



REGENT  
STREET  
OFFICE DIRECT

# BEWLAY HOUSE

2ND FLOOR / APPROX. 1555 SQ FT

PANDÖRA

PANDÖRA

eCCO

American Sweets

Car

m&m's

Reeses

Skittles

FLEXIBLE  
WEST END  
WORK SPACE



# BEWLAY HOUSE, 2 SWALLOW PLACE



## OVERVIEW

Located in a renowned location in the West End, this excellent property sits behind Oxford Circus Station, providing easy access to local transport, including the upcoming Crossrail, due to open late 2019 as well as offering a short walk in to the heart of Mayfair or Soho.

The office is accessed from Princes Street, leading on to Swallow Place. Enter the lift and make your way up to the 2nd floor to view this wonderful open plan space. Large windows offer fantastic natural light and provide outstanding views of Oxford Circus.

This office also has demised newly refurbished WCs and brand new air conditioning.

## FLOOR PLAN

2nd floor  
Net internal area  
1555 sq ft

## GALLERY



## BREAKDOWN

- Fantastic location with easy access to local transport
- Newly decorated
- Demised WCs
- EPC Rating: D

## QUOTING RENT

£65.00 PER SQUARE FT  
Rents are quoted inclusive of service charge and exclusive of VAT and business rates. Subject to contract. Approx. £22.50 psf Business Rates.

## LEASE

- 3 year flexible lease
- Rolling break option (six months notice)
- Rent inclusive of service charge

## INTERESTED IN THIS PROPERTY?

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