

5 Swallow Place

London W1

by **THE CROWN**
 **ESTATE**



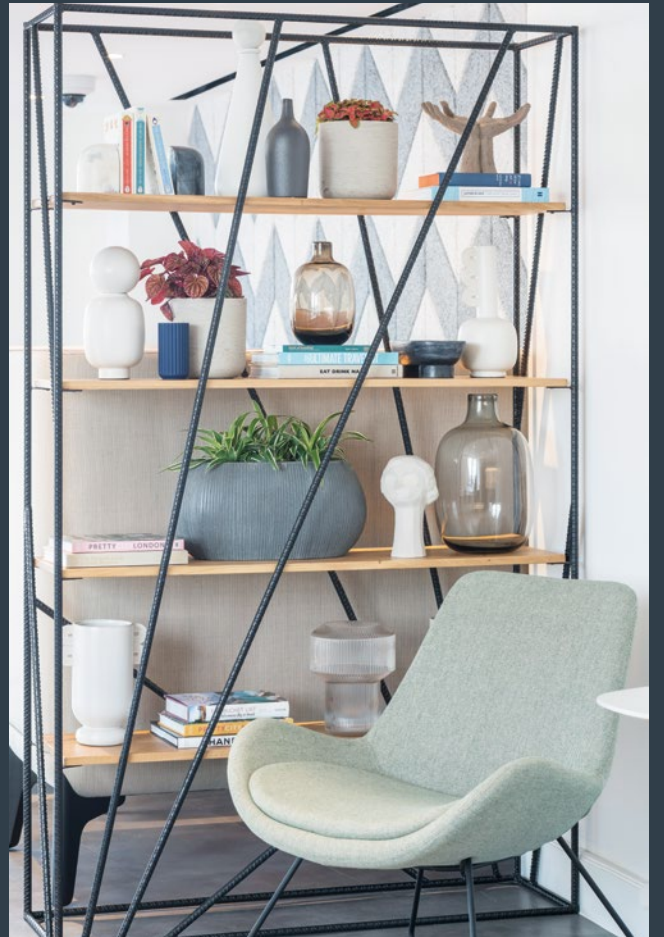
Newly crafted flexible space

5 Swallow Place offers up to 7,800 sq ft of newly refurbished office space nestled between stylish Mayfair and vibrant Soho.

A contemporary, bright reception welcomes you through to the office accommodation over five floors with a communal space and impressive terrace on the 6th floor.







Summary Specification



Fully refurbished



Turn key opportunity



Manned reception



Cycle storage



Shower and changing facilities



Communal roof terrace



Communal meeting and break out space



Large dedicated teapoint



Access to Regent Street Privilege Club



Fibre ready and Wifi in common areas

Leasing Options

The floors are available with a choice of options:

Condition:

Cat A or Turnkey

Lease flexibility:

1 to 7 years

Speed of entry:

Full or short form leases available

Communal areas:

