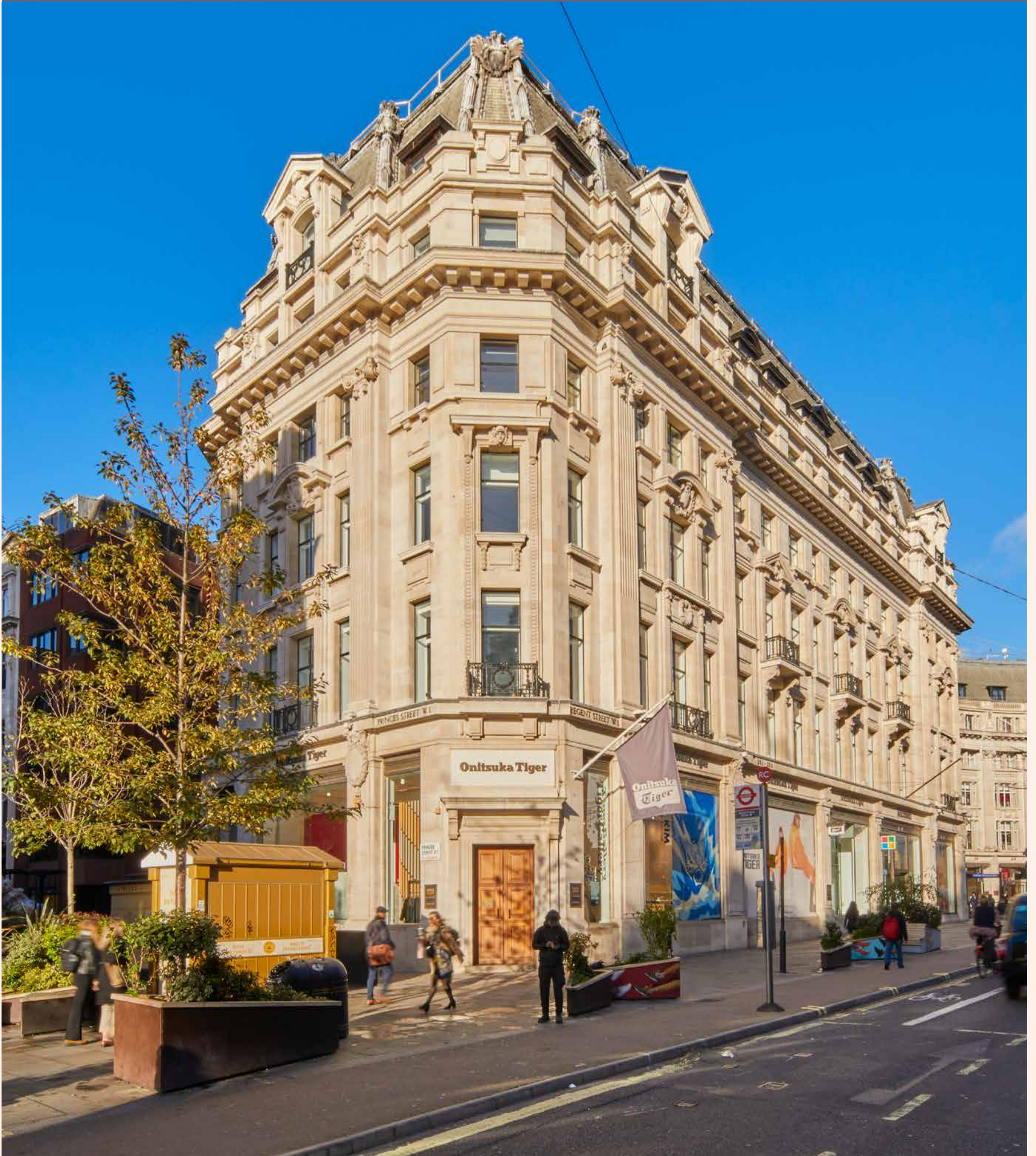


# Workplaces

THE CROWN  
ESTATE

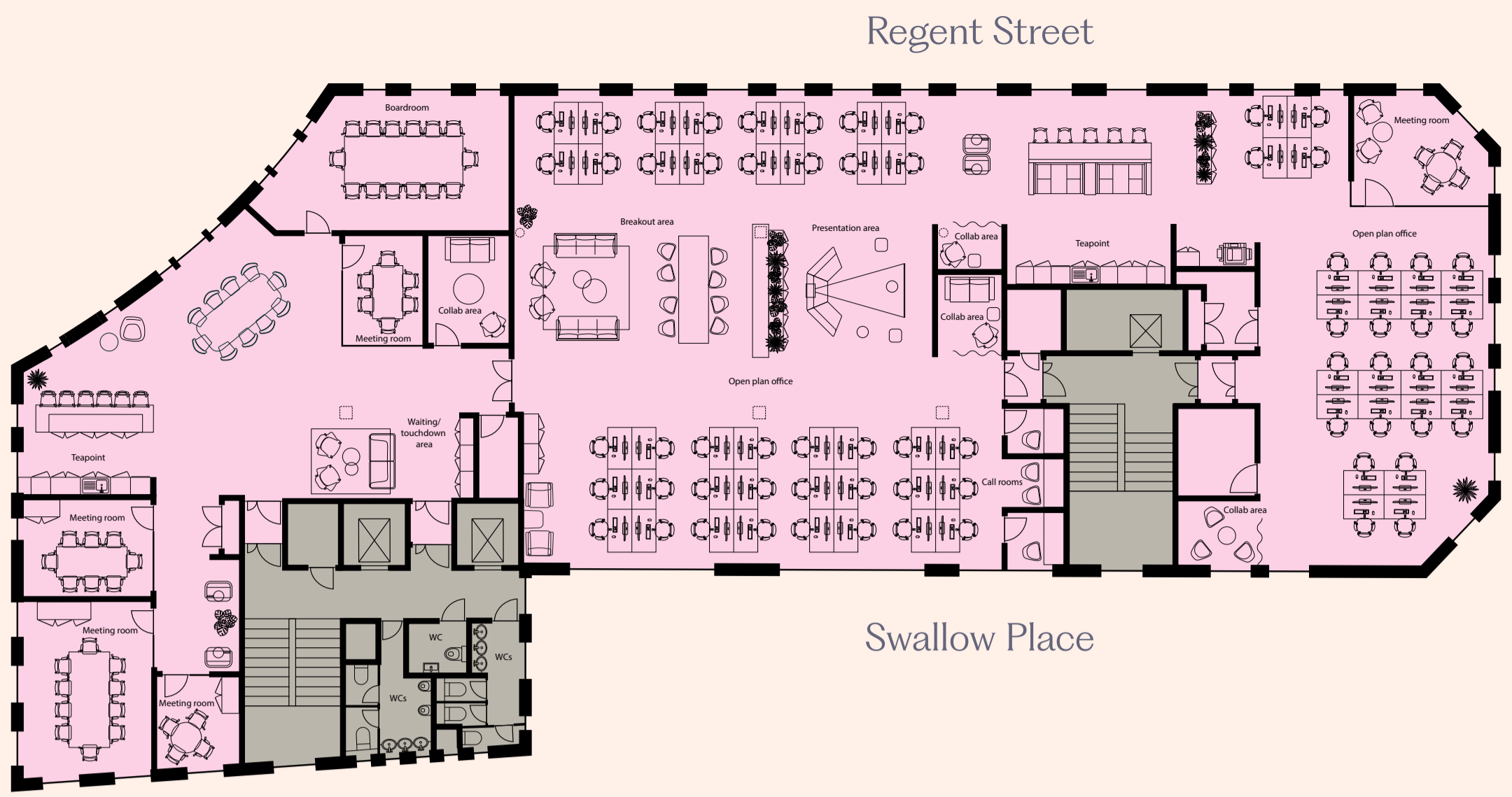
OXFORD  
CIRCUS



## 7 SWALLOW PLACE

Fitted office space in the heart of the West End





4th Floor | 7,190 NIA sq. ft.

