

The background is a light beige color. On the left side, there is a large, solid orange circle partially cut off by the edge. A thin white line starts from the top left, curves around the orange circle, and extends downwards. Another thin white line starts from the top left, curves around the orange circle, and extends towards the right. In the bottom right corner, there is a solid dark red shape that curves upwards and to the left. A thin white line starts from the top right, curves around a small white circle, and extends towards the bottom right.

# HOLDEN HOUSE

**57 RATHBONE PLACE  
FITZROVIA W1**

CONTACT

DERWENT  
LONDON

LOCATION

BUILDING



# A WARM WELCOME

Nestled between Soho and Fitzrovia, where Oxford Street meets Rathbone Place, Holden House provides an ideal West End location in a prominent corner position. 3,052 sq ft of Furnished + Flexible workspace is available on the 1st floor. The unit is spacious and adaptable with an abundance of natural light flooding through it.

A contemporary, double-height entranceway marks the transition from vibrant Rathbone Place into the building's calm and airy reception area. The glass doors flood the lobby with light and subtly illuminate the glossy white walls. A wall of timber louvres surrounds the lift area at both the reception and office levels, bringing a warmth of wood to the building.



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# FLEXIBLE AND ADAPTABLE OFFICES

## BUILDING FEATURES

- Beautifully designed double-height reception
- 2 passenger lifts
- Manned reception with 24 hour security
- An abundance of natural light through the office floors
- Fully cabled and enabled with high speed fibre internet
- Cycle store with 25 spaces
- Ideally located opposite the new Dean Street Elizabeth line entrance (Tottenham Court Road station)

## AVAILABILITY

**SQ FT\*****SQ M\***

Part 3rd &amp; 4th

**LET TO ENVY POST PRODUCTION**

Part 1st

3,052

284

**Total****3,052****284**

\* Approximate areas

IPMS measurements available on request



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LONDON**

**LOCATION**

**BUILDING**

**1ST FLOOR - 3,052 SQ FT**





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1ST FLOOR - 3,052 SQ FT



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## 1ST FLOOR - 3,052 SQ FT

### KEY FEATURES



Fully furnished and flexible office space



28 fixed desks and 12 hot desks



2 private meeting rooms



Breakout / coworking space



Fully cabled and enabled with  
high speed fibre internet



Raised carpeted floor with  
under floor air conditioning



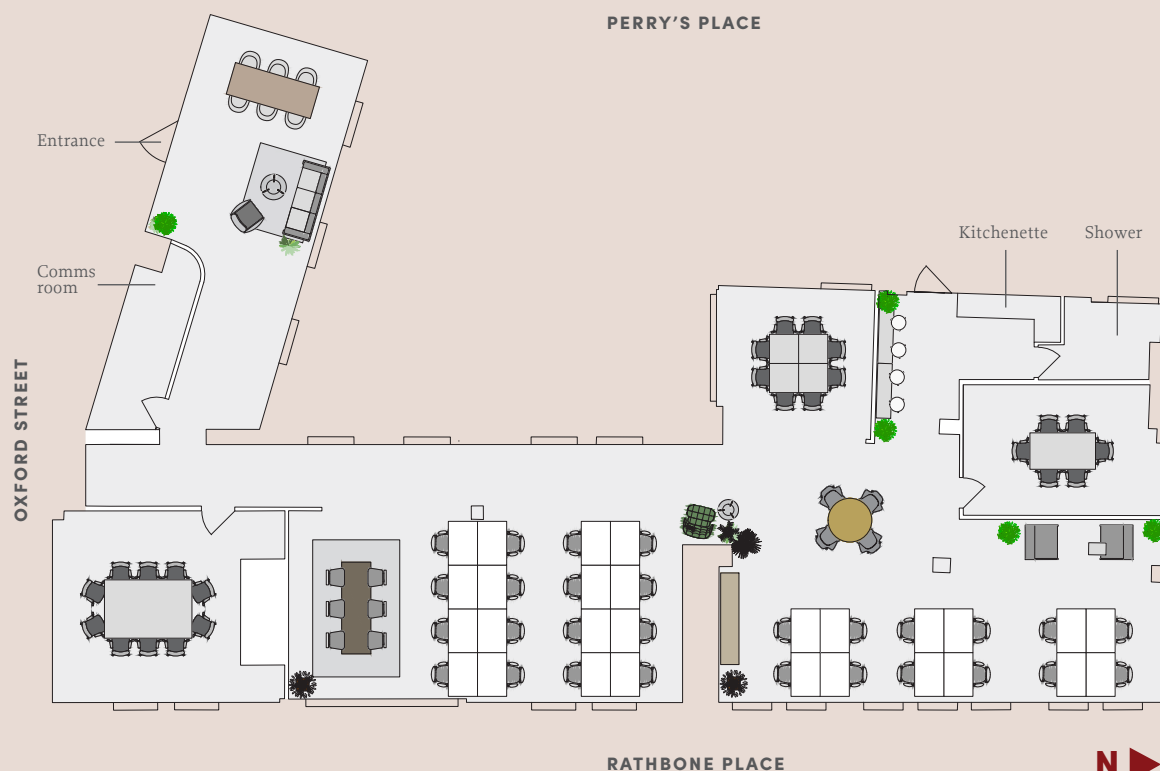
Kitchenette



Shower in demise



Provision for comms room







Charlotte Street Hotel

# THE AREA

A uniquely vibrant and prime location  
- welcome to the new West End.

The area around Holden House has been undergoing significant transformation that is reshaping the eastern end of Oxford Street. Surrounded by Fitzrovia, Covent Garden and Soho, there's an unrivalled selection of shops, the city's leading restaurants, world-class fitness studios and renowned art galleries.

It's also a short stroll along Rathbone Place to the trendy hotels and bustling bars that characterise Fitzrovia and the infamous Charlotte Street. The abundance of alfresco terraces and homely pubs are also perfect for unwinding after a busy day.

Occupiers in Holden House are spoilt for choice with the vast array of amenities on their doorstep and the excellent connectivity across London. The area has already become an established office location with a number of high-profile businesses choosing to call it their home.



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# THE AREA



Top row: Black Sheep Coffee, Salt Yard, Percy & Founders, Soho Square  
Bottom row: Planet Organic, Mortimer House & Kitchen, TAP coffee



