

5 SWALLOW PLACE

W1

Managed Office Space
from 972 - 7,752 sq. ft
Available now

Workplaces | THE CROWN
ESTATE

Welcome to Swallow Place

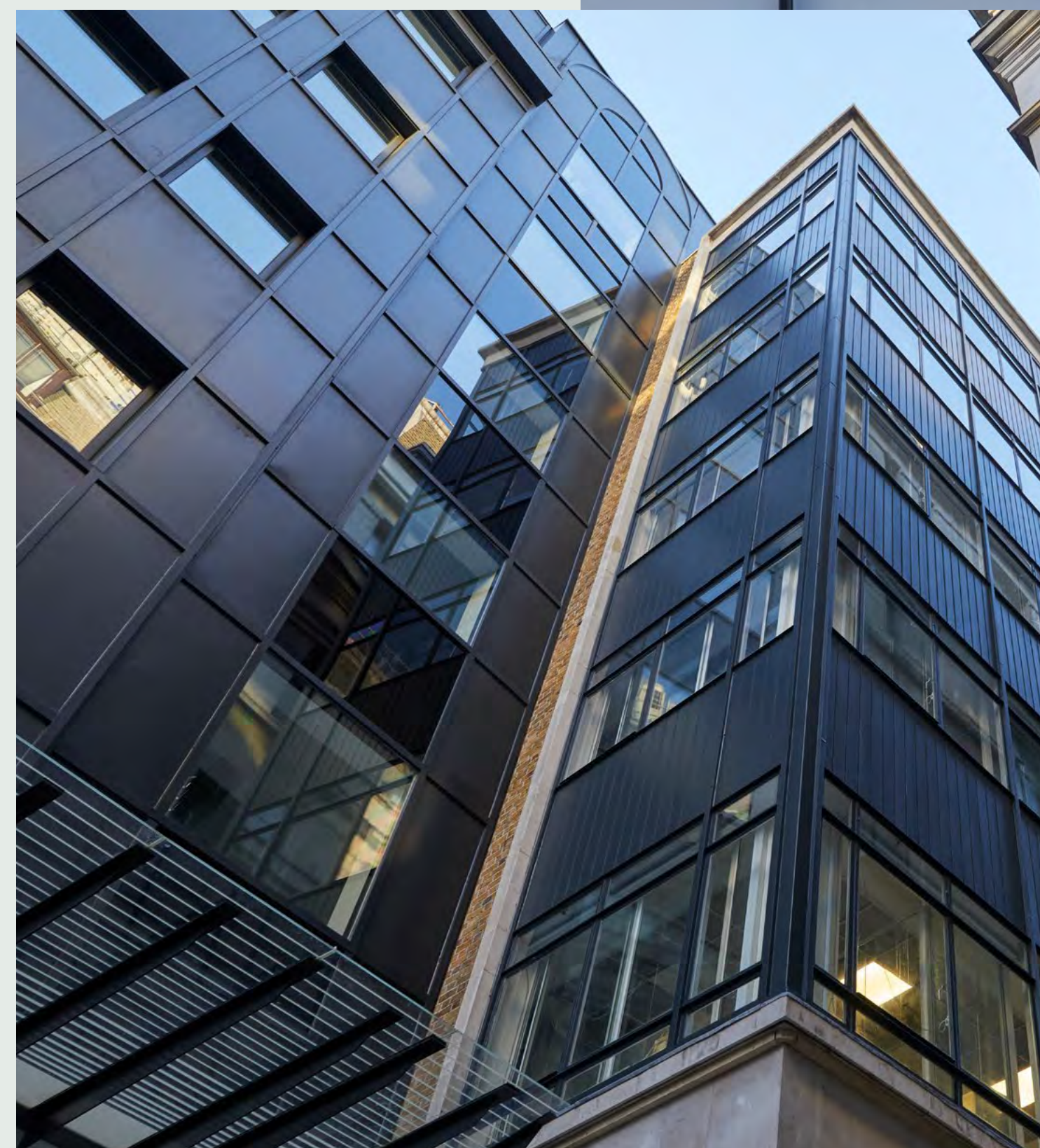
Swallow place offers fully fitted, flexible office space – available now.

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 - 7,752 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.

