

5 Swallow Place

London W1

by **THE CROWN
ESTATE**



Newly crafted flexible space

5 Swallow Place offers 18,554 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 Turn key

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



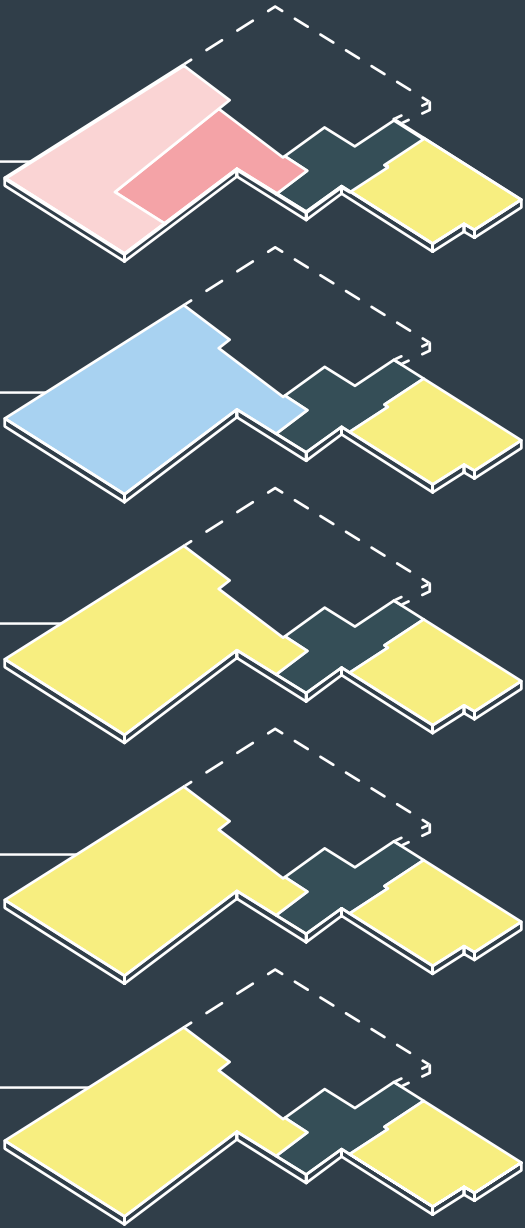
Typical Floor – CAT A



5th Floor Suite 1 – CAT B

Accommodation

Floor		Sq Ft	Sq M	Condition
6th	Suite 1 Suite 2	903	83.9	The Terrace CAT A
5th	Suite 1 Suite 2	3,387 972	314.7 90.3	CAT B CAT A
4th	Suite 1 Suite 2	3,390 1,043	314.9 96.9	CAT A CAT A
3rd	Suite 1 Suite 2	3,392 1,057	315.1 98.2	CAT A CAT A
2nd	Suite 1 Suite 2	3,368 1,042	312.9 96.8	CAT A CAT A
Total		18,554	1,696.7	



