

# 7 Swallow Place

London W1

by **THE CROWN  
ESTATE**



# Newly crafted flexible space

**7 Swallow Place offers 26,302 sq ft of newly refurbished office space nestled between stylish Mayfair and vibrant Soho.**

A contemporary, bright reception welcomes you through to the newly refurbished office accommodation over four floors. Occupiers will also have access to the communal space and impressive terrace of the adjacent 5 Swallow Place.



Reception area



7 Swallow Place exterior



## Summary Specification



Fully refurbished



Turn key opportunity



Manned reception



Access to Regent Street Privilege Club



Fibre ready and Wifi in common areas



Communal roof terrace\*



Communal meeting and break out space\*



Large dedicated teapoint\*



Cycle storage\*



Shower and changing facilities\*

\* At 5 Swallow Place

## Leasing Options

The floors are available with a choice of options:

### Condition:

Cat A or Turn key

### Lease flexibility:

1 to 7 years

### Speed of entry:

Full or short form leases available

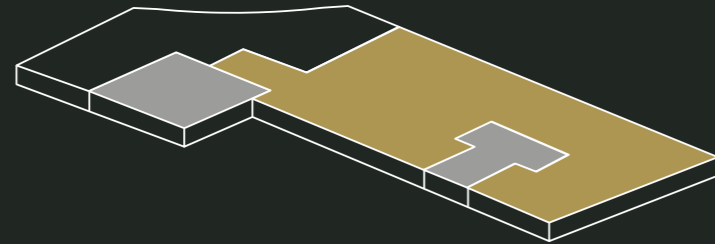
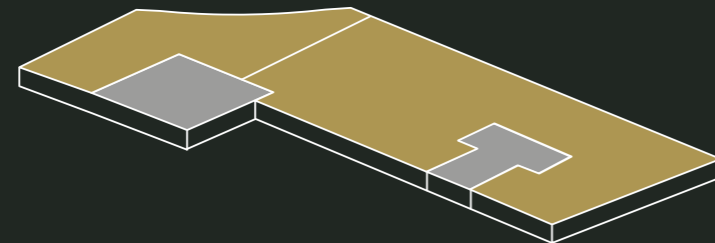
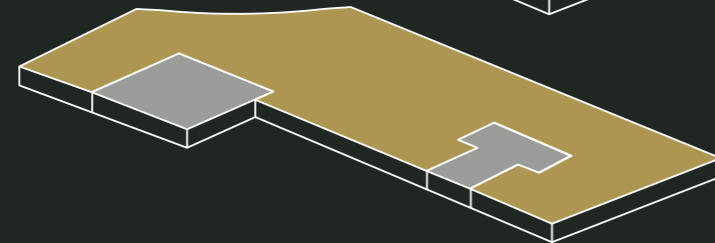
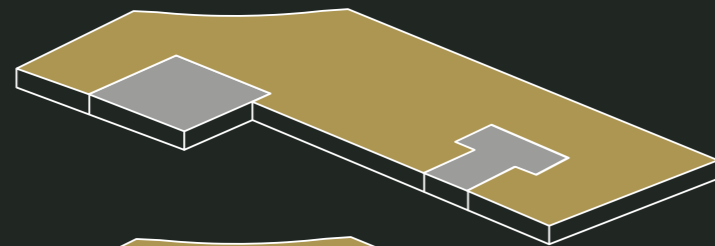
### Communal areas:

Use of shared communal space at 5 Swallow Place is available to all occupiers



# Accommodation

Floor	Sq Ft	Sq M
6th	5,238	486.6
5th	6,272	582.7
4th	North 1,961 182.2 South 5,450 506.3	
<b>Total</b>	<b>7,411</b>	<b>688.5</b>
3th	South 5,097	473.5
<b>Total</b>	<b>24,018</b>	<b>2,231.3</b>



For indicative purposes only. Not to scale.



