

Workplaces

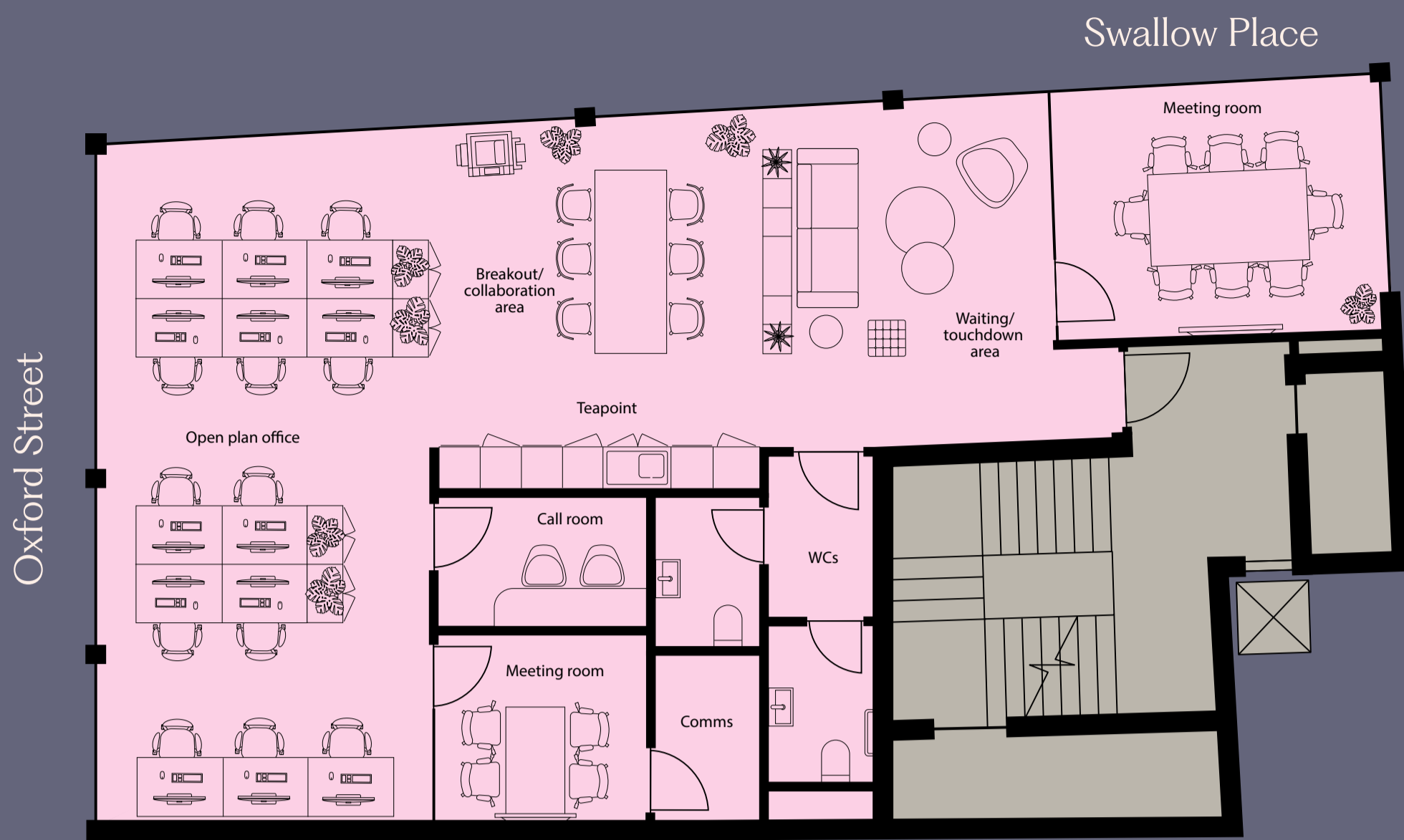
THE CROWN
ESTATE

OXFORD
CIRCUS



2 SWALLOW
PLACE

Fitted office space in the heart of London



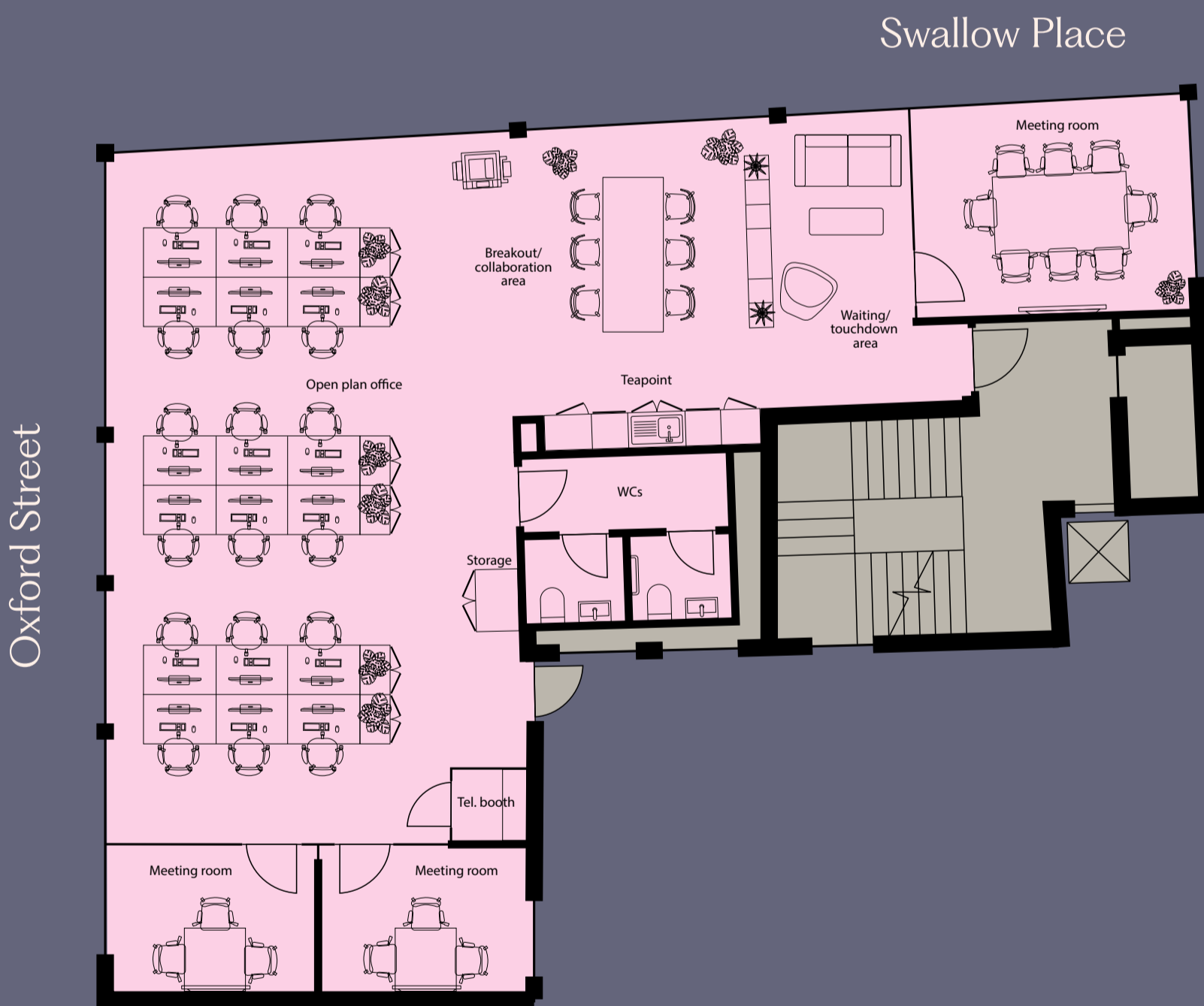
1st Floor | 1,117 NIA sq. ft.

13
Desks

2
Meeting Rooms

1
Breakout Area

1
Tea Point



2nd Floor | 1,453 NIA sq. ft.

18
Desks

3
Meeting Rooms

1
Breakout Area

1
Tea Point

-  Core
-  Office Area



Lease

New flexible lease direct with landlord

Rent

£125 per sq. ft.

*Inclusive of service charge and IT

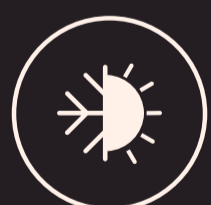
Business Rates

Circa £36 per sq. ft.

