

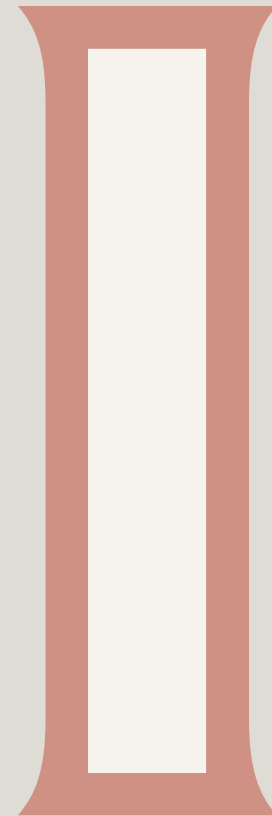
A newly refurbished building offering 6,910 sq ft of Furnished + Flexible space
across three floors, with only one floor of 2,201 sq ft remaining in Fitzrovia.

THREE RATHBONE PLACE, WI



DESIGNED BY Piercy&Company
DEVELOPED BY Derwent London

YOUR BUILDING



WELCOME

to your precisely functional and effortlessly liveable working environment in Fitzrovia, W1.

Three Rathbone Place comprises three self-contained and fully furnished floors, offering a total of 6,910 sq ft office space for immediate occupation.

Designed with deep insight into the needs and attitudes of modern businesses, with sustainability as a priority and enhanced by a dedicated street entrance, lobby-style reception and private roof terraces. Positioned moments from Tottenham Court Road, Soho Square and Charlotte Street.

The attractive red-brick façade feels at home on this street, one of central London's most prized. The elegant double-fronted glazed entrance could front a boutique hotel – it equally suits a progressive commercial business.

IMAGE: Rathbone Place entrance



IMAGE: Rathbone Place reception



In the ground floor reception the air of high-end hospitality continues. End-grain timber flooring, painted wall panelling, and a curated collection of mid-century style furniture and light fittings could belong in a member's club or hotel lobby. From here, you can take the lift to all floors or use the feature staircase.



THE INTERIOR STORY

Each office floor perfectly maximises space, combining static workstations, meeting rooms and private booths, together with informal breakout spaces and hot desks. All workspaces enjoy abundant natural light from dual aspect on both front and rear elevation.

IMAGE: Second floor



THIRD FLOOR

On entering each floor, sightlines are immediately drawn across the space to the full-height 'feature wall', running the entire width of the footprint. This bespoke, painted feature includes generous cupboard storage and shelving, which acts as a blank canvas to bring life and personality to your space.

IMAGE: Third floor

COLOUR & MATERIAL

Palettes throughout are earthy and natural – timber finishes feature heavily – bringing a modern, home-like warmth to the working environment. Dark wood and ceramic flooring in the kitchenette add a distinctly domestic touch.



IMAGE: Kitchenette / tea point

SCHEDULE OF AREAS

	FLOOR	
	SQ FT*	SQ M*
FOURTH	LET TO HILLWOOD INVESTMENT	
THIRD	2,201	205
SECOND	LET TO ATELIER CAPITAL	
SUB TOTAL	2,201	205
GROUND (RECEPTION)	319	30
TOTAL	2,520	235

* IPMS measurement on request.