■ CAT A Floor*
 ■ CAT B 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

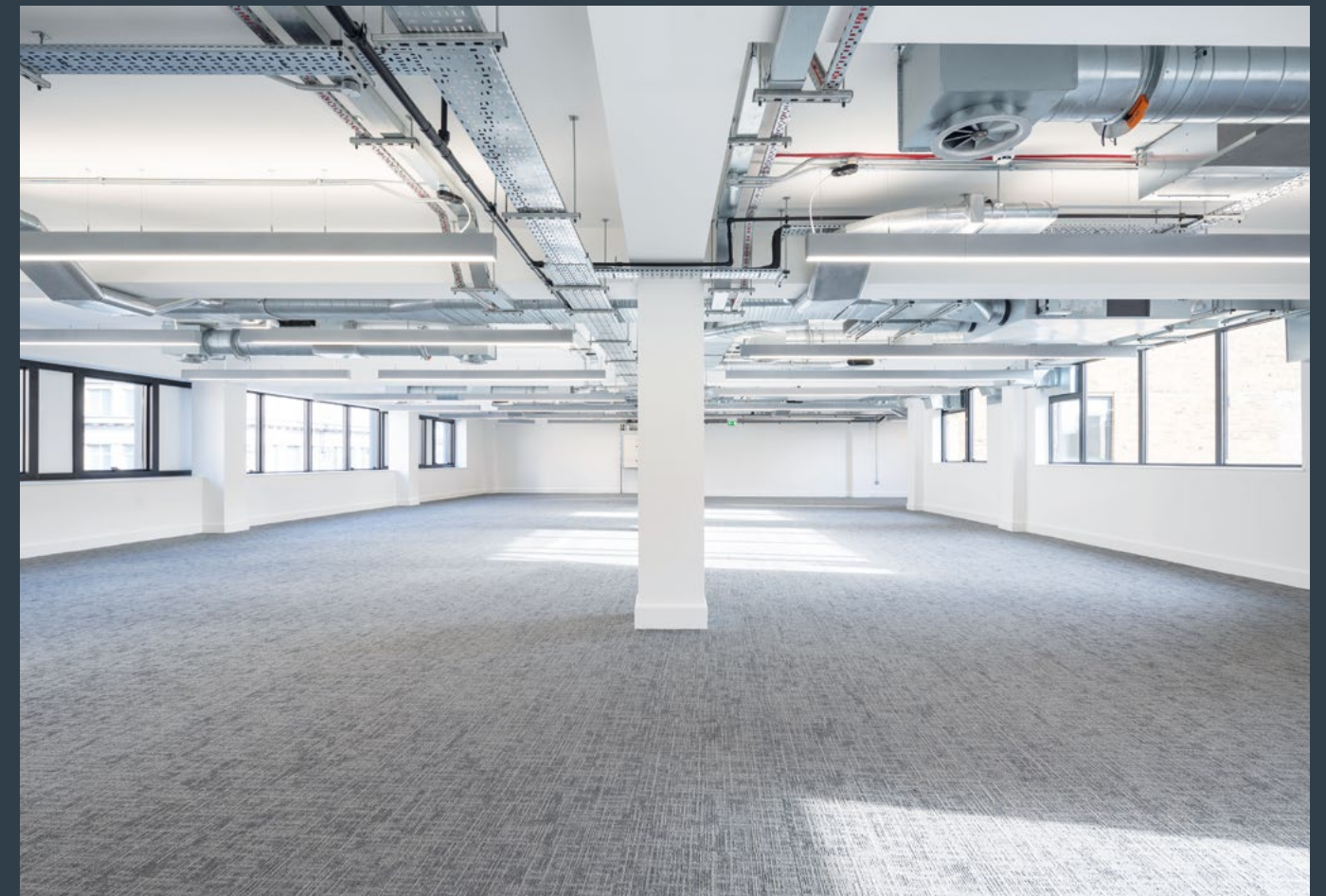
Typical Floor

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

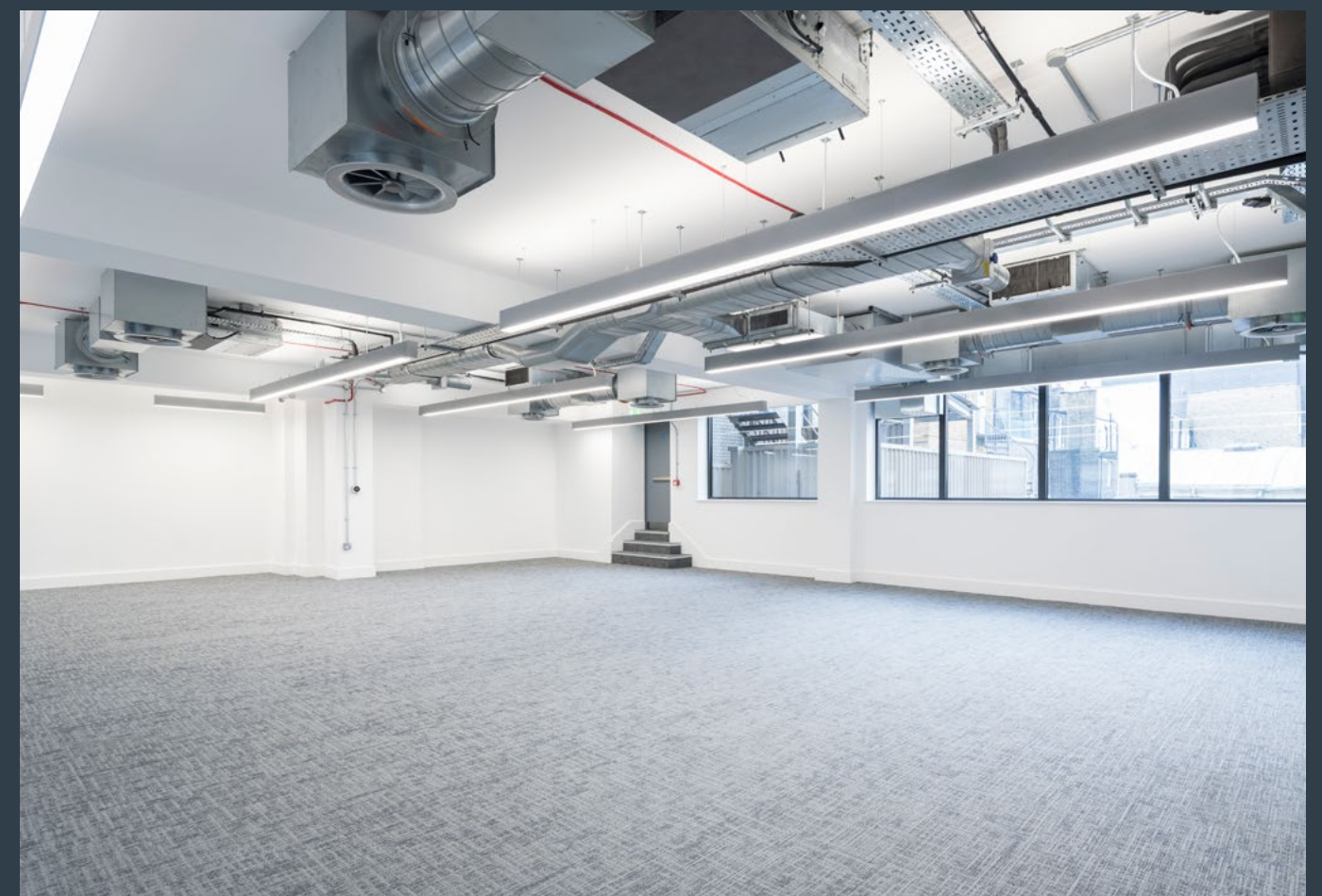


Swallow Place

