



OFFICE TO LET

## 7-9 SWALLOW STREET

London, W1B 4DE

STUNNING NEWLY REFURBISHED CAT A+ OFFICE AVAILABLE FOR  
IMMEDIATE OCCUPATION

2,275 SQ FT (211.35 SQ M)



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7-9 SWALLOW STREET

London, W1B

TO REQUEST A VIEWING CALL US 0207 629 7282



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## DETAILS

### DESCRIPTION

Stunning newly refurbished CAT A+ office available for immediate occupation

### ACCOMMODATION

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
3rd - CAT A +	2,275	211.35	Available
<b>Total</b>	<b>2,275</b>	<b>211.35</b>	

### KEY FEATURES

- CAT A+
- Two meeting rooms
- Timber flooring
- Kitchenette & breakout area
- Air-conditioning
- Excellent natural light
- Private office
- Plug and play - pre installed fibre and Wi-Fi connectivity

### OUTGOINGS

- **Rent:** £120 per sq ft
- **Rates:** £32.59 per sq ft
- **Service charge:** £12.09 per sq ft
- **EPC:** B

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## LOCATION



Ideally located in the heart of Mayfair

### CONTACT US

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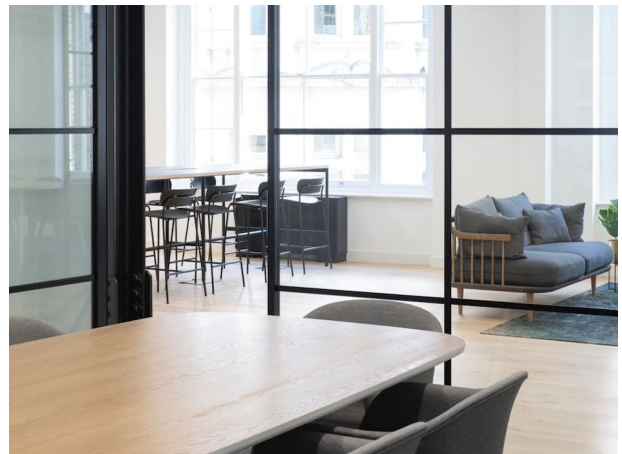
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REVISION

- 01 21.08.2024  
DESKS CHANGED TO 1600MM  
WIDE
- 02 23.08.2024  
1NO 1600MM DESK ADDED TO  
END OF BENCHES

Client

STEWART WATSON

Site

7-9 Swallow Street  
London  
W1B 4DE

Title

AS PROPOSED  
SMALL POWER & DATA

Drawing No.

267\_03\_004 - 02

Date

19.08.24

Scale

1:50 @ A2

Drawn By

MG

Approved By

JL

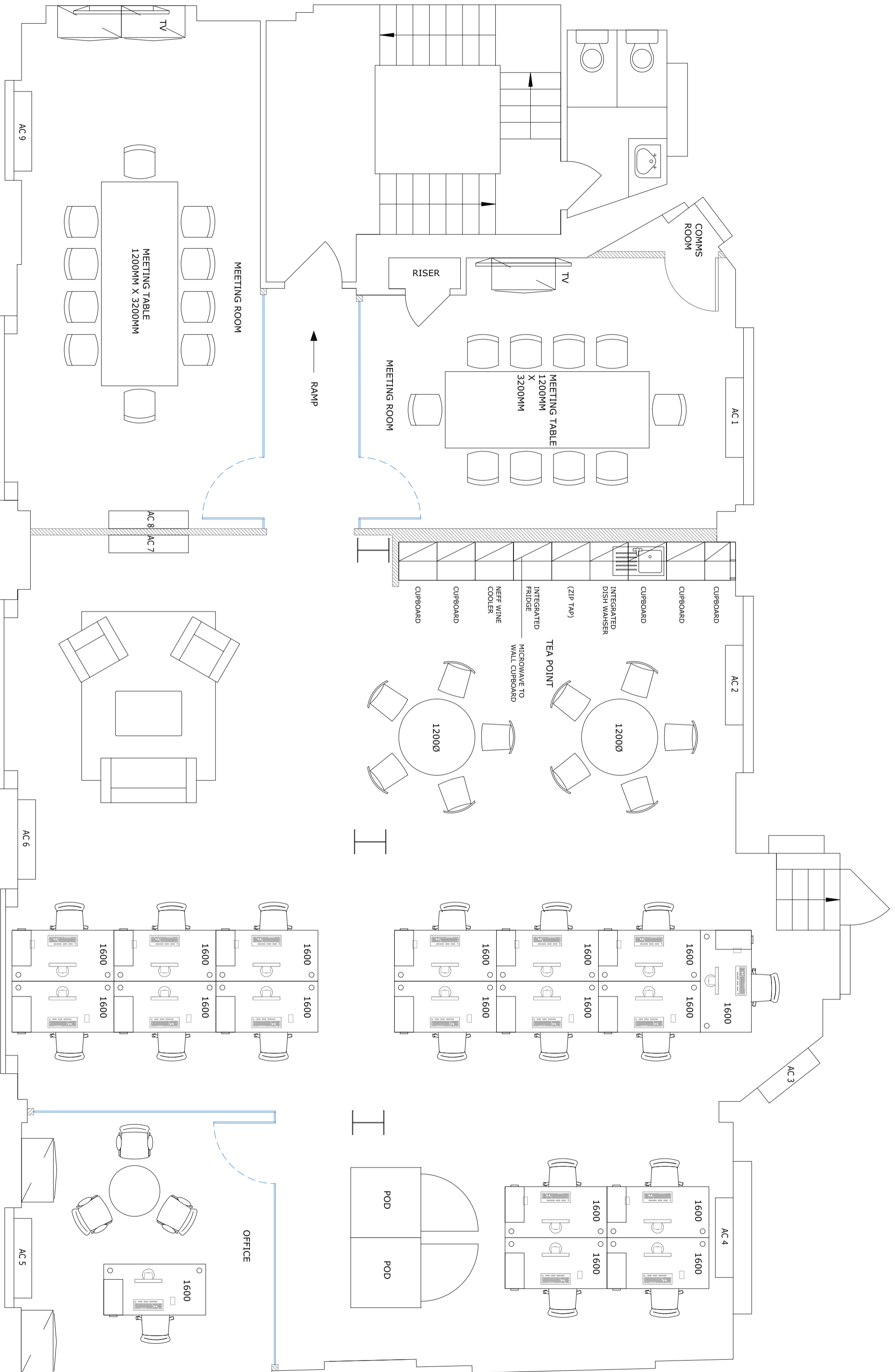
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