



5 SWALLOW PLACE

4TH FLOOR NORTH



THE CROWN
ESTATE



REGENT
STREET
OFFICE DIRECT

5 SWALLOW PLACE

AVAILABLE 4TH FLOOR, 3,390 SQ FT



OVERVIEW

Upon entering the building, a contemporary, bright reception welcomes you.

The office floor is fully fitted out to the highest of standards, offering a unique turn-key opportunity. This 4th floor space provides 31 desks, 2 meeting rooms, space for hot-desking, a break-out area with kitchen, 3x phone booths and a reception desk.

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. You also have access to shower facilities and bike racks within the building.

RENT

**£200.00 PER SQ
FT**

Rents are quoted exclusive of VAT. Subject to contract.

FEATURES

- All inclusive costs
- 31 desks
- 2x meeting rooms
- 3x phone booths
- Air conditioning
- Kitchen
- 6th floor amenity space

OUR TERMS

Lease length:
3 years

Break clause:
6 months' notice

Business rates:
Included

VIEWING

Strictly by appointment through the sole agents.

DYLAN LAING
LEASING MANAGER

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