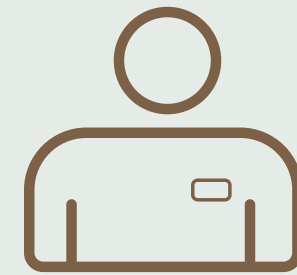


What is managed?



Fully Inclusive Rent

All occupational costs included



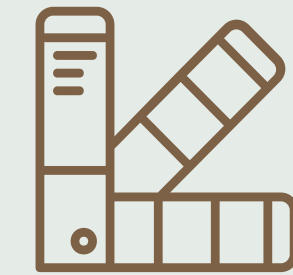
Community Manager

Here to help with all your day to day needs



Simple Flexible Lease

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



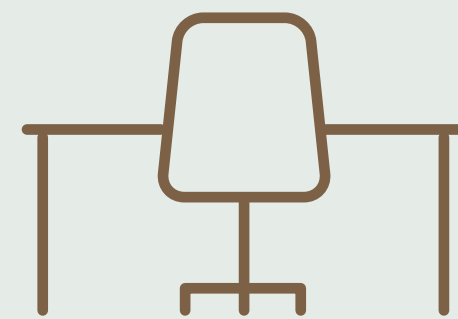
Beautifully Designed Workspaces

Perfect for focused and collaborative work



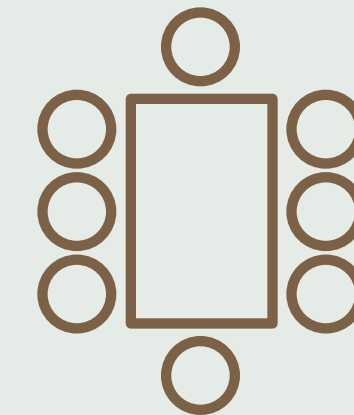
Exclusive Discounts

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

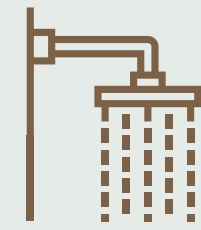
3.1 Suite



Specification



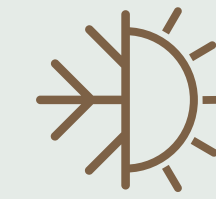
Concierge
Reception



Shower and
Changing Facilities*



Break Out
Space*



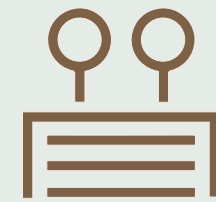
Air Conditioning



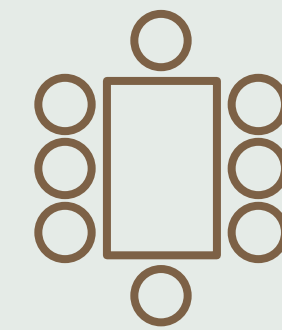
EPC C



Fibre Ready and Wifi
in Common Areas



Communal Roof
Terrace



Complimentary
Bookable Meeting
Rooms



Fully Fitted
and Furnished



Cycle Storage-
Including Brompton
Bike Lockers

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
4.1	3,390	315	Under Offer
3.1	3,390	315	Available