Use of the shared communal sixth floor is available to all floors



Typical Floor – CAT A

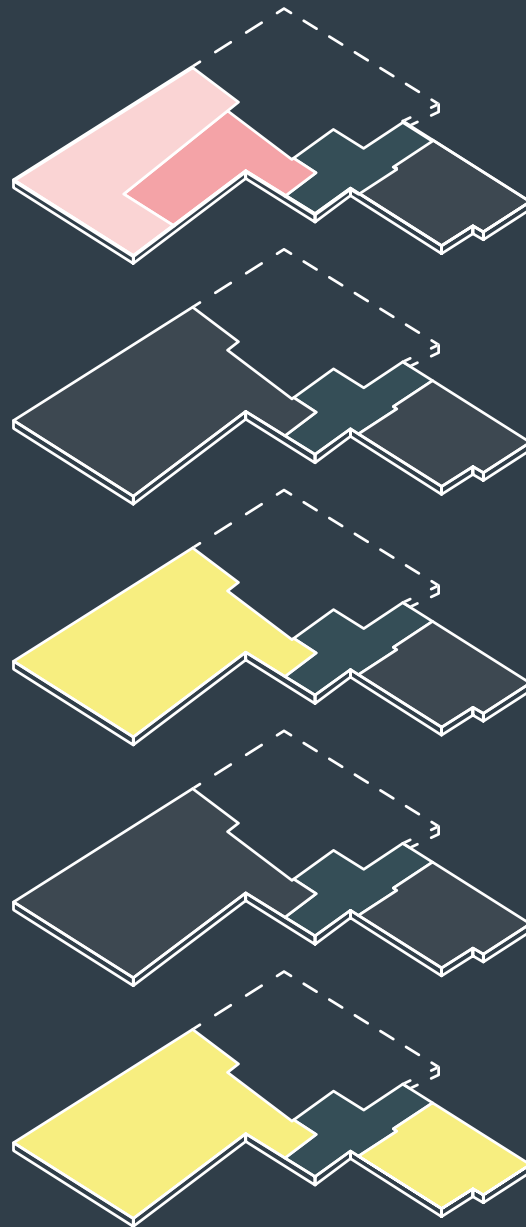


**Click to take a
Virtual Tour**

6th Floor Suite 2 sample fit out

Accommodation

Floor	Sq Ft	Sq M	Condition
6th Suite 1 Suite 2			The Terrace LET to NOR Capital
5th Suite 1 Suite 2			LET to G Network LET to G Network
4th Suite 1 Suite 2	3,390	314.9	CAT A LET to 360 Leaders
3rd Suite 1 Suite 2			LET to G Network LET to G Network
2nd Suite 1 Suite 2	3,368 1,042	312.9 96.8	CAT A CAT A
Total	7,800	724.6	



■ CAT A Floor*
 ■ The Terrace
 ■ Core

* Turnkey solutions can be delivered across all spaces.

For indicative purposes only. Not to scale.



Cat A



Typical Floor – CAT A







Turnkey

Typical Floor Cat A

c.4,400 Sq Ft (408.8 Sq M)



Swallow Place

For indicative purposes only. Not to scale.



Turnkey

Whole Floor

c. 4,400 Sq Ft (408.8 Sq M)

Workspaces	30
Hotdesks	18
1 Person offices	2
4 person meeting rooms	3
10 person meeting room	1
18 person meeting room	1
Breakout areas	2
Kitchen	1
Reception	1
Total occupancy	50



Swallow Place

Suite 2 - No meeting room

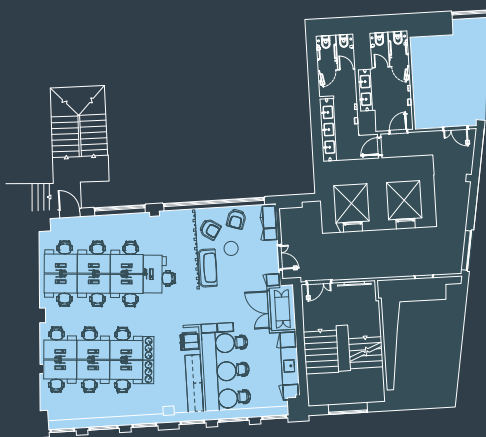
c.1,000 Sq Ft (92.9 Sq M)

Workspaces	12
Breakout area	1
Kitchen	1
Total occupancy	12

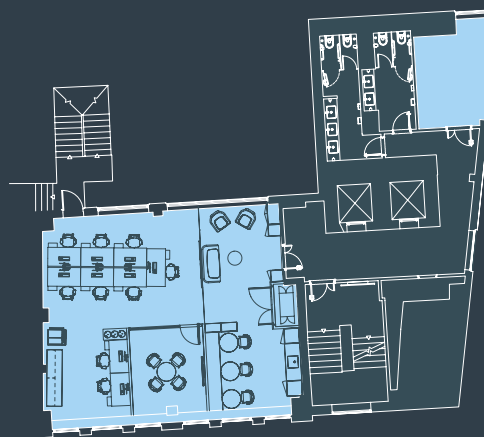
Suite 2 - With meeting room

c.1,000 Sq Ft (92.9 Sq M)

Workspaces	9
4 person meeting room	1
Breakout areas	1
Kitchen	1
Total occupancy	9



Swallow Place



Swallow Place



For indicative purposes only.
Not to scale.

