



AVAILABILITY SCHEDULE

OCTOBER 2021

THE CROWN
ESTATE



REGENT
STREET
OFFICE DIRECT





12 LITTLE PORTLAND STREET - UNDER OFFER



Floor
1st Floor

Approximate area (SQ FT)
1,763

Quoting rent (£ PER SQ FT)
£170.00 (£299,710.00 pa)

Price all inclusive
Yes

FEATURES

- 22 fitted desks plus boardroom
- Communal meeting room
- Flexible leases
- Fully fitted and furnished
- Manned reception
- 4 showers, 30 lockers
- Air conditioning
- Plug & play fibre enabled

12 LITTLE PORTLAND STREET - UNDER OFFER



Floor
2nd Floor

Approximate area (SQ FT)
1,792

Quoting rent (£ PER SQ FT)
£170.00 (£304,640.00 pa)

Price all inclusive
Yes

FEATURES

- 22 fitted desks plus boardroom
- Communal meeting room
- Flexible leases
- Fully fitted and furnished
- Manned reception
- 4 showers, 30 lockers
- Air conditioning
- Plug & play fibre enabled

12 LITTLE PORTLAND STREET - UNDER OFFER



Floor
4th Floor

Approximate area (SQ FT)
1,788

Quoting rent (£ PER SQ FT)
£170.00 (£303,960.00 pa)

Price all inclusive
Yes

FEATURES

- 22 fitted desks plus boardroom
- Communal meeting room
- Flexible leases
- Fully fitted and furnished
- Manned reception
- 4 showers, 30 lockers
- Air conditioning
- Plug & play fibre enabled

12 LITTLE PORTLAND STREET



Floor
5th Floor

Approximate area (SQ FT)
1,501

Quoting rent (£ PER SQ FT)
£170.00 (£255,170.00 pa)

Price all inclusive
Yes

FEATURES

- 16 fitted desks plus boardroom
- Communal meeting room
- Flexible leases
- Fully fitted and furnished
- Manned reception
- 4 showers, 30 lockers
- Air conditioning
- Plug & play fibre enabled

15-17 HEDDON STREET



Floor
1st Floor

Approximate area (SQ FT)
556

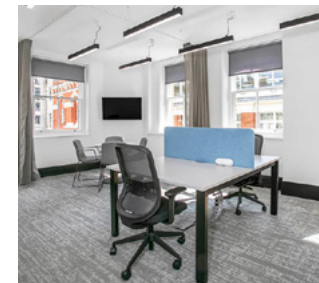
Quoting rent (£ PER SQ FT)
£150.00 (£83,400.00 pa)

Price all inclusive
Yes

FEATURES

- 8 fitted desks
- Flexible leases
- Fully fitted and furnished
- Air conditioning
- Plug & play fibre enabled
- Shower facilities
- Access to One Heddon Street meeting rooms and roof terrace

15-17 HEDDON STREET



Floor
2nd Floor

Approximate area (SQ FT)
729

Quoting rent (£ PER SQ FT)
£150.00 (£109,350.00 pa)

Price all inclusive
Yes

FEATURES

- 12 fitted desks
- Flexible leases
- Fully fitted and furnished
- Air conditioning
- Plug & play fibre enabled
- Shower facilities
- Access to One Heddon Street meeting rooms and roof terrace



15-17 HEDDON STREET



Floor
3rd Floor

Approximate area (SQ FT)
757

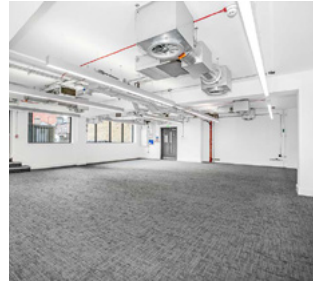
Quoting rent (£ PER SQ FT)
£150.00 (£113,550.00 pa)

Price all inclusive
Yes

FEATURES

- 12 fitted desks
- Flexible leases
- Fully fitted and furnished
- Air conditioning
- Plug & play fibre enabled
- Shower facilities
- Access to One Heddon Street meeting rooms and roof terrace