LEASE

Flexible fully managed leases available from 12 months +

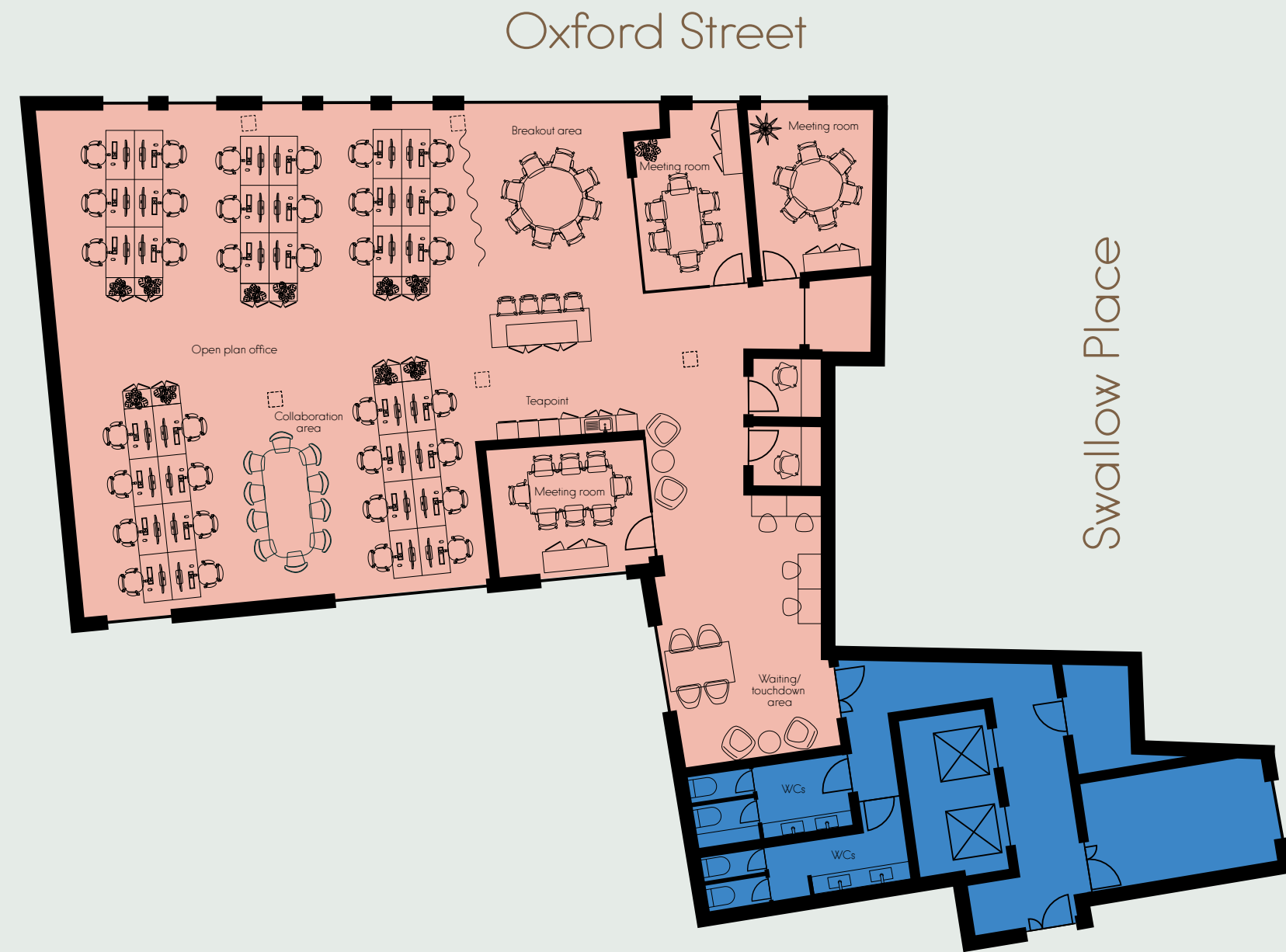
RENT

£205 per sq.ft.