Turnkey



5th Floor Suite 1 - sample fit out



5th Floor Suite 1 - sample fit out



5th Floor Suite 1 - sample fit out



5th Floor Suite 1 - sample fit out



The Terrace



The Terrace

The Terrace – Space to meet, host and collaborate

At the top of the building, all occupiers have access to a unique communal space with formal meeting rooms, collaboration desks, tea point and a spectacular roof terrace.

Benefiting from an abundance of greenery and natural light, this space is available for hot-desking, fresh air, meetings and events.



Event Space



Teapoint



Roof terrace



Wellbeing events



Comfortable hot-desking



2 x formal meeting rooms /
1 x boardroom



Open meeting booths



Wifi



Kitchen



Meeting room



Breakout facilities



Hot desking

Wellbeing and The Regent Street Privilege Club

Occupiers of 5 Swallow Place are entitled to a Privilege Club card which gives members more than 150 exclusive offers at Regent Street stores, restaurants and hotels. For more details visit rsprivilegeclub.com.

As a managed building of Regent Street Management Direct, occupiers can also benefit from complimentary wellbeing and fitness classes just a short walk away.



Boxercise



Meditation & Mindfulness – Jane Bliss



Regent Street

A selection of participants

THIRD
SPACE


Aquascutum
LONDON

COACH

OLE &
STEEN

GAUCHO

Kiehl's
SINCE 1851

TED BAKER
LONDON

BOSE

ARKET

Barbour

LACOSTE 

NIKE

Calvin Klein

REISS

HUNTER

asics

The Local Area – choice at your fingertips



Arket – Regent Street



Pizza Pilgrims – Carnaby Street



Liberty – Great Marlborough Street



Browns – South Molton Street