2 SWALLOW PLACE



Floor
2nd Floor - Suite 2.1

Approximate area (SQ FT)
1,042

Quoting rent (£ PER SQ FT)
From £105.00

Rent inclusive OF S/C
Yes

FEATURES

- Manned reception
- Fibre ready
- Showers and bike racks
- 6th Floor communal terrace
- Access to meeting rooms
- Offered Cat A/Cat A+/Cat B
- Approx business rates £30.00 psf

2 SWALLOW PLACE



Floor
2nd Floor - Suite 2.2

Approximate area (SQ FT)
3,368

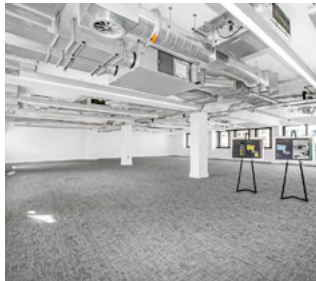
Quoting rent (£ PER SQ FT)
From £105.00

Rent inclusive OF S/C
Yes

FEATURES

- Manned reception
- Fibre ready
- Showers and bike racks
- 6th Floor communal terrace
- Access to meeting rooms
- Offered Cat A/Cat A+/Cat B
- Approx business rates £30.00 psf

2 SWALLOW PLACE



Floor
4th Floor - Suite 4.1

Approximate area (SQ FT)
3,390

Quoting rent (£ PER SQ FT)
From £105.00

Rent inclusive OF S/C
Yes

FEATURES

- Manned reception
- Fibre ready
- Showers and bike racks
- 6th Floor communal terrace
- Access to meeting rooms
- Offered Cat A/Cat A+/Cat B
- Approx business rates £30.00 psf

184-186 REGENT STREET - NEW LISTING



Floor
1st Floor

Approximate area (SQ FT)
988

Quoting rent (£ PER SQ FT)
£150.00 (£148,200.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- 10 fitted desks
- Flexible leases
- Fully fitted and furnished
- Air conditioning
- Plug & play fibre enabled
- Shower facilities
- Access to One Heddon Street meeting rooms and roof terrace

184-186 REGENT STREET - NEW LISTING



Floor
5th Floor

Approximate area (SQ FT)
923

Quoting rent (£ PER SQ FT)
£150.00 (£138,450.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- 8 fitted desks
- Flexible leases
- Fully fitted and furnished
- Air conditioning
- Plug & play fibre enabled
- Shower facilities
- Access to One Heddon Street meeting rooms and roof terrace



14-18 HEDDON STREET



Floor
4th Floor

Approximate area (SQ FT)
752

Quoting rent (£ PER SQ FT)
£68.50 (£51,512.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Tea point
- Passenger lift
- Newly decorated
- Great location
- Approx. business rates - £19.38 psf

2-3 CONDUIT STREET



Floor
2nd Floor

Approximate area (SQ FT)
999

Quoting rent (£ PER SQ FT)
£59.50 (£59,440.50 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Meeting room
- Tea point
- Air conditioning
- Suspended ceiling
- Double glazed windows
- Perimeter trunking
- Approx. business rates - £25.50 psf

14-18 HEDDON STREET



Floor
3rd Floor Front

Approximate area (SQ FT)
621

Quoting rent (£ PER SQ FT)
£68.50 (£42,538.50 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Perimeter trunking
- Newly refurbished
- 2x meeting rooms/offices
- Great location
- Approx. business rates - £19.13 psf

5 CONDUIT STREET



Floor
1st Floor

Approximate area (SQ FT)
677

Quoting rent (£ PER SQ FT)
£59.50 (£40,281.50 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Air conditioning
- Tea point
- Meeting room
- Passenger lift
- Excellent natural light
- Approx. business rates - £25.69 psf

14-18 HEDDON STREET



Floor
3rd Floor Rear

Approximate area (SQ FT)
300

Quoting rent (£ PER SQ FT)
£68.50 (£20,550.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Passenger lift
- New carpet
- Great location
- Approx. business rates - £19.60 psf