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Typical Floor – Suite 1



Typical Floor – Suite 2

Cat B



5th Floor - Show Suite

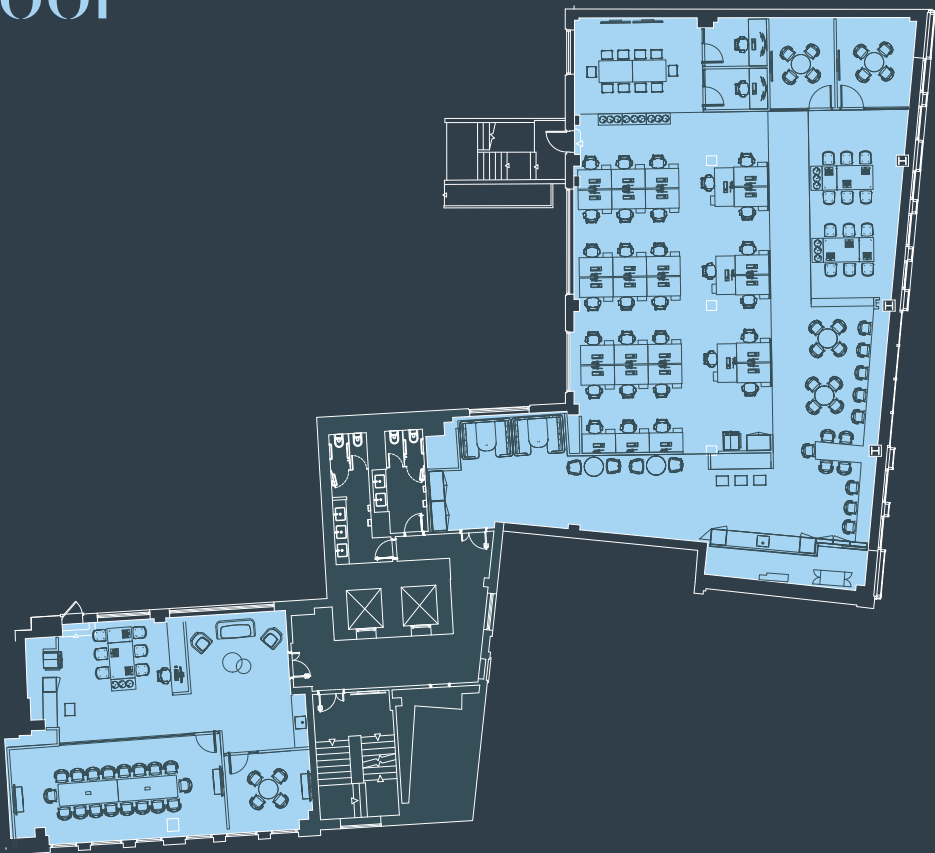
Suite 1	
3,387 Sq Ft (314.7 Sq M)	
Workspaces	39
10 person meeting room	1
Breakout areas	2
Kitchen	1
Reception	1
Total occupancy	39