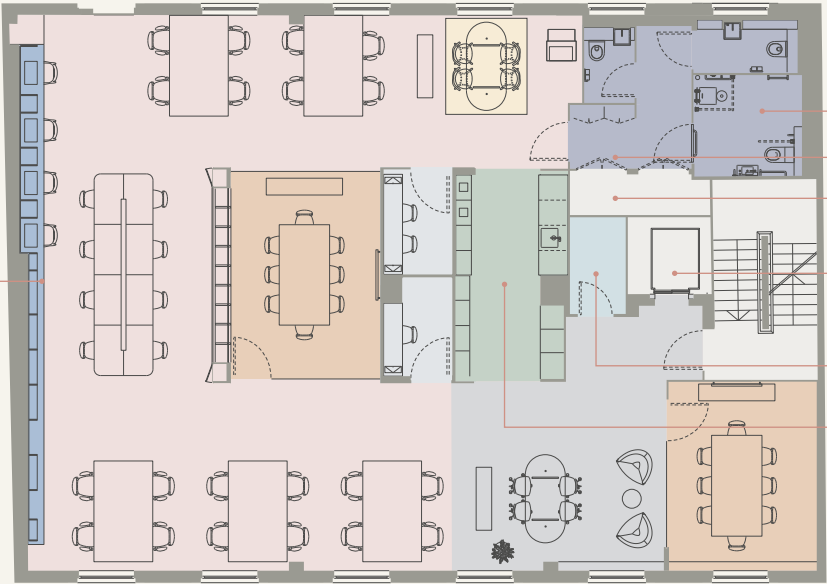
KEY FEATURES

- Fully furnished office space ready for occupation
- Flexible lease
- New efficient heating and cooling VRF system
- New bespoke lighting
- New ground floor reception and feature staircase
- Cycle and shower facilities

THIRD FLOOR PLAN

- Informal reception / lounge
- 2 x 8 person meeting room
- 28 x open plan desk
- 4 x hot desks
- 2 x private booth
- 1 x comms room
- Kitchenette / tea point
- Breakout space
- WCs & shower

Feature wall with high-end bespoke carpentry



Shower

WCs

Riser

Lift

Comms room

Kitchenette / tea point

RATHBONE PLACE





NET ZERO CARBON

As a responsible business, we understand, balance and manage our environmental, social and governance opportunities proactively; it is visible in our culture, approach and design and management of our buildings. In February 2020 we announced our commitment to become a Net Zero Carbon business by 2030. We plan to do this through driving down energy demand across our portfolio, investing in renewable energy and offsetting the residual carbon emissions we cannot eliminate.

NET ZERO CARBON CREDENTIALS AT THREE RATHBONE PLACE:

- Efficient all electric plant
- Energy management systems installed to maximise energy efficient and occupier control
- Openable windows providing natural ventilation
- A focus on natural and sustainable materials
- Sustainable attributes of the furniture and finishes are tracked and recorded
- Any residual embodied carbon will be offset

IMAGES: Rathbone Place reception



YOUR LOCATION



NICHE NEIGHBOURHOODS AND WEST END WOW

Centrally positioned and touching some of the capital's most characterful internal villages, Rathbone Place feels like a pivot point around which so much revolves. It sits on the southernmost fringe of Fitzrovia, a few steps from Charlotte Street, where places to dine and drink are both plentiful and upscale. Take a walk in the opposite direction, and you're soon engulfed by the eternal, life-affirming buzz of Soho or take a breather and enjoy the calmness of Soho Square. Stray a little to the east, and Bloomsbury welcomes you with its handsome streets, independent retailers and renowned universities. The alluring destinations of Mayfair and Covent Garden also lie close by. This is London's vibrant heart, beating proudly with the very best a world-class city can offer.