64-111\*

Desks

7

Meeting Rooms

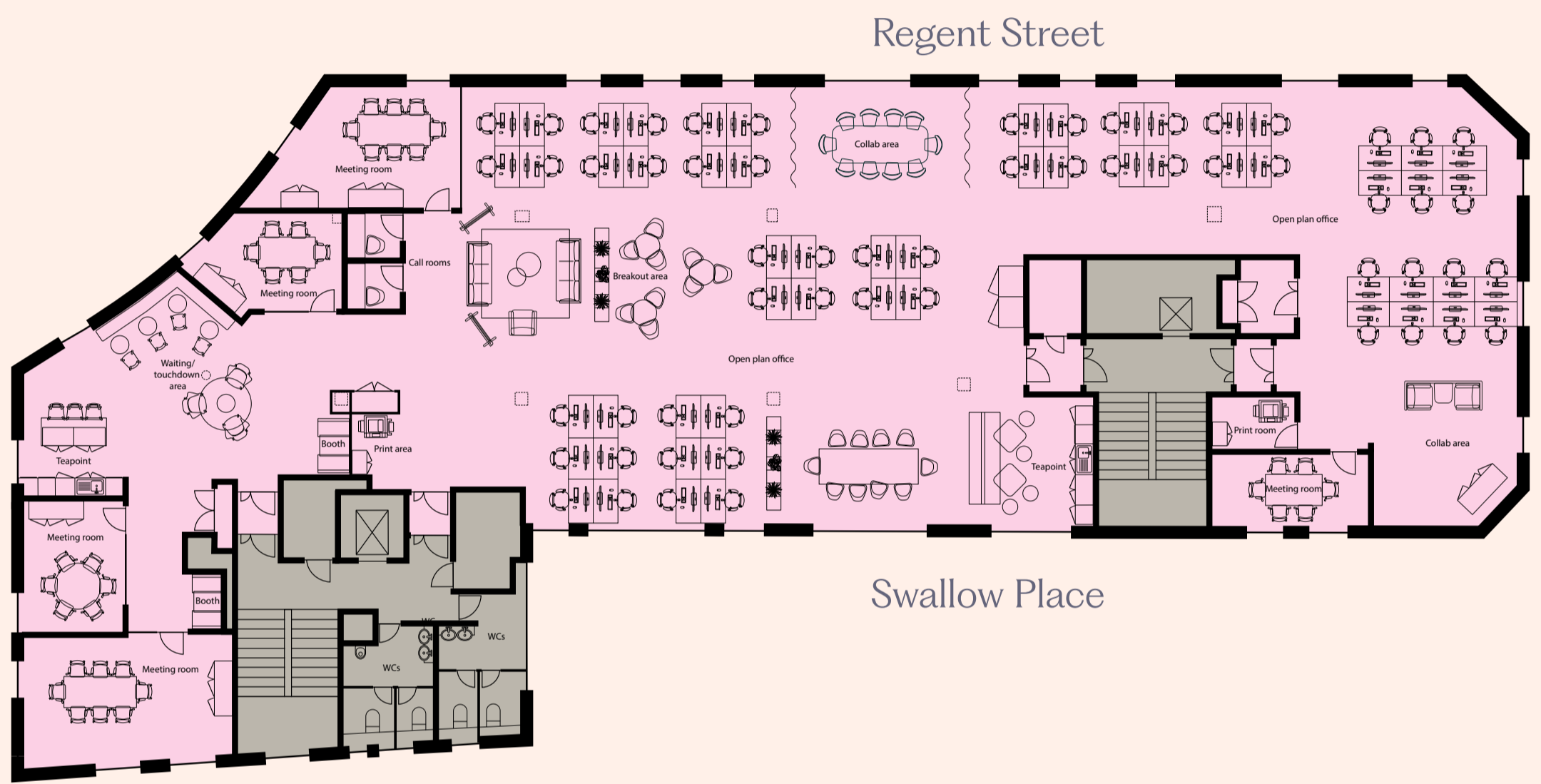
1

Breakout Area

2

Tea Points

\*only the desks currently in situ will be provided



5th Floor | 6,198 NIA sq. ft.

