

7 SWALLOW PLACE

W1

Fully fitted offices 5,400 - 12,660 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 5,400 to 12,660 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.





4th Floor

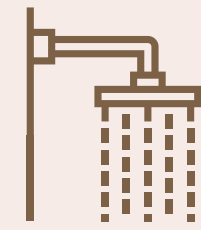


4th Floor

Specification



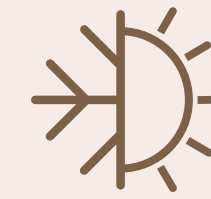
Concierge
Reception



Shower and
Changing Facilities*



Break Out
Space*



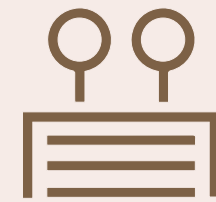
Air Conditioning



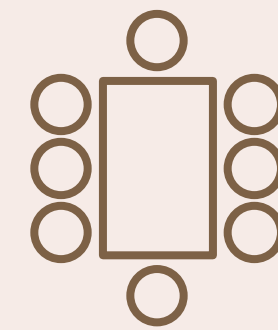
EPC C



Fibre Ready and Wifi
in Common Areas



Communal Roof
Terrace*



Complimentary
Bookable Meeting
Rooms*



Fully Fitted
and Furnished



Cycle Storage-
Including Brompton
Bike Lockers*

*At 5 Swallow Place

7 Swallow Place

Area Schedule

FLOOR	NIA SQ. FT.	NIA SQ. M.	AVAILABILITY
6	5,402	502	Available Now
4	7,422	690	Under Offer