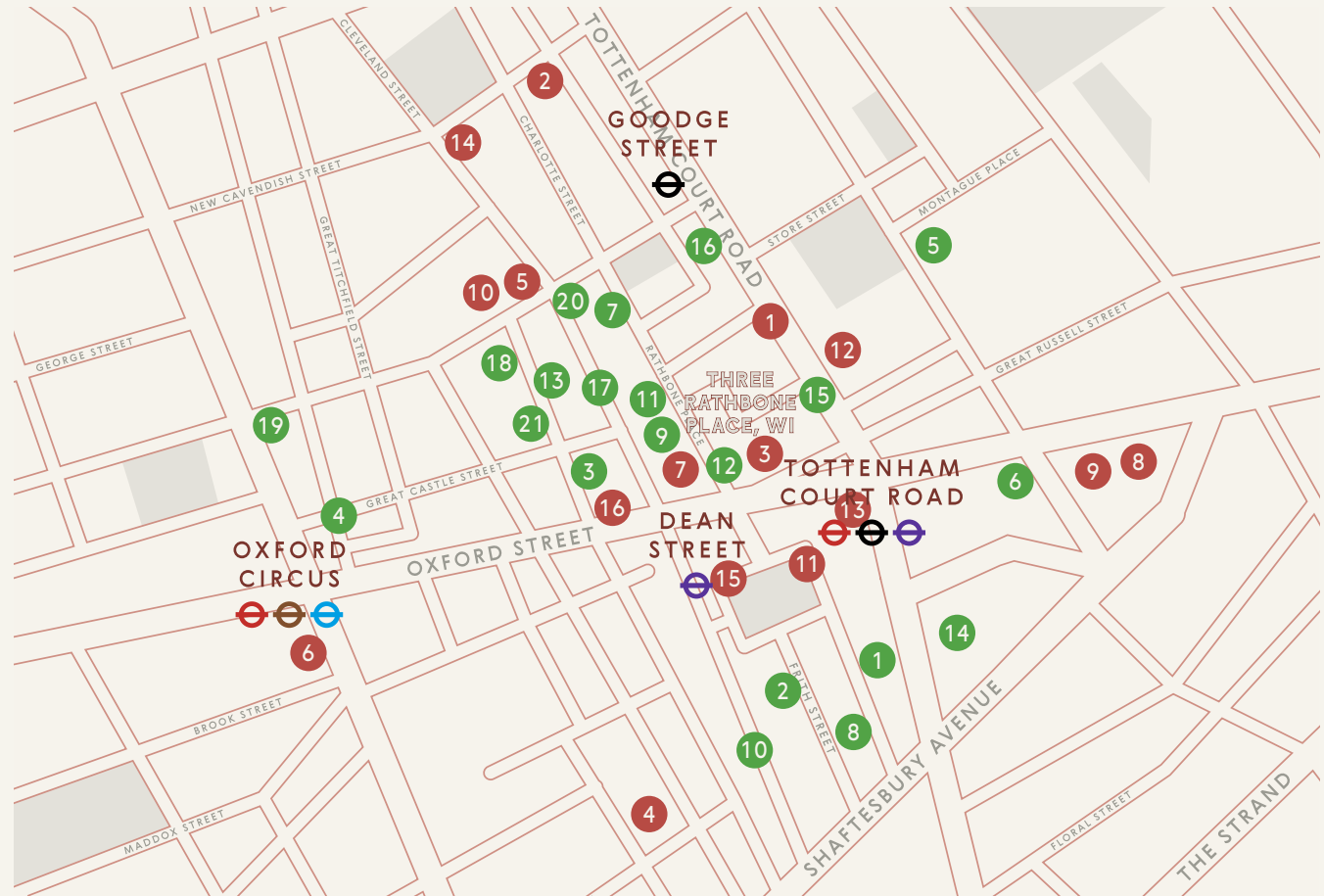
IMAGE: Soho Square



A PLACE FOR BUSINESS AND PLEASURE

Respected global companies have already pinpointed this location as their optimum base in London. Names like Google, Boston Consulting Group, Arup, Freud Communications, Estée Lauder and TripAdvisor lead the local roll call. Serving this large concentration of workers, Fitzrovia and its surrounding area offer up an astounding menu of social amenities to enjoy beyond office hours.

- Bakerloo line
- Central line
- Elizabeth line
- Northern line
- Victoria line



LOCAL OCCUPIERS

1. 1+2 Stephen Street
Anacap Financial Partners, Brandopus, Fremantle Media, Freud Communications and The Office Group
2. 80 Charlotte Street
Arup, Boston Consulting Group and Lee & Thompson
3. Charlotte Building
First Quantum Minerals, Moore Kingston Smith and The&Partnership
4. Diageo
5. Estée Lauder Companies
6. Exane
7. Facebook
8. Google
9. NBC
10. Netflix
11. Palantir
12. Skyscanner
13. Soho Place
Apollo Global Management and G-Research
14. Take 2 Interactive
15. TripAdvisor
16. WeWork

AMENITIES

1. 10 Greek Street
2. Barrafinia
3. Berners Tavern
4. Bike Drop
5. The British Museum
6. Centre Point: Arcade Food Theatre
7. Charlotte Street Hotel
8. Chotto Matte
9. Circolo Popolare
10. Dean Street Townhouse
11. Digma Fitness
12. Fitness Lab
13. Frame
14. Flat Iron
15. Hakkasan
16. Leon
17. Mandrake Hotel
18. Mr Fogg's
19. Psycle
20. Roka
21. Sanderson Hotel