5th Floor Show Suite

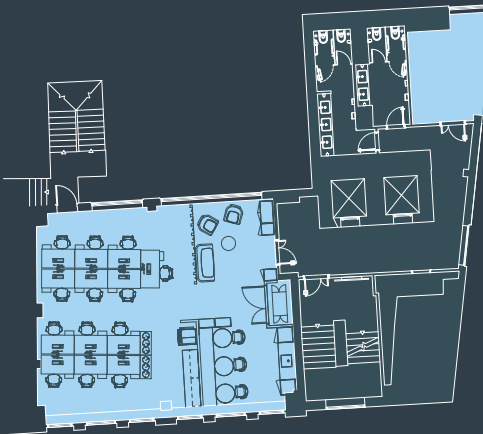
Typical Floor

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



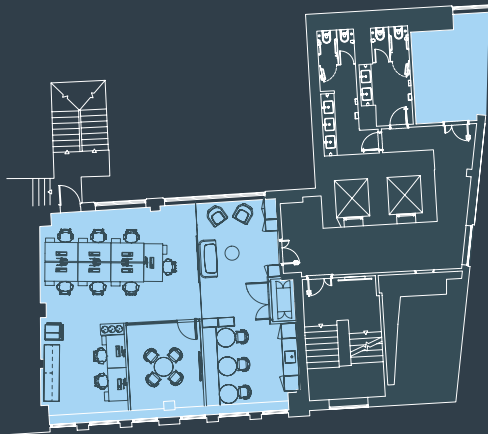
Swallow Place

Suite 2 - No meeting room	
c.1,000 Sq Ft (92.9 Sq M)	
Workspaces	12
Breakout area	1
Kitchen	1
Total occupancy	12



Swallow Place

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

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Not to scale.