3rd Floor South



6th Floor

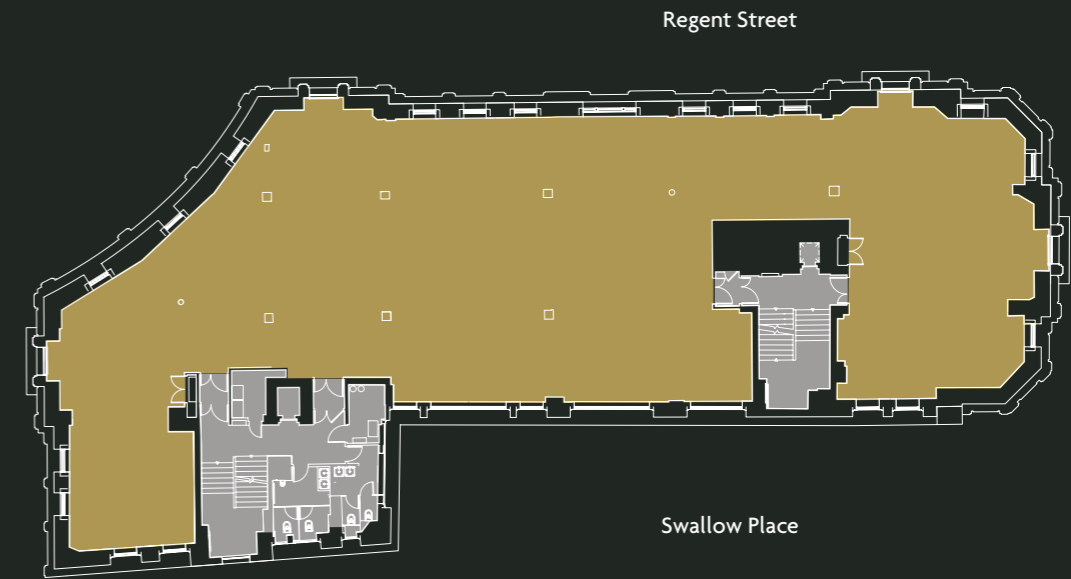
# 3rd Floor

5,097 Sq Ft (473.5 Sq M)



# 5th Floor

6,272 Sq Ft (582.7 Sq M)

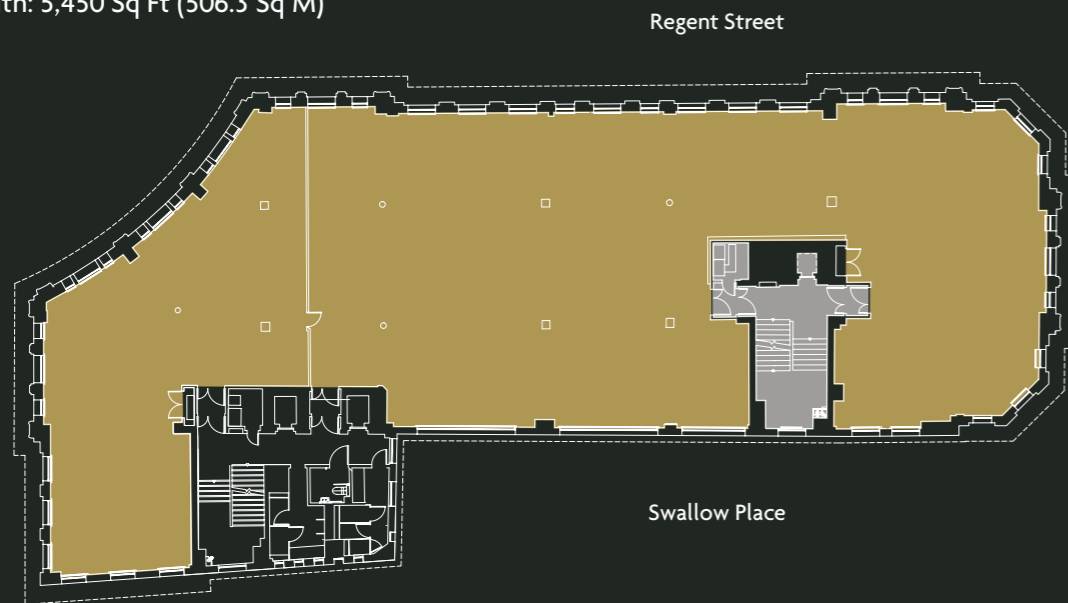


# 4th Floor

7,411 Sq Ft (688.5 Sq M)

