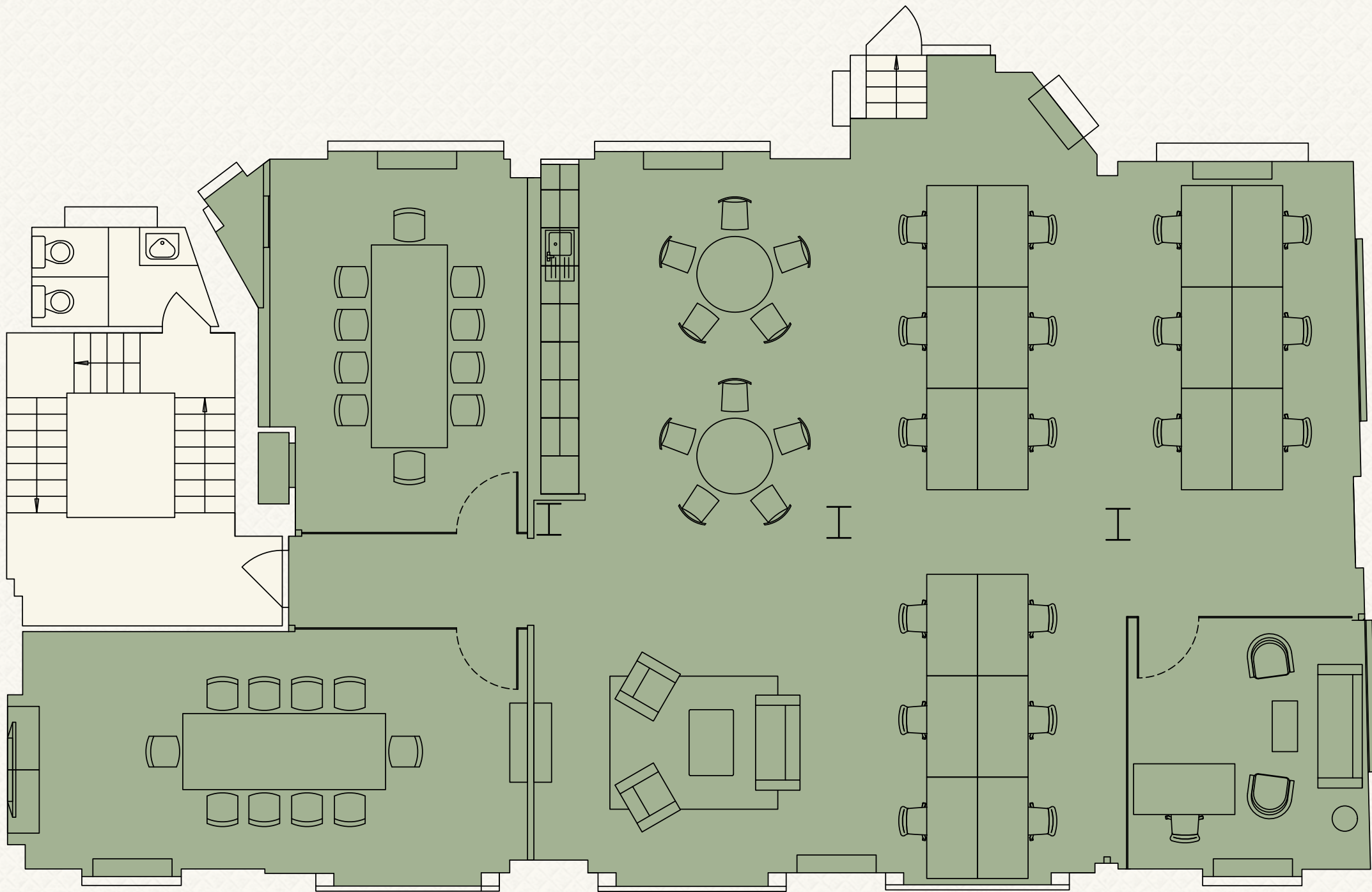
Breakout /
lounge area



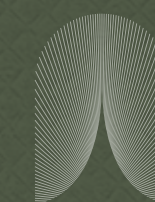
Feature
windows



Kitchenette /
breakout area



SWALLOW STREET



Mayfair lifestyle and Regent Street shopping on your doorstep



LOCAL AREA

01 NEW BOND STREET

02 FRANCO'S

03 CECCONI'S

04 45 JERMYN STREET

05 ST. JAMES'S SQUARE

06 ROYAL ACADEMY OF ARTS



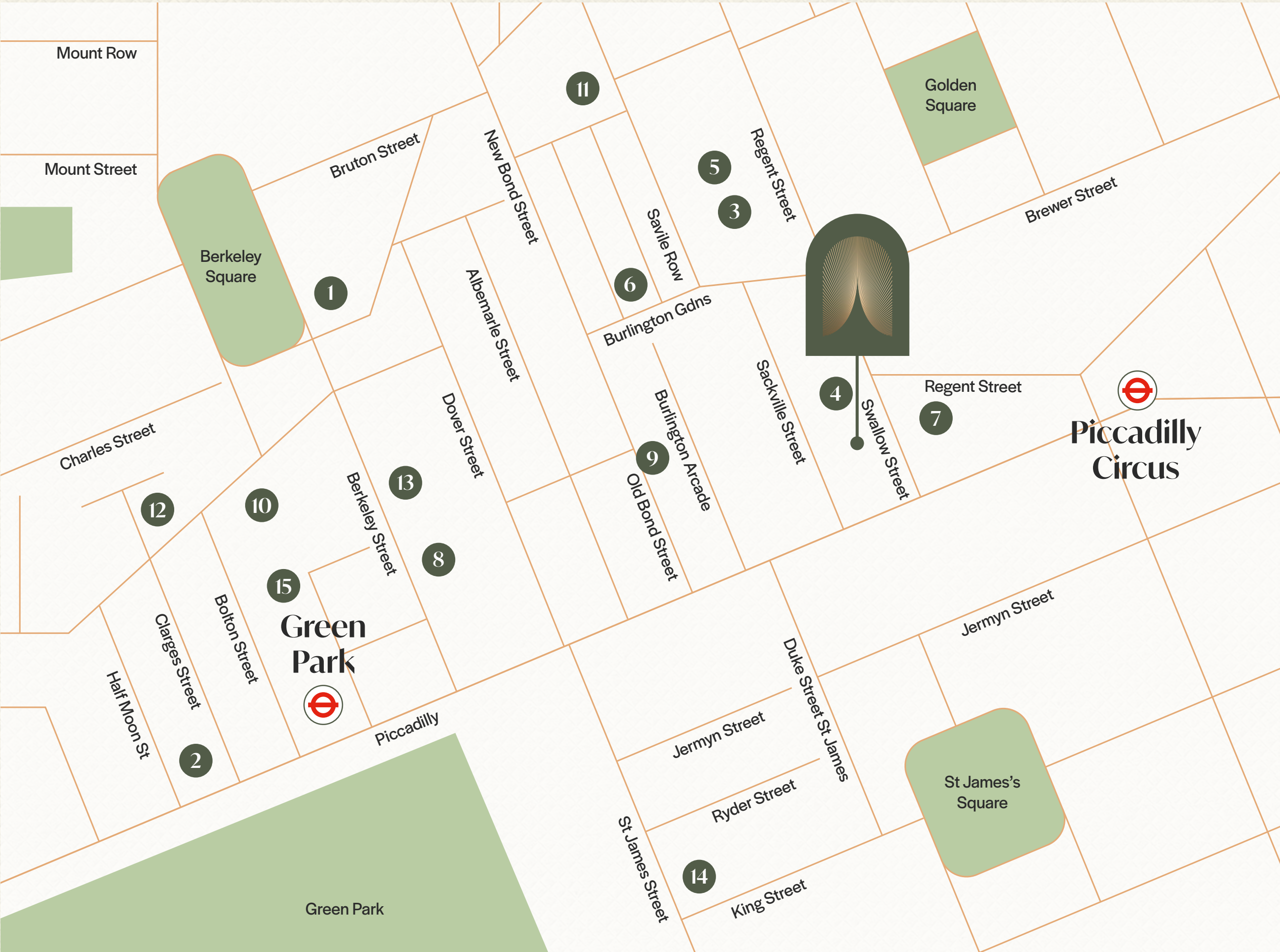
7 Swallow Street benefits from its central location between the stylish spots of Mayfair, Regents Street and the energetic buzz of Soho.

London's premium shopping destinations boast high end dining experiences as well as trendy bars and cafés

Excellent travel connections through the city and beyond



With Piccadilly Circus station under a minute's stroll way, and four more stations within a 10 minute walk – the building is well connected throughout London, plus National Rail services at Charing Cross for journeys further afield.



Restaurants

1. Sexy Fish
2. HIDE
3. Heddon Street Kitchen
4. Bentley's Oyster Bar & Grill
5. Ambassadors Clubhouse
6. Cecconi's Mayfair
7. Hawksmoor Air Street

Cafés

8. SHOT
9. Noxy Brothers
10. Guillam Coffee House
11. NKora Coffee

Gyms

12. Third Space
13. BuddhaBox
14. E by Equinox
15. The Common Purpose Club

Station walk times – From the building. Source: TfL.



Piccadilly Circus



Green Park



Oxford Circus



Leicester Square



Charing Cross



Further Information

Terms

Upon application.

Viewings

Strictly through the joint sole letting agents:



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