



7-9 SWALLOW STREET W1

1ST & 3RD FLOOR FULLY FITTED OFFICE SPACE TO LET
2,128 SQ.FT - 4,454 SQ.FT (197.6 SQM - 413.7 SQM)



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DeVono cresa 
COMMERCIAL PROPERTY CONSULTANTS

INTRODUCTION

DeVono Cresa are delighted to offer the 1st and 3rd floors at 7-9 Swallow Street W1 London.

Providing a total of 4,454 SQ.FT of fully fitted high quality office space, the property is located along the Eastern boundary of Mayfair.

Both the first and third floors are available together or by a floor by floor basis, and have undergone a light refurbishment including new LG7 lighting.

1ST FLOOR

The available accommodation on the 1st floor is a mixture of open plan, private meeting rooms and offices.

3RD FLOOR

The available accommodation on the 3rd floor is predominately open plan with ample meeting rooms and private office provision.

KEY SPECS

FLOOR	SQ.FT	SQM	PASSING RENT (PER SQFT)
1ST	2,128	197.6	£68.50
3RD	2,326	216.0	£68.50
Total	4,454	413.7	-



BOARDROOM
 & meeting rooms



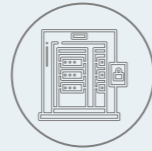
BREAKOUT ROOM
 for staff



CAT6
 cabling



LG7
 lighting



COMMS ROOM
 for each floor



PLUG & PLAY
 for each floor



AMENITIES
 within walking distance



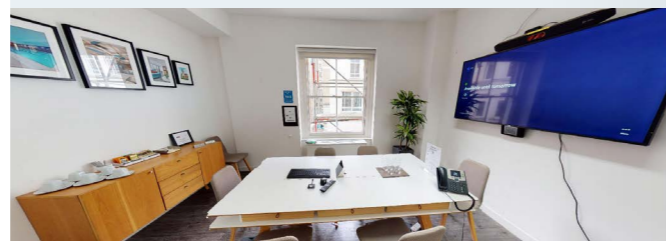
TRANSPORT
 links near by



PRIME
 Mayfair address



OPEN PLAN
 workstations



Clockwise from top left: 1st floor meeting room, 1st floor main office, 3rd floor meeting room



LOCATION

This excellent development is located midway along Swallow Street, which runs parallel to Regent Street and is bookended by Piccadilly. Key transport links include Piccadilly underground station, serving the Jubilee, Piccadilly and Bakerloo lines.

The space is also located a short walk from Green Park Underground Station, which is served by the Jubilee, Victoria and Piccadilly lines. The building is also surrounded by a number of excellent hotels, shops, restaurants and other amenities.

TERMS

Lease: Available by way of an assignment of the current leases both expiring September 2024.

Passing Rent	£68.50 per SQ.FT
Business Rates	1st Floor £31.10 per SQ.FT 3rd Floor £33.75 per SQ.FT
Service Charge	£16.73 per SQ.FT

EPC

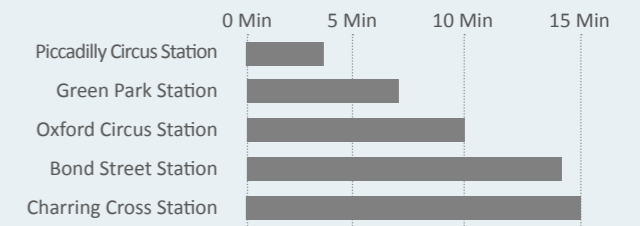
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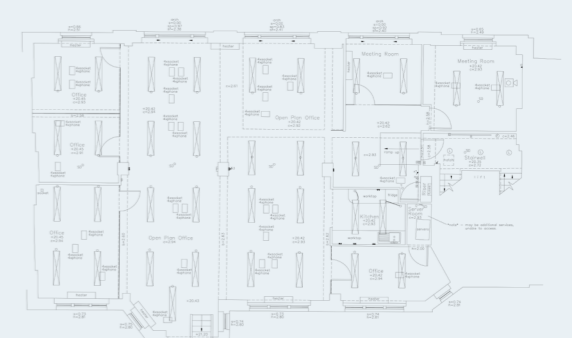
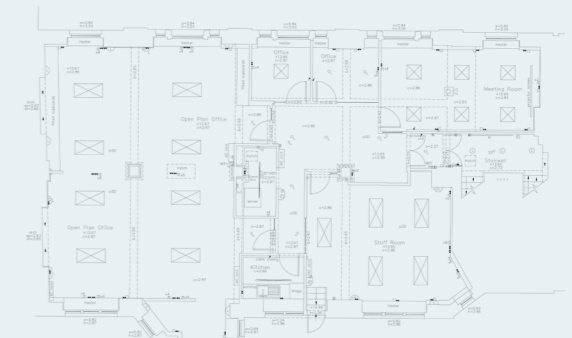
MISREPRESENTATION ACT

These details are for general guidance only and are not intended to form an offer or part of an offer. All details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their correctness. SUBJECT TO CONTRACT

WALKING DISTANCES



FLOOR PLANS*



*Floor plan not to scale

CONTACT

Viewings strictly by appointment with the sole letting agents, DeVono Cresa.

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