Digme Fitness, Rathbone Square



Circolo Popolare, Rathbone Place



Flat Iron, 17-18 Henrietta Street



Mr Fogg's, 48 Newman Street



Soho Square



Frame, 25-33 Berners Street



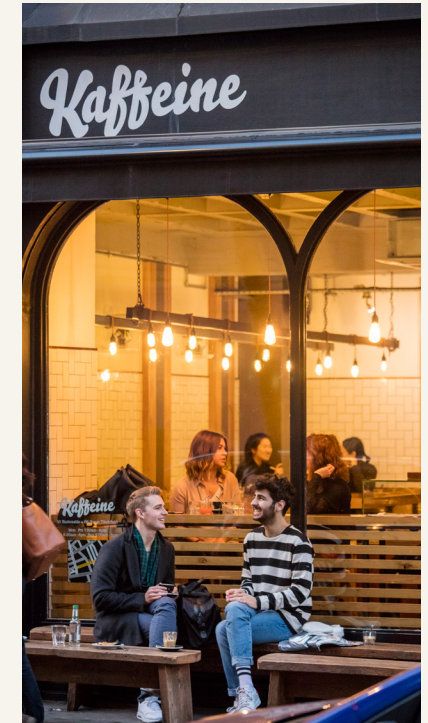
Psyche, 76 Mortimer Street



Charlotte Street Hotel, 15-17 Charlotte Street



Roka, 37 Charlotte Street



Kaffeine, 66 Great Titchfield Street



The Detox Kitchen, 10 Kingly Street

TRAVEL TIMES FROM TOTTENHAM COURT ROAD

Source: tfl.co.uk

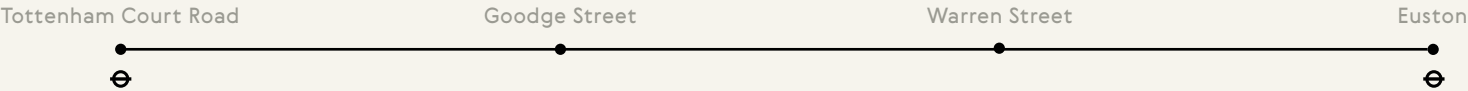
CHARING CROSS

3 mins



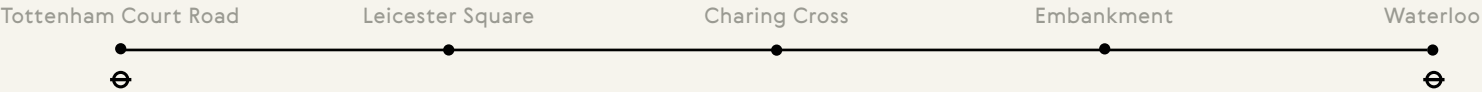
EUSTON

4 mins



WATERLOO

5 mins



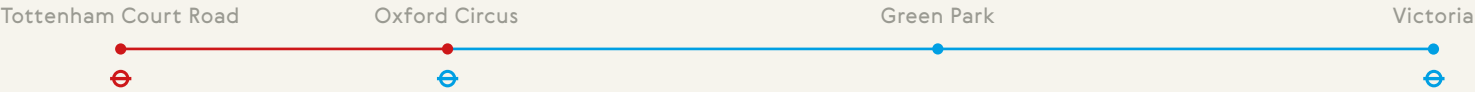
KING'S CROSS

5 mins



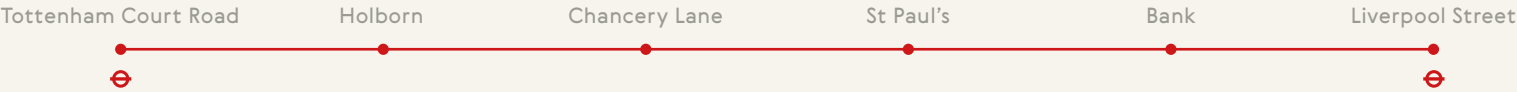
VICTORIA

7 mins



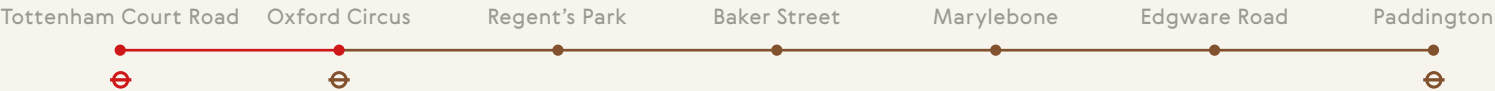
LIVERPOOL STREET

9 mins



PADDINGTON

10 mins



TRAVEL TIMES FROM TOTTENHAM COURT ROAD

Source: tfl.co.uk

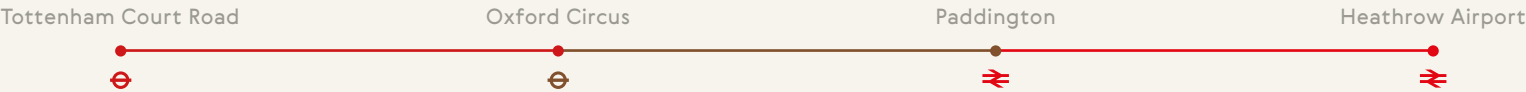
LONDON CITY

32 mins



HEATHROW

37 mins



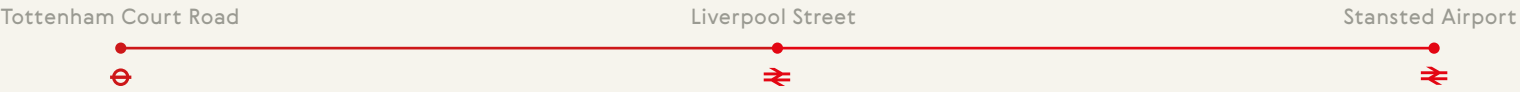
GATWICK

52 mins



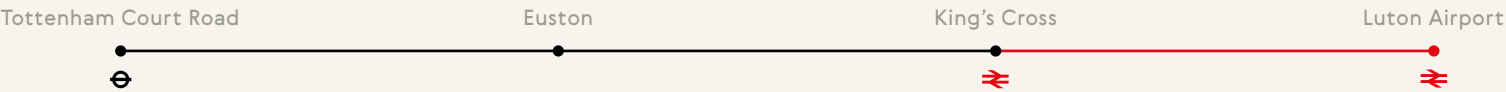
STANSTED

58 mins



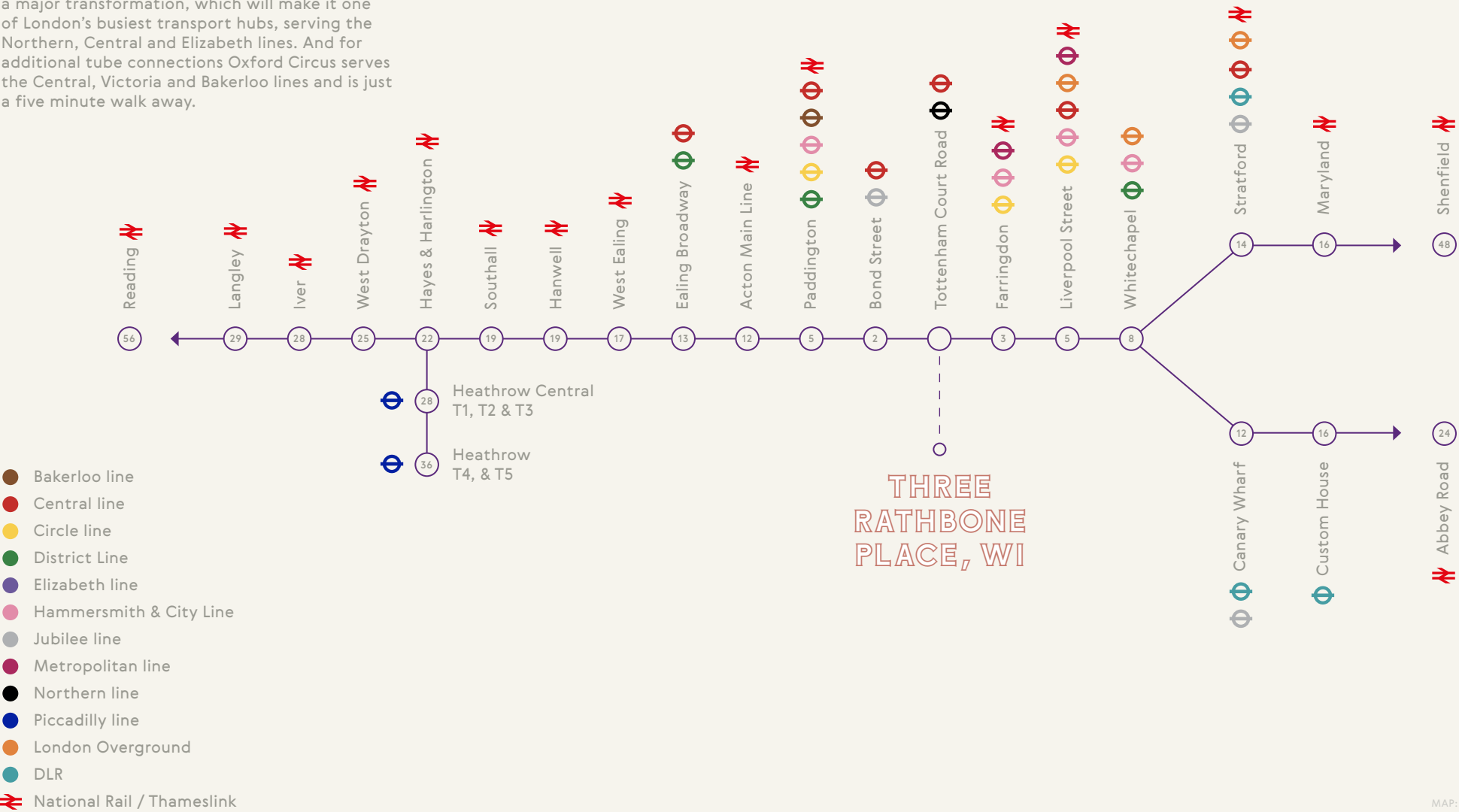
LUTON

66 mins



UNRIVALLED CONNECTIONS