*Fully inclusive rent

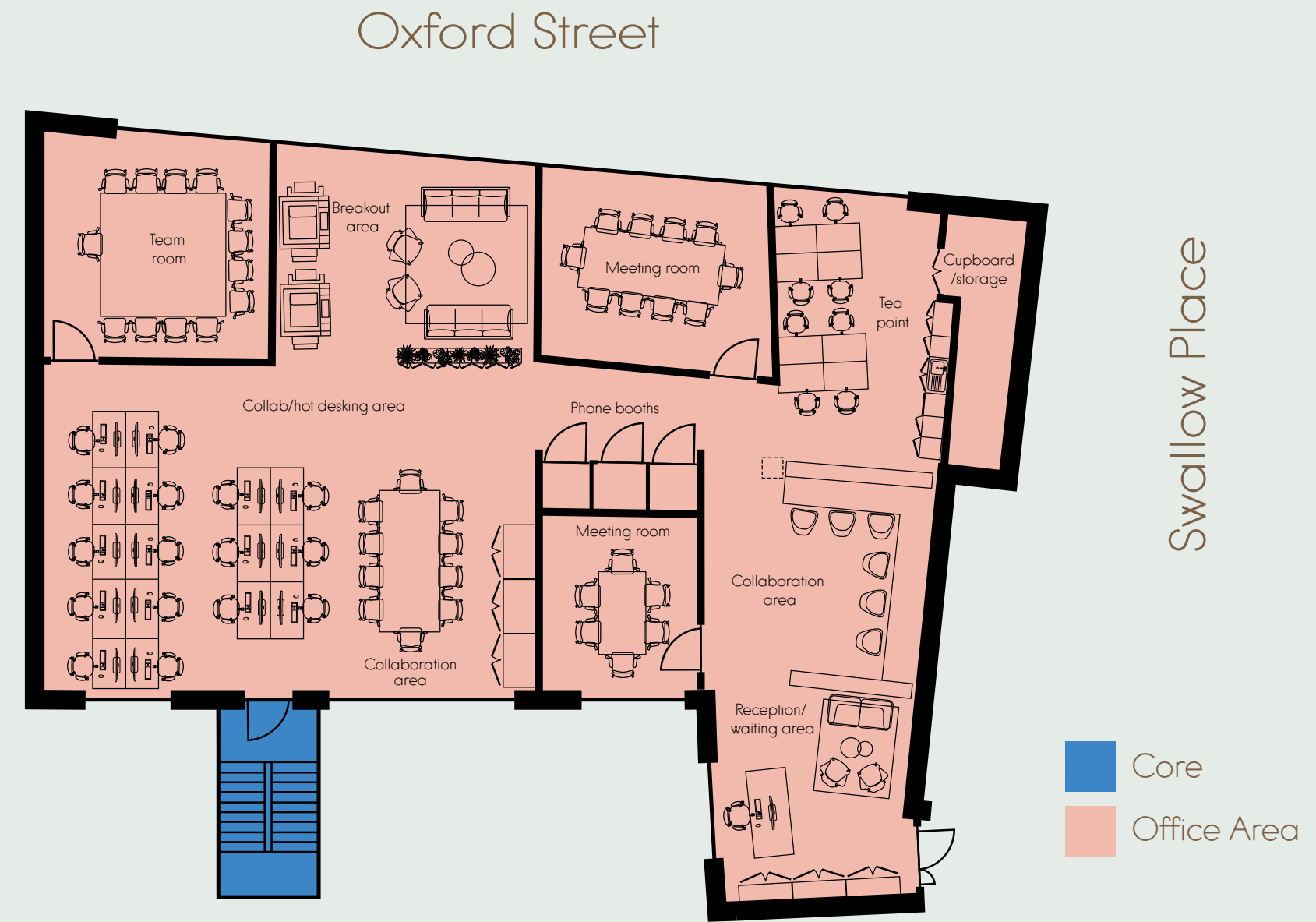


3.1 Suite



- 34
DESKS
Current layout
- 1
MEETING ROOMS
- 1
TEA POINT
- 1
BREAKOUT AREA
- 1
COLLABORATION AREA

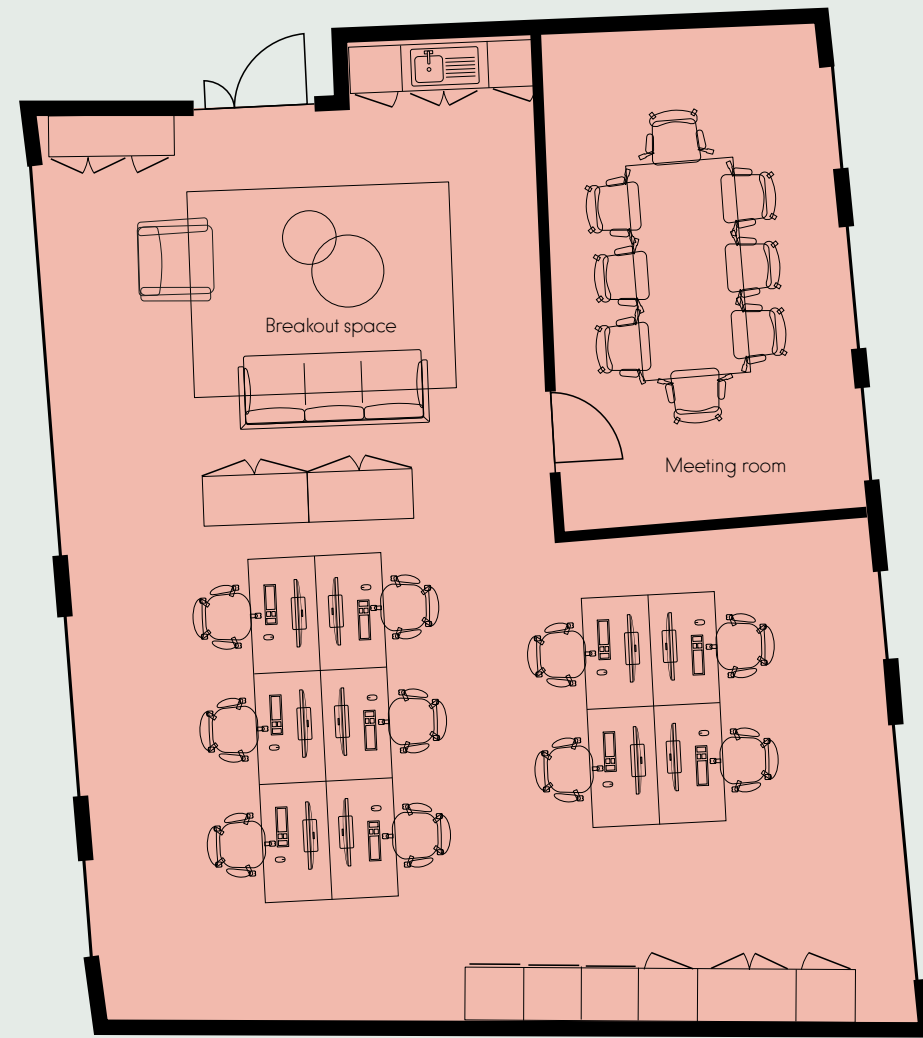
4.1 Suite



■ Core
■ Office Area

- 24
DESKS
Current layout
- 3
MEETING ROOMS
- 1
TEA POINT
- 3
PHONE BOOTHS
- 2
COLLABORATION AREAS

5.2 Suite



Swallow Place

- Core
- Office Area

10
DESKS
Current layout

1