58-93\*

Desks

5

Meeting Rooms

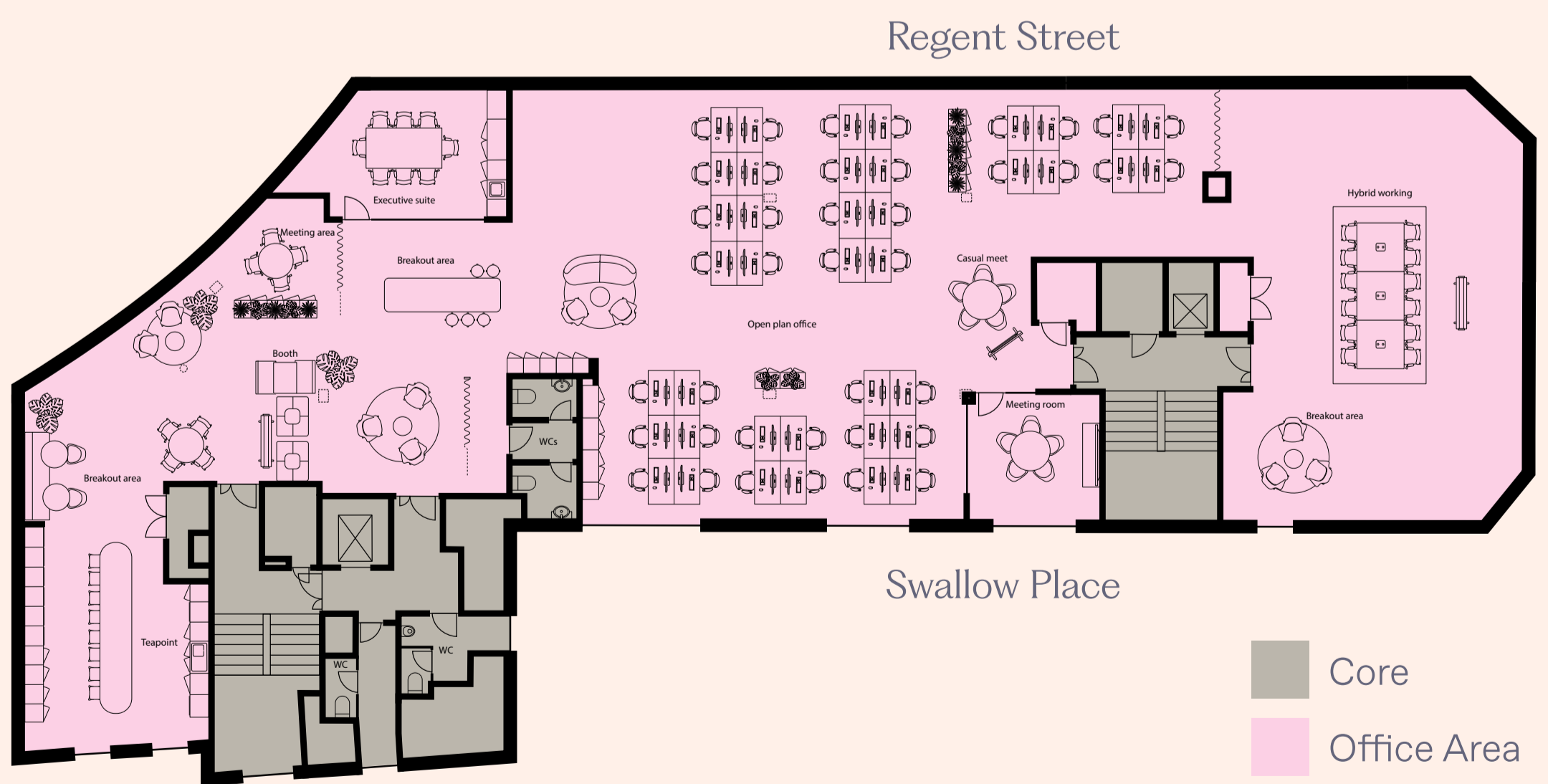
2

Breakout Areas

2

Tea Points

\*only the desks currently in situ will be provided



6th Floor | 5,402 NIA sq. ft.