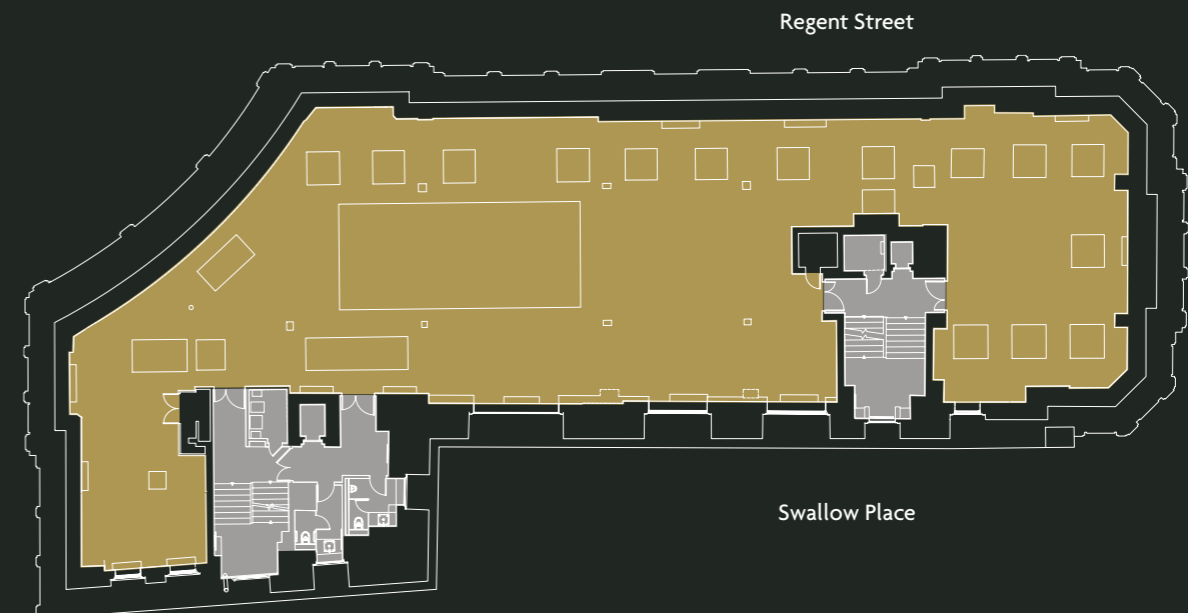
North: 1,961 Sq Ft (182.2 Sq M)

South: 5,450 Sq Ft (506.3 Sq M)



# 6th Floor

5,238 Sq Ft (486.6 Sq M)



For indicative purposes only. Not to scale.



# The Terrace



# The Terrace – Space to meet, host and collaborate

At the top of 5 Swallow Place, 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



Breakout facilities



Kitchen



Meeting room



Hotdesking

# Wellbeing and The Regent Street Privilege Club

Occupiers of No 7 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](http://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



Regent Street



Meditation & Mindfulness – Jane Bliss

## 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



Liberty – Great Marlborough Street



Pizza Pilgrims – Carnaby Street



Browns – South Molton Street



Ergon Deli – Maddox Street



Momo – Heddon Street

# Within easy reach of amenities & transport



Ugly Dumplings – Newburgh Street



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

## 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. Rosá'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              |

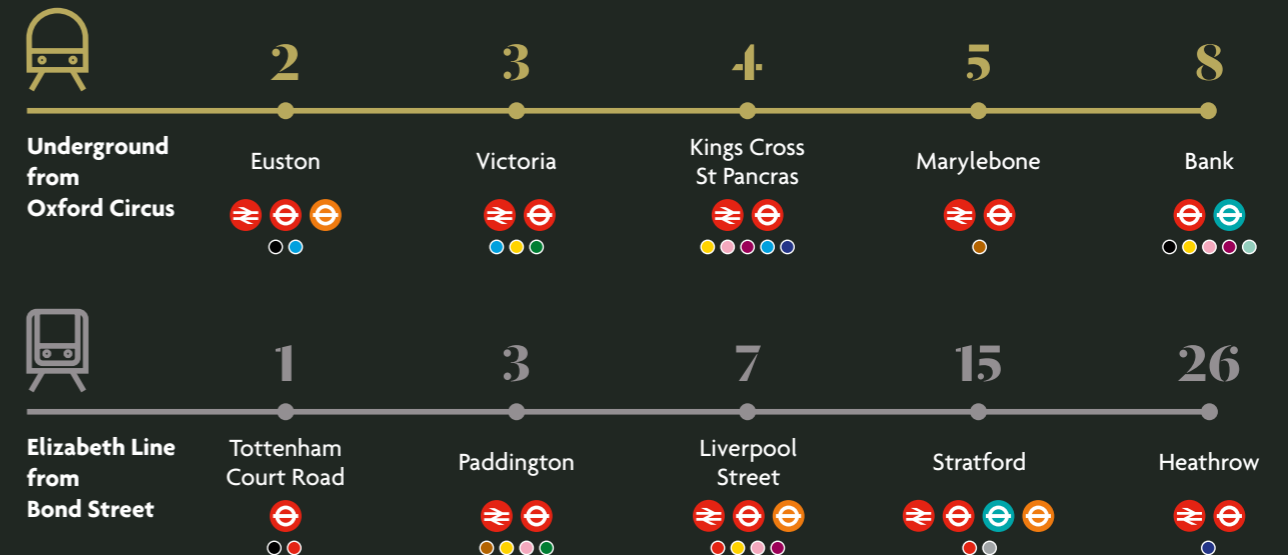


Oxford Circus

## 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 Elizabeth Line at Bond Street and its new entrance on Hanover Square.



# 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.



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## Further information

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