LEASE

Flexible leases available from The Crown Estate

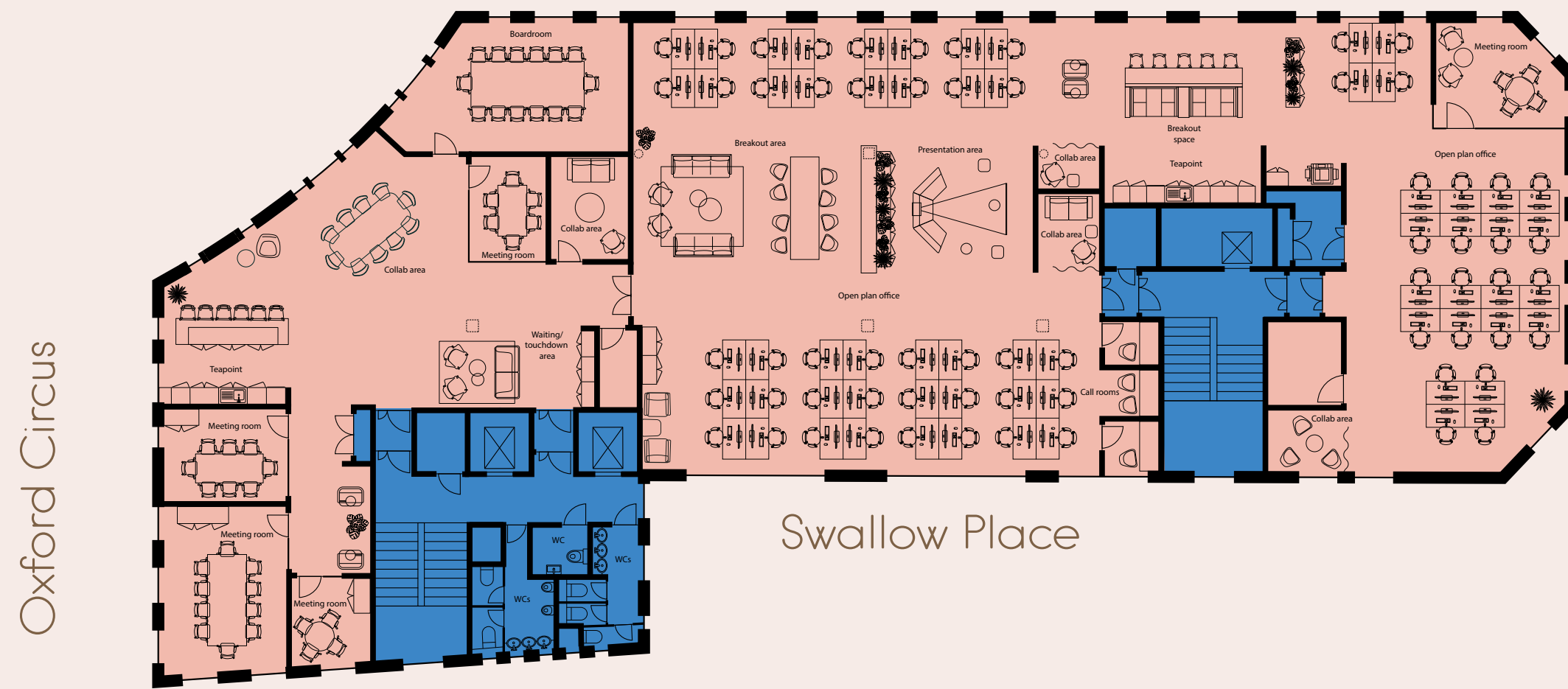
RENT

Rent £65 psf - 6th Floor
Rent £35 psf - 4th Floor



4th Floor

Regent Street



64
DESKS
Current layout

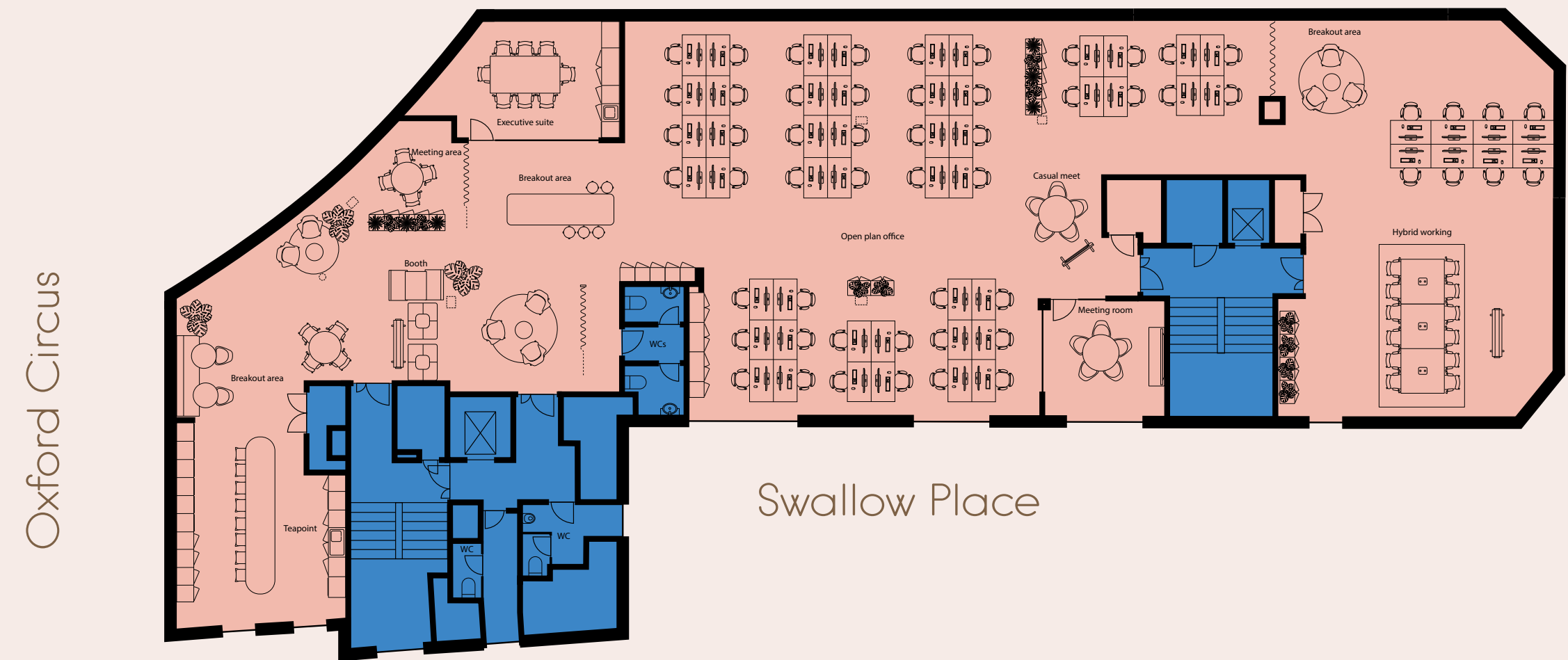
6
MEETING ROOMS

2
TEA POINTS

2
1 PERSON WORK BOOTHS

6th Floor

Regent Street



56
DESKS
Current layout

2
MEETING ROOMS

1
TEA POINT

3
BREAKOUT SPACES

12
HYBRID WORKING DESKS

Core

Office Area

Communal Club Lounge & Terrace

- Bookable for private events
- Complimentary refreshments
- Bookable on-site meeting rooms
- Generous roof terraces overlooking Oxford Street