40-77\*

Desks

2

Meeting Rooms

3

Breakout Areas

1

Tea Point

\*only the desks currently in situ will be provided





Lease

## New flexible lease direct with landlord

Rent

## Inclusive of service charge and IT

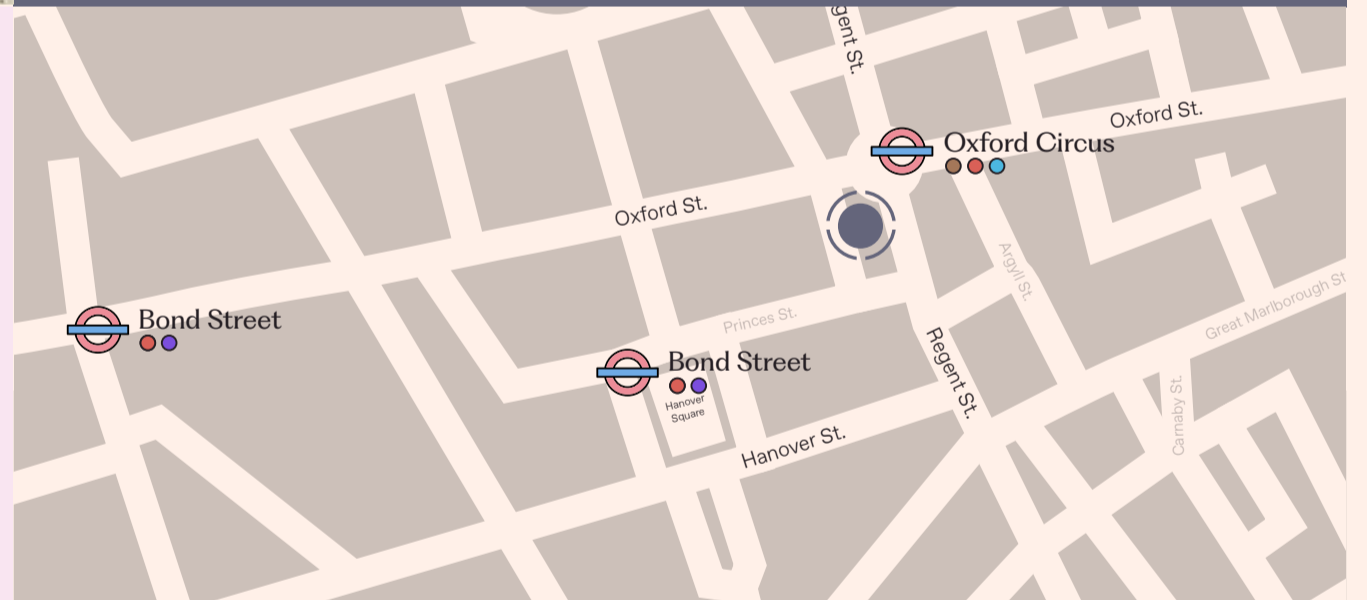
\*We will pay broker fees (up to 10% of the rent)

Business Rates

## Circa £35 per sq. ft.

## Area Schedule

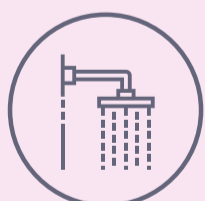
LEVEL	NIA sq. ft.	NIA sq. m.
Sixth	5,402	502
Fifth	6,198	576
Fourth	7,190	668
Total	18,790	1,746



## Specification



Concierge Reception



Shower and Changing Facilities\*



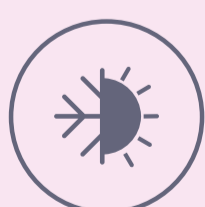
EPC C



Fibre Ready and Wifi in Common Areas



Communal Roof Terrace\*



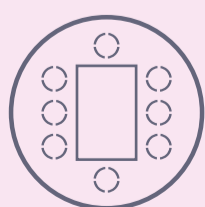
Air Conditioning



Break Out Space\*



Cycle Storage\*



Communal Meeting Space\*

\*At 5 Swallow Place

## Further Information

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