6 CONDUIT STREET



Floor
1st Floor

Approximate area (SQ FT)
456

Quoting rent (£ PER SQ FT)
£59.50 (£27,132.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Tea point
- Newly decorated
- Perimeter trunking
- Secondary glazing
- Approx. business rates - £27.13 psf



4 CONDUIT STREET



Floor
1st Floor

Approximate area (SQ FT)
793

Quoting rent (£ PER SQ FT)
£59.50 (£47,183.50 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Air conditioning
- Tea point
- 4x meeting rooms/offices
- Lift access directly into the office
- Newly decorated
- Close to Oxford Circus station
- Approx. business rates £26.72 psf

211-213 REGENT STREET



Floor
4th Floor

Approximate area (SQ FT)
735

Quoting rent (£ PER SQ FT)
£65.00 (£47,775.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Great natural light
- 3x meeting rooms/offices
- Lift access
- Efficient floor plate
- Perimeter trunking
- Views of Regent Street
- Approx. business rates £17.67 psf

5 CONDUIT STREET



Floor
5th Floor

Approximate area (SQ FT)
592

Quoting rent (£ PER SQ FT)
£59.50 (£35,224.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Air conditioning
- Tea point
- Meeting room
- Passenger lift
- Excellent natural light
- Approx. business rates £25.04 psf

GOLDSMITHS HOUSE 137-141 REGENT STREET



Floor
5th Floor

Approximate area (SQ FT)
1,000

Quoting rent (£ PER SQ FT)
£72.50 (£72,500.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Recently refurbished with LED lighting
- Vinyl flooring
- Excellent floor to ceiling height (Approx. 2.8m)
- Air conditioning
- Tea point
- Lift access
- Approx. business rates £18.00 psf

2-3 CONDUIT STREET



Floor
4th Floor

Approximate area (SQ FT)
982

Quoting rent (£ PER SQ FT)
£59.50 (£58,429.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Air conditioning
- Tea point
- Meeting room
- Passenger lift
- Excellent natural light
- Close to Oxford Circus station
- Approx. business rates £24.70 psf

4 CONDUIT STREET



Floor
2nd Floor

Approximate area (SQ FT)
648

Quoting rent (£ PER SQ FT)
£59.50 (£38,556.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Air conditioning
- Tea point
- Partitioned office space
- Lift access directly into the office
- Newly decorated
- Close to Oxford Circus station
- Approx. business rates £23.63 psf



11 MADDOX STREET



Floor
2nd Floor

Approximate area (SQ FT)
552

Quoting rent (£ PER SQ FT)
£65.00 (£35,880.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Excellent natural light
- New carpet
- Separate office or meeting room
- Communal WCs and shower room
- Approx. business rates £22.41

31-32 ST JAMES'S STREET



Floor
1st Floor

Approximate area (SQ FT)
1,858

Quoting rent (£ PER SQ FT)
£30.00 (£55,740.00 pa)

Rent inclusive OF S/C
No - £10.00 psf

FEATURES

- 2x open plan working areas
- 3x small meeting rooms
- Air conditioning
- Tea point
- Demised shower
- Demised WC
- New carpet
- Approx business rates £31.91 psf

10-12 HEDDON STREET



Floor
2nd Floor

Approximate area (SQ FT)
1,391

Quoting rent (£ PER SQ FT)
£65.00 (£90,415.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- 2x tea points
- Wooden flooring
- High ceilings with spot lights
- Boardroom
- Private office
- Excellent location on Heddon Street
- Easy access to local transport links

HEDDON HOUSE 149-151 REGENT STREET



Floor
5th Floor

Approximate area (SQ FT)
1,488

Quoting rent (£ PER SQ FT)
£69.00 (£102,672.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Air conditioning
- Tea point
- 4x person passenger lift
- Excellent proximity to Regent Street
- Approx. business rates £18.11 psf

39 MARGARET STREET



Floor
1st Floor & Basement

Approximate area (SQ FT)
941

Quoting rent (£ PER SQ FT)
£56.50 (£53,166.50 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Laminate flooring
- Excellent natural light
- Perimeter trunking
- Fantastic location with easy access to local transport links
- Approx. business rates £22.50 psf