MEETING ROOM

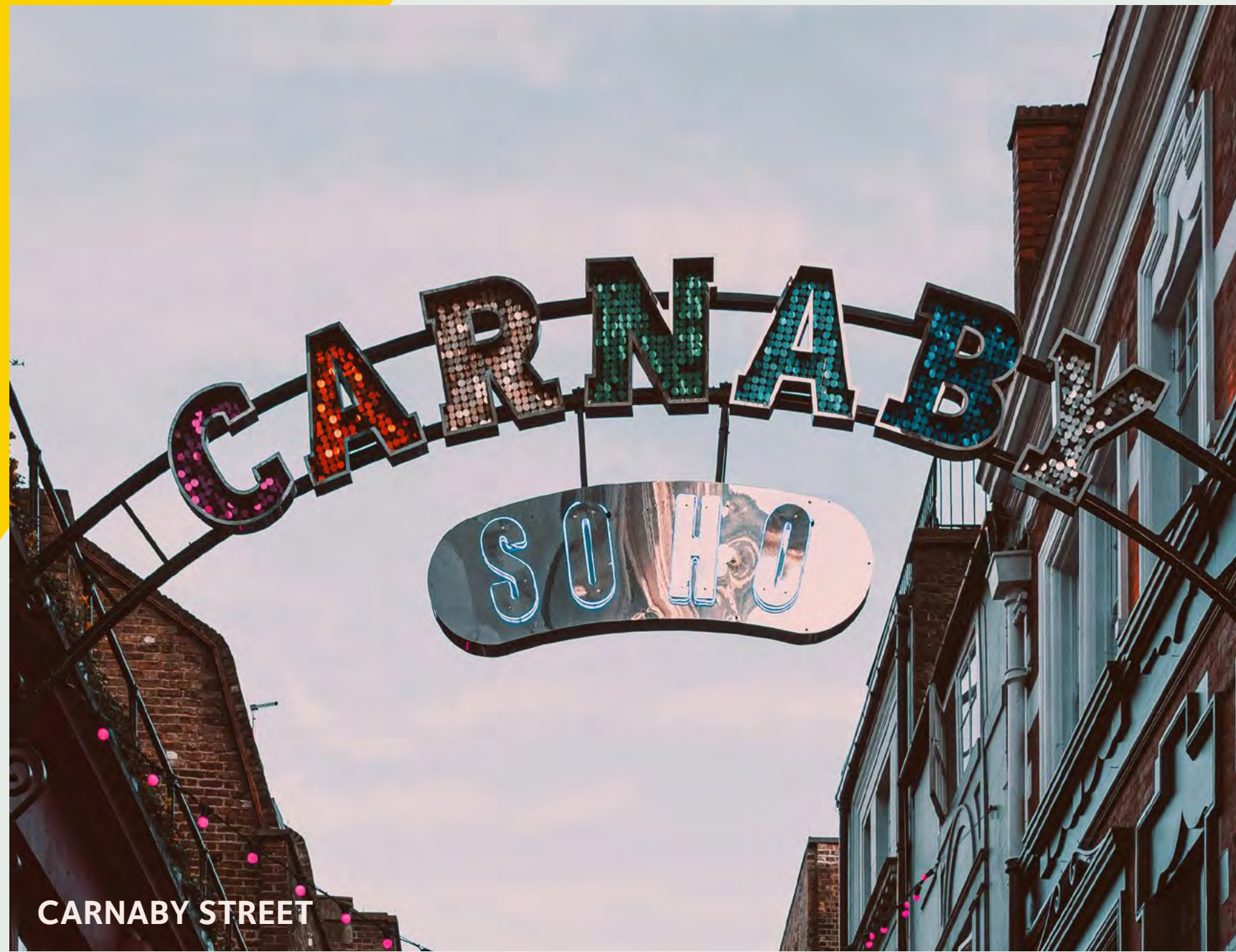
1
TEA POINT

1
BREAKOUT AREA





NATHALIE



CARNABY STREET



ERGON DELI – MADDOX STREET

Local Amenities

A richly served cosmopolitan neighbourhood



REGENT STREET



CAFE HAGEN

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

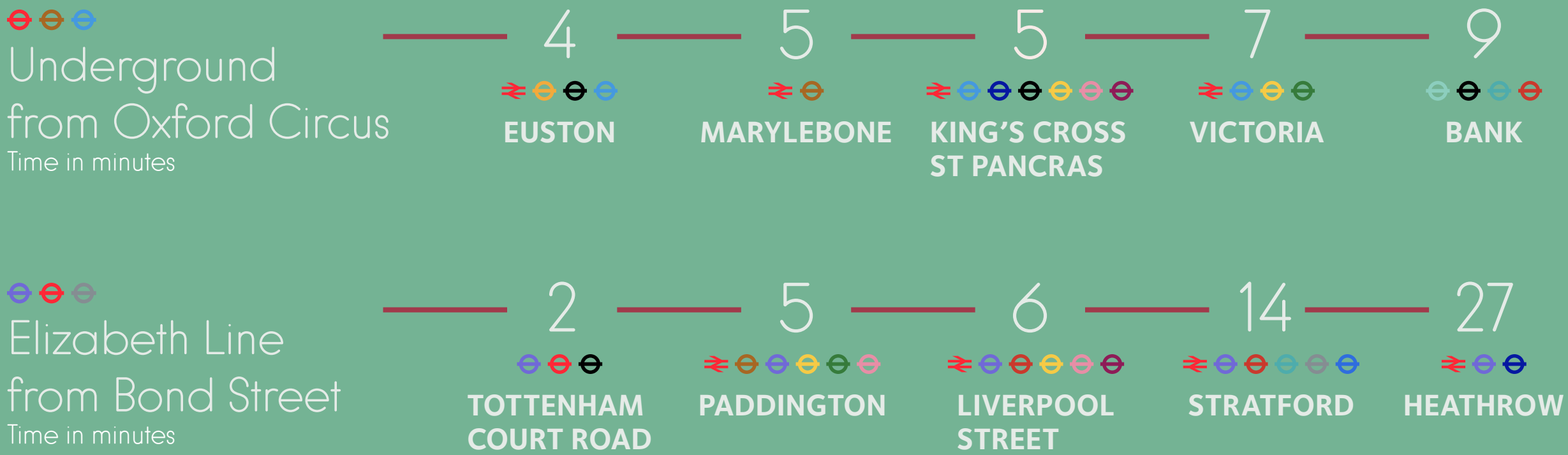
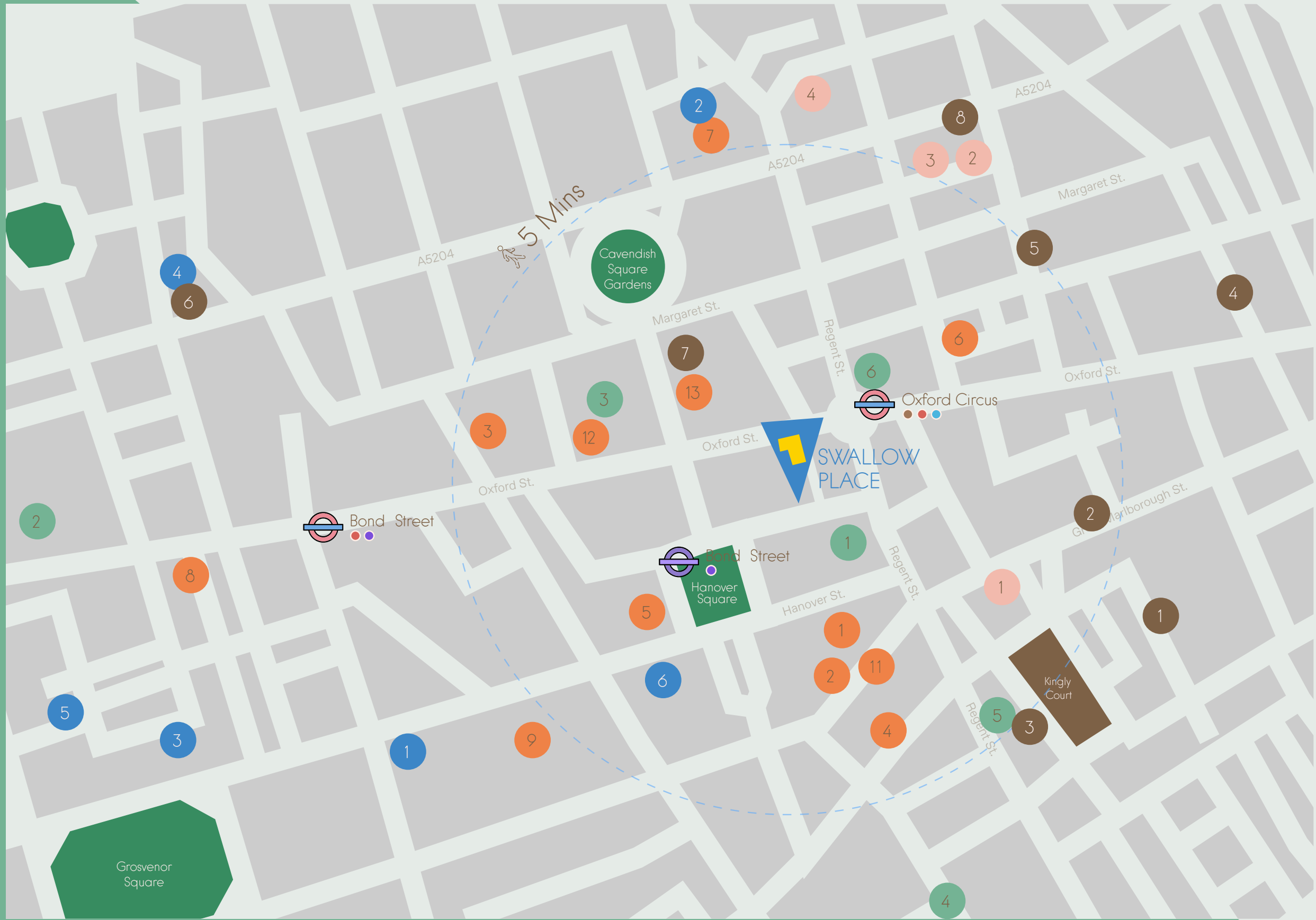
1. Claridge's
2. The Langham, London
3. London Marriott Hotel
4. The Mandeville Hotel
5. The Beaumont
6. Mandarin Oriental, Mayfair

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

Workplaces | THE CROWN ESTATE

George Walker

07783 770 849

george.walker@thecrownestate.co.uk

Alka Jotangia

07826 946 336

alka.jotangia@thecrownestate.co.uk

Sarah Stanley

07407 290 651

sarah.stanley@thecrownestate.co.uk

Samantha Jones

07353 112 979

samantha.jones@thecrownestate.co.uk

CBRE

Georgina Willoughby

07788 706 031

georgina.willoughby@cbre.com

Eimhear Mccosker

07353 897 681

eimhear.mccosker@cbre.com

Misrepresentation Disclaimer

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by CBRE and Workplaces in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CBRE and Workplaces nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos/GCIs etc. The photos/GCIs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. July 2025