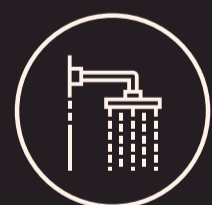
Area Schedule

LEVEL	NIA sq. ft.	NIA sq. m.
First	1,117	104
Second	1,453	135
Total	2,570	239

Specification



Air Conditioning



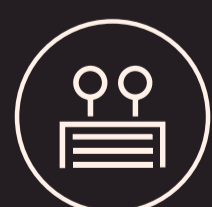
Shower and Changing Facilities*



EPC D



Fibre Ready and Wifi in Common Areas



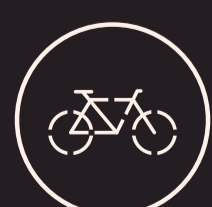
Communal Roof Terrace*



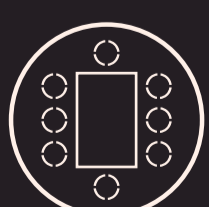
Wellbeing Events*



Break Out Space*

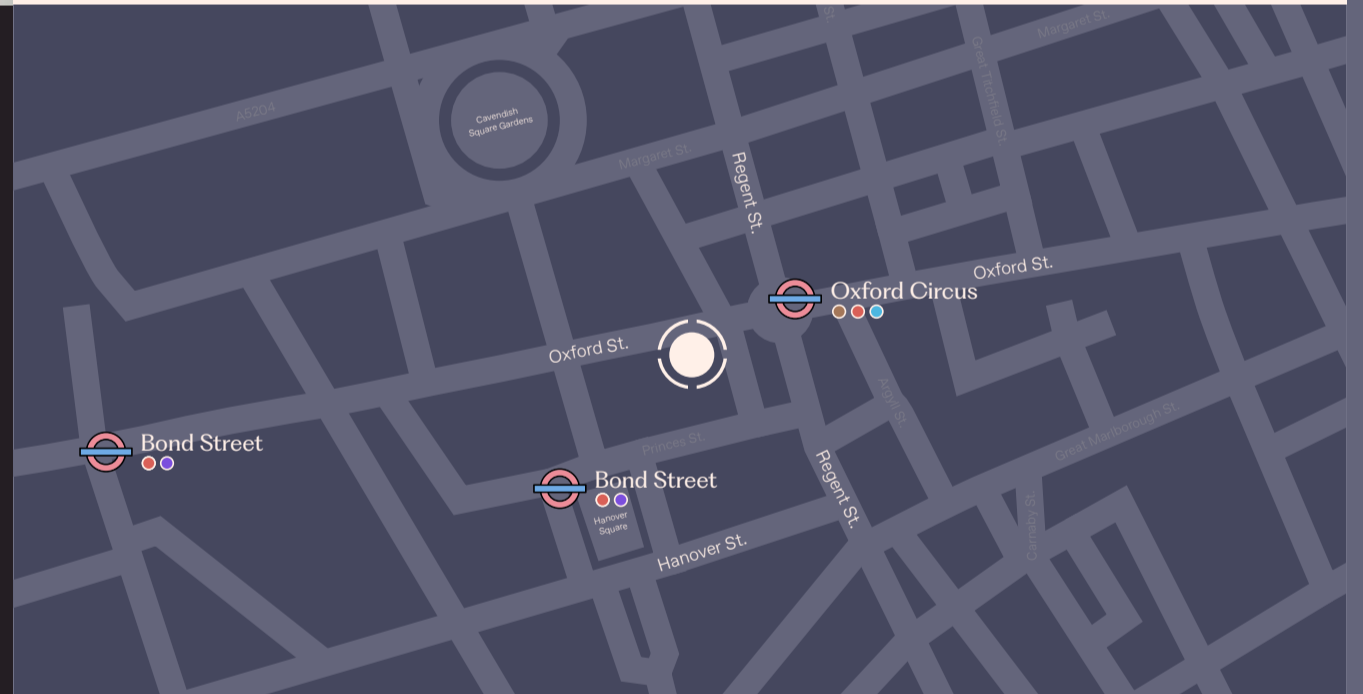


Cycle Storage*



Communal Meeting Space*

*At 5 Swallow Place



Further Information

Workplaces

THE CROWN ESTATE

George Walker

t: 020 7758 0333

m: 07826 946 336

e: george@thecrownstateworkplaces.com

Matthew Acton

t: 020 7758 0311

m: 07933 520 546

e: matthew@thecrownstateworkplaces.com

CBRE

Joseph Gibbon

t: 020 3257 6173

m: 07585 987 546

e: joe.gibbon@cbre.com

Georgina Willoughby

t: 020 3214 1862

m: 07788 706 031

e: georgina.willoughby@cbre.com

Phoebe Thurlbeck

t: 020 7182 3368

m: 07443 267 817

e: phoebe.thurlbeck@cbre.com

Misrepresentation Disclaimer

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by CBRE and Workplaces in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CBRE and Workplaces nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos/GC's etc: The photos/GC's show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. January 2024.