5th Floor Suite 1 – Cat B



5th Floor Suite 1 – Cat B



5th Floor Suite 1 – Cat B



5th Floor Suite 1 – Cat B

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



Hotdesking

Wellbeing and The Regent Street Privilege Club

Occupiers of No 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



Liberty – Great Marlborough Street



Pizza Pilgrims – Carnaby Street



Browns – South Molton Street



Ergon Deli – Maddox Street

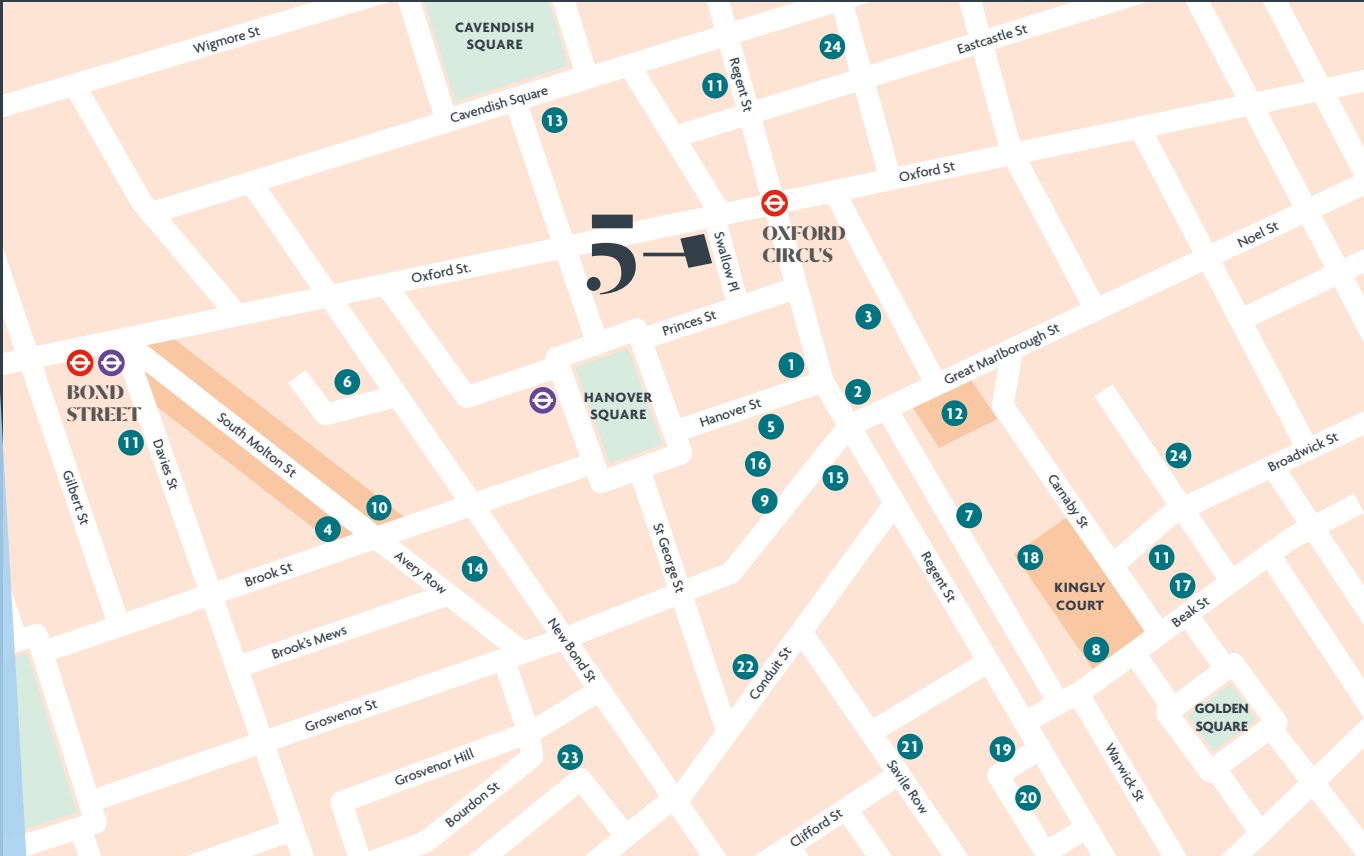


Momo – Heddon Street

Within easy reach of amenities & transport



Ugly Dumplings – Newburgh Street

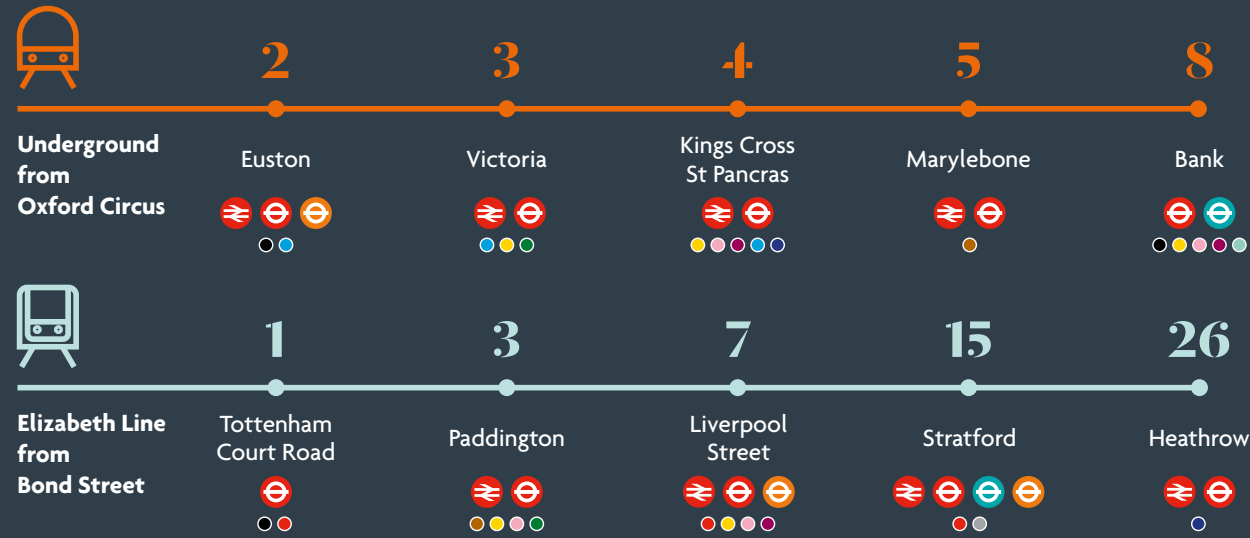


Elizabeth Line entrance at Hanover Square – 2 minute's walk from Swallow Place