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

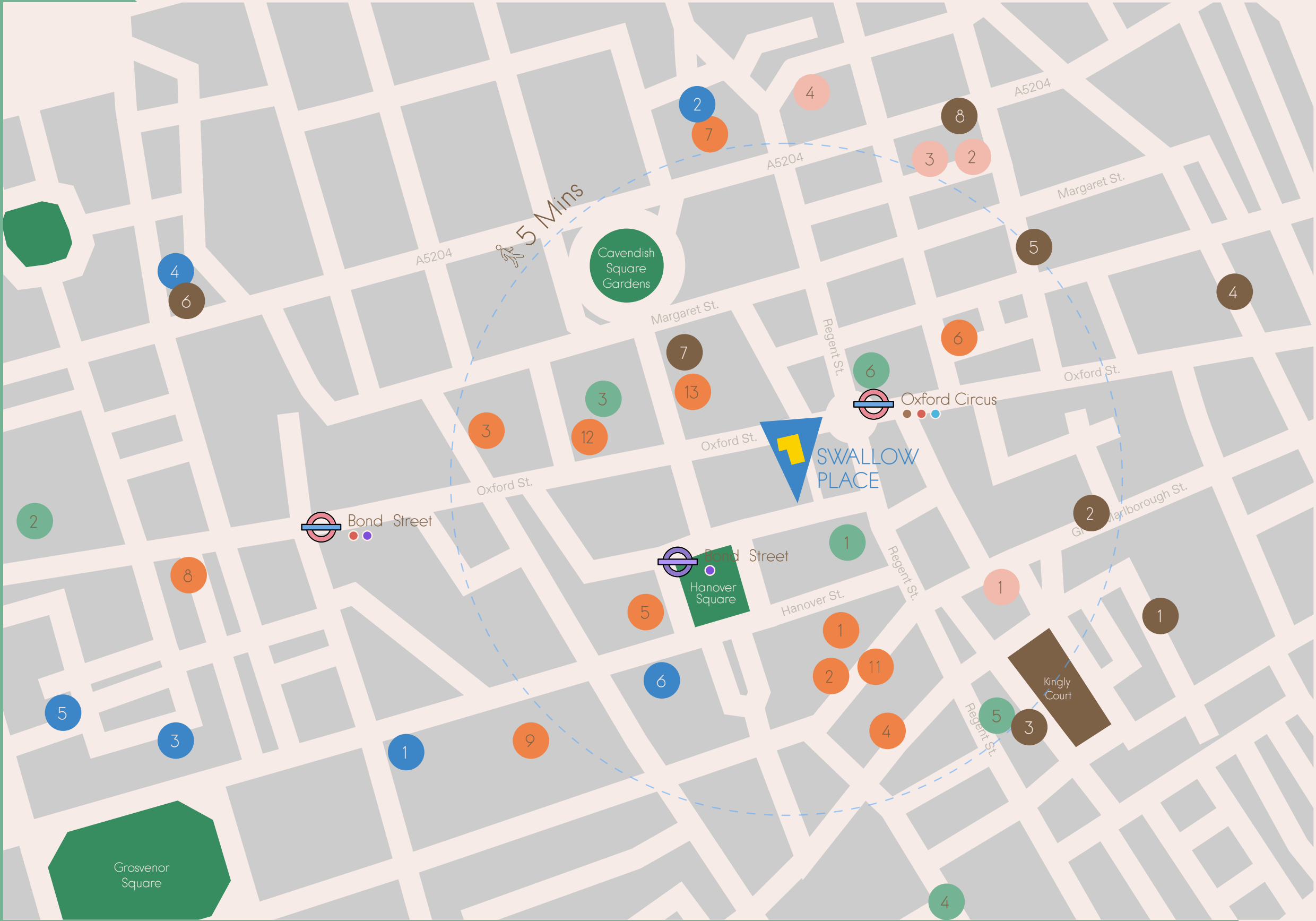
1. Claridge's
2. The Langham, London
3. London Marriott Hotel
4. The Mandeville Hotel
5. The Beaumont
6. Mandarin Oriental, Mayfair

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:

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

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