AROUND THE CORNER

As London's transport system expands to support its growing population, businesses near Tottenham Court Road are set to benefit more than most. This Underground station is currently undergoing a major transformation, which will make it one of London's busiest transport hubs, serving the Northern, Central and Elizabeth lines. And for additional tube connections Oxford Circus serves the Central, Victoria and Bakerloo lines and is just a five minute walk away.



YOUR LANDLORD

3

DERWENT LONDON

Derwent London is a different kind of developer – a design-led creative office specialist providing unique workplaces where customers become long-term partners. We look for prime sites with hidden potential where we can develop best-in-class buildings with generous volume and excellent natural light. Good transport links are vital. We are known for our flexible approach to changing workspace requirements.

A key part of our business model has been an industry-leading commitment to architecture, research and responsibility. We believe this approach helps us to deliver inherently sustainable spaces which are attractive to occupy and efficient to operate. We are keenly committed to making better places and contributing to our local communities.

We are proud to call Fitzrovia one of our key villages with over 1.65m sq ft of creative commercial space in 33 properties.

EG Offices Company of the Year 2019
Global 100 Most Sustainable Companies
Management Today 2020 – Britain's Most Admired Companies:
10th position (top of Property Sector)



BRUNEL • BUILDING

Paddington, W2

Size: 243,200 sq ft

Completed: 2019

Architects: Fletcher Priest

Tenants: Alpha FX, Coach, Hellman & Friedman, Paymentsense, Premier League, Sony Picture Entertainment and Splunk

BCO Best Commercial Workplace award



Soho Place

W1

Soho, W1

Size: 285,000 sq ft

Completion: 2022

Architects: AHMM

Tenants: Apollo Global Management and G-Research



80 CHARLOTTE STREET.

Fitzrovia, W1

Size: 380,000 sq ft

Completed: 2020

Architects: Make

Tenants: Arup, Boston Consulting Group and Lee & Thompson



CHARLOTTE BUILDING

Fitzrovia, W1

Size: 47,200 sq ft

Completed: 2009

Architects: Lifschutz Davidson Sandilands

Tenants: First Quantum Minerals, Moore Kingston Smith and The&Partnership

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