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.



Local Amenities

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



Oxford Circus

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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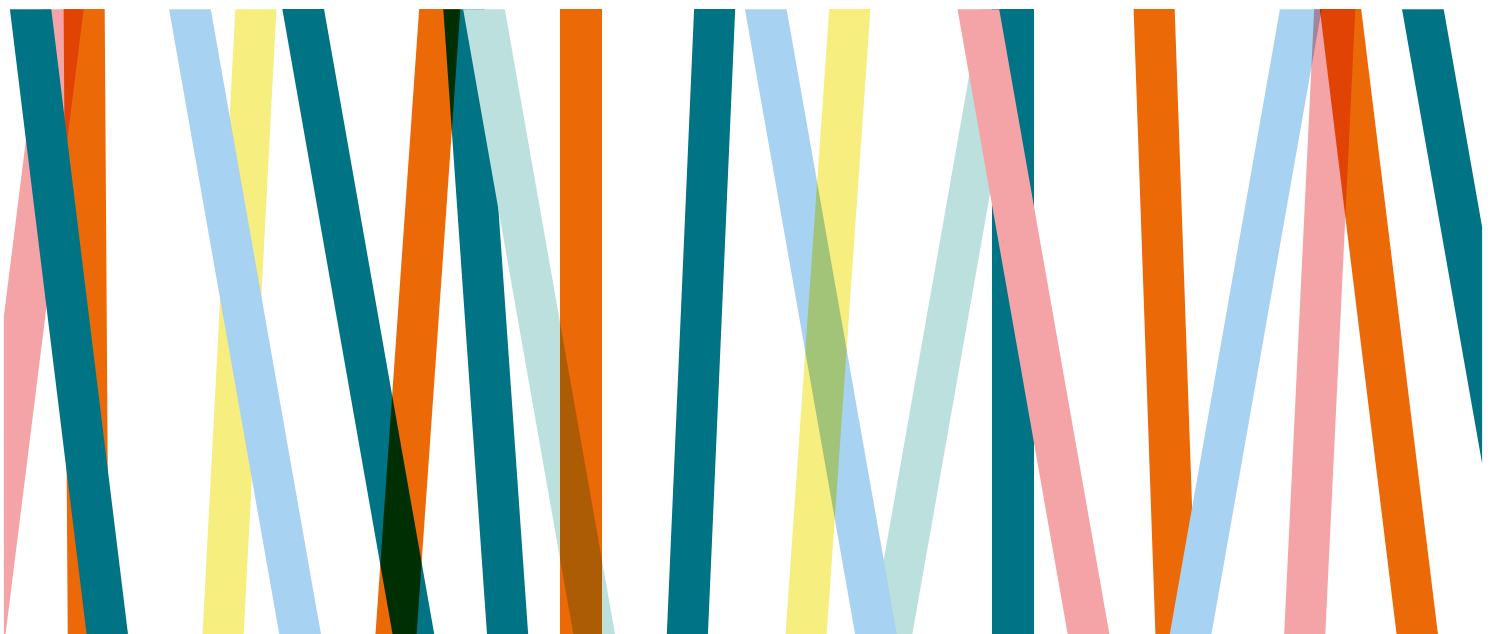
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MISREPRESENTATIONS ACT 1967: Whilst all the information in this brochure is believed to be correct, neither the agent nor the client guarantee its accuracy nor is it intended to form any part of any contract. All areas quoted are approximate. February 2020.

Designed by Cre8te – 020 3468 5760 – cre8te.london