Ergon Deli – Maddox Street

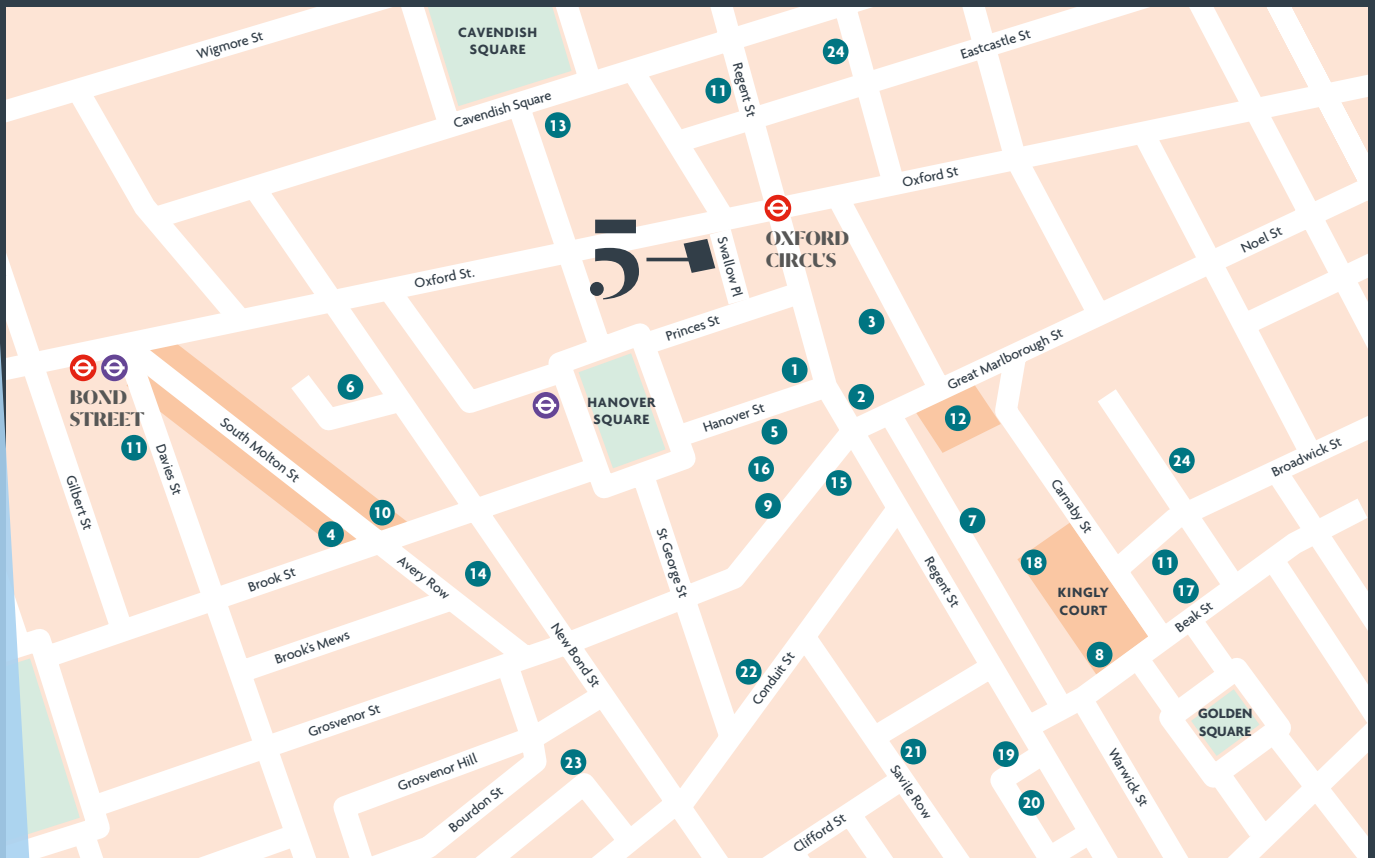


Momo – Heddon Street

Within easy reach of amenities & transport



Ugly Dumplings – Newburgh Street



Local Amenities

- | | |
|---------------------|--------------------------|
| 1. Apple | 13. Market Hall West End |
| 2. Arket | 14. Mews of Mayfair |
| 3. Aqua Spirit | 15. Patara |
| 4. Balls Brothers | 16. Pollen Street Social |
| 5. Benugo | 17. Polpo |
| 6. Cubé | 18. Rosa's |
| 7. Dishoom | 19. Sabor |
| 8. Flat Iron | 20. Sakagura |
| 9. Goodman | 21. Sartoria |
| 10. Ikeda | 22. Tokimeite |
| 11. Joe & the Juice | 23. Umu |
| 12. Liberty | 24. Vapiano |



Oxford Circus



Elizabeth Line entrance at Hanover Square – 2 minute's walk from Swallow Place

Connectivity

The building is a short stroll from Oxford Circus which provides excellent connections with direct trains to London's key underground and national rail stations.

Connectivity will soon be further enhanced with the opening of the Elizabeth Line at Bond Street and its new entrance on Hanover Square.



Underground
from
Oxford Circus

2



Euston

3



Victoria

4



Kings Cross
St Pancras

5



Marylebone

8



Bank



Elizabeth Line
from
Bond Street

1



Tottenham
Court Road

3



Paddington

7



Liverpool
Street

15



Stratford

26



Heathrow

The Crown Estate

The Crown Estate is one of the UK's leading real estate businesses, with a portfolio unlike any other. We own and manage brilliant places across the UK, including some of London's best destinations to work, shop and visit whilst delivering positive impacts for our customers, communities and the environment.