6 VIGO STREET



Floor
5th Floor

Approximate area (SQ FT)
709

Quoting rent (£ PER SQ FT)
£62.50 (£44,312.50 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Tea point
- Passenger lift
- Fantastic location with easy access to local transport links
- Approx. business rates £18.49 psf



4-8 HEDDON STREET



Floor
3rd Floor North & South

Approximate area (SQ FT)
2,005

Quoting rent (£ PER SQ FT)
£72.50 (£145,362.50 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Newly refurbished
- LED lighting
- Tea point
- Vinyl floor
- Perimeter trunking
- Air conditioning
- Lift access
- Approx. business rates £24.19 psf

205 REGENT STREET



Floor
5th Floor

Approximate area (SQ FT)
443

Quoting rent (£ PER SQ FT)
£55.00 (£24,365.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Lift access
- Great natural light
- Efficient floor plat
- Perimeter trunking
- Approx. business rates - £16.87 psf

BEWLAY HOUSE 2 SWALLOW PLACE



Floor
2nd Floor

Approximate area (SQ FT)
1,555

Quoting rent (£ PER SQ FT)
£65.00 (£101,075.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Open plan
- Lift access
- Newly installed air conditioning
- Demised WC
- Great views of Oxford Street
- Good transport links
- Approx. business rates £22.00 psf

KENDAL HOUSE 1 CONDUIT STREET



Floor
3rd Floor

Approximate area (SQ FT)
1,457

Quoting rent (£ PER SQ FT)
£57.00 (£83,049.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Lift access
- Air conditioning
- Large tea point
- Demised WCs
- Open plan and column free
- Newly decorated
- Approx. business rates £18.00 psf

3-9 HEDDON STREET



Floor
3rd Floor

Approximate area (SQ FT)
2,069

Quoting rent (£ PER SQ FT)
£72.50 (£150,002.50 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Private lift entrance into demise
- Reception area with meeting room
- 3x demised WCs
- Air conditioning
- Tea point
- Excellent natural light
- Approx. business rates £26.05 psf

LINEN HALL 162-168 REGENT STREET



Floor
Various offices 1-15 people

Approximate area (SQ FT)
88 - 575

Quoting rent (£ PER SQ FT)
£70.00

Rent inclusive OF S/C
Yes

FEATURES

- Manned reception
- 24 hour access
- Meeting rooms
- Communal tea points
- Bike racks
- Shower facilities
- Approx. business rates £21.00 - £25.00 psf



29-31 HEDDON STREET



Floor
2nd Floor

Approximate area (SQ FT)
1,048

Quoting rent (£ PER SQ FT)
£62.50 (£65,500.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Newly decorated
- Tea point
- Demised WC
- Great natural light
- LED lighting
- Excellent location
- Approx. business rates £17.88 psf

23-27 HEDDON STREET



Floor
2nd Floor

Approximate area (SQ FT)
1,870

Quoting rent (£ PER SQ FT)
£65.00 (£121,550.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Lift with access within demise
- Excellent natural light
- Air conditioning
- Tea point
- Demised WCs
- Offered un-refurbished
- Approx. business rates £20.57 psf

207-209 REGENT STREET



Floor
5th Floor

Approximate area (SQ FT)
468

Quoting rent (£ PER SQ FT)
£55.00 (£25,740.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Tea point
- Lift access
- New carpet
- Perimeter trunking
- Approx. business rates £17.50 psf

207-209 REGENT STREET



Floor
4th Floor

Approximate area (SQ FT)
502

Quoting rent (£ PER SQ FT)
£55.00 (£27,610.00 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Tea point
- LED lighting
- Passenger lift
- Secondary glazing
- Approx. business rates £19.03 psf

33-35 HEDDON STREET



Floor
2nd Floor

Approximate area (SQ FT)
911

Quoting rent (£ PER SQ FT)
£68.50 (£62,403.50 pa)

Rent inclusive OF S/C
Yes

FEATURES

- Tea point
- Parquet flooring
- Perimeter trunking
- Excellent natural light
- Premium location
- Approx. business rates £18.85 psf



VIEWING

Strictly by appointment through the sole agents.

DYLAN LAING

LEASING MANAGER

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