One Heddon Street, W1

Further information

CBRE

Joe Gibbon

t: 020 3257 6173
m: 07585 987 546
e: joseph.gibbon@cbre.com

Adam Cosgrove

t: 020 7182 2447
m: 07500 872 851
e: adam.cosgrove@cbre.com

Lucy Dowling

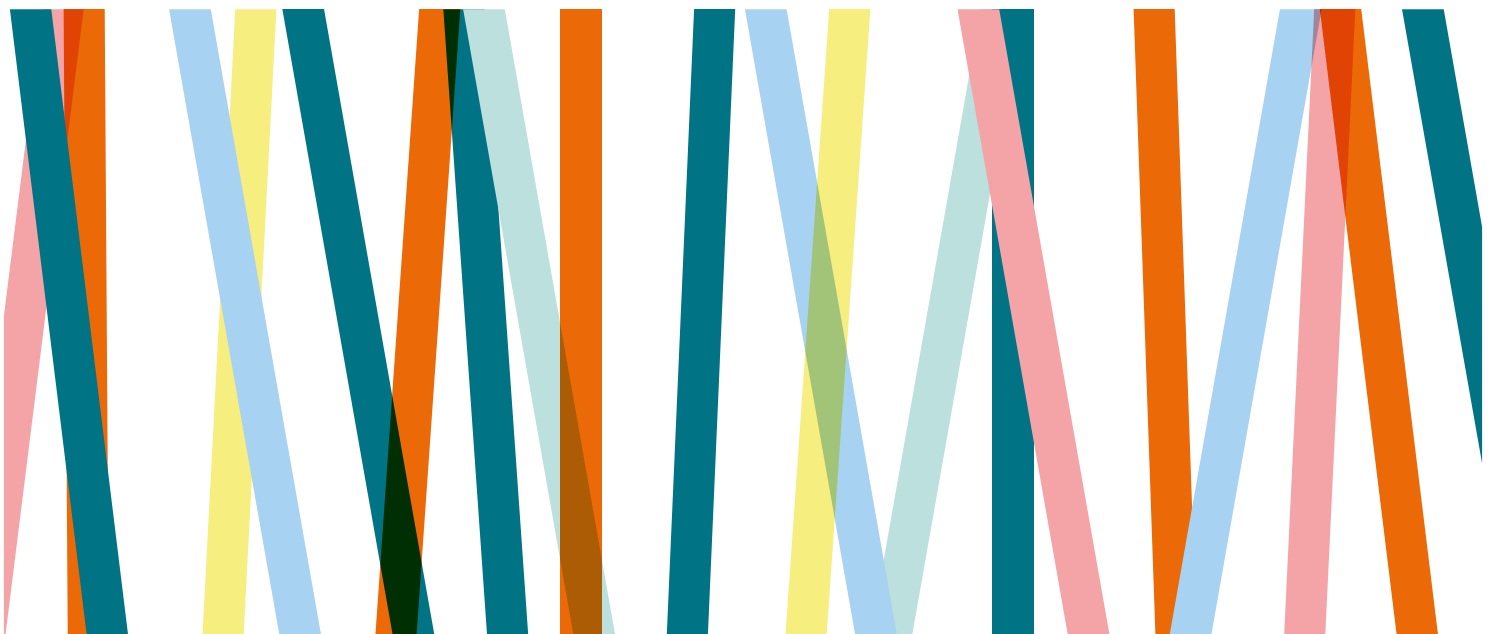
t: 020 3214 1861
m: 07557 310 233
e: lucy.dowling@cbre.com



REGENT
STREET
OFFICE DIRECT

Alka Jotangia

t: 020 7758 0311
m: 07826 946 336
e: alka@rsofficedirect.com



MISREPRESENTATIONS ACT 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2021.

Designed by Cre8te – 020 3468 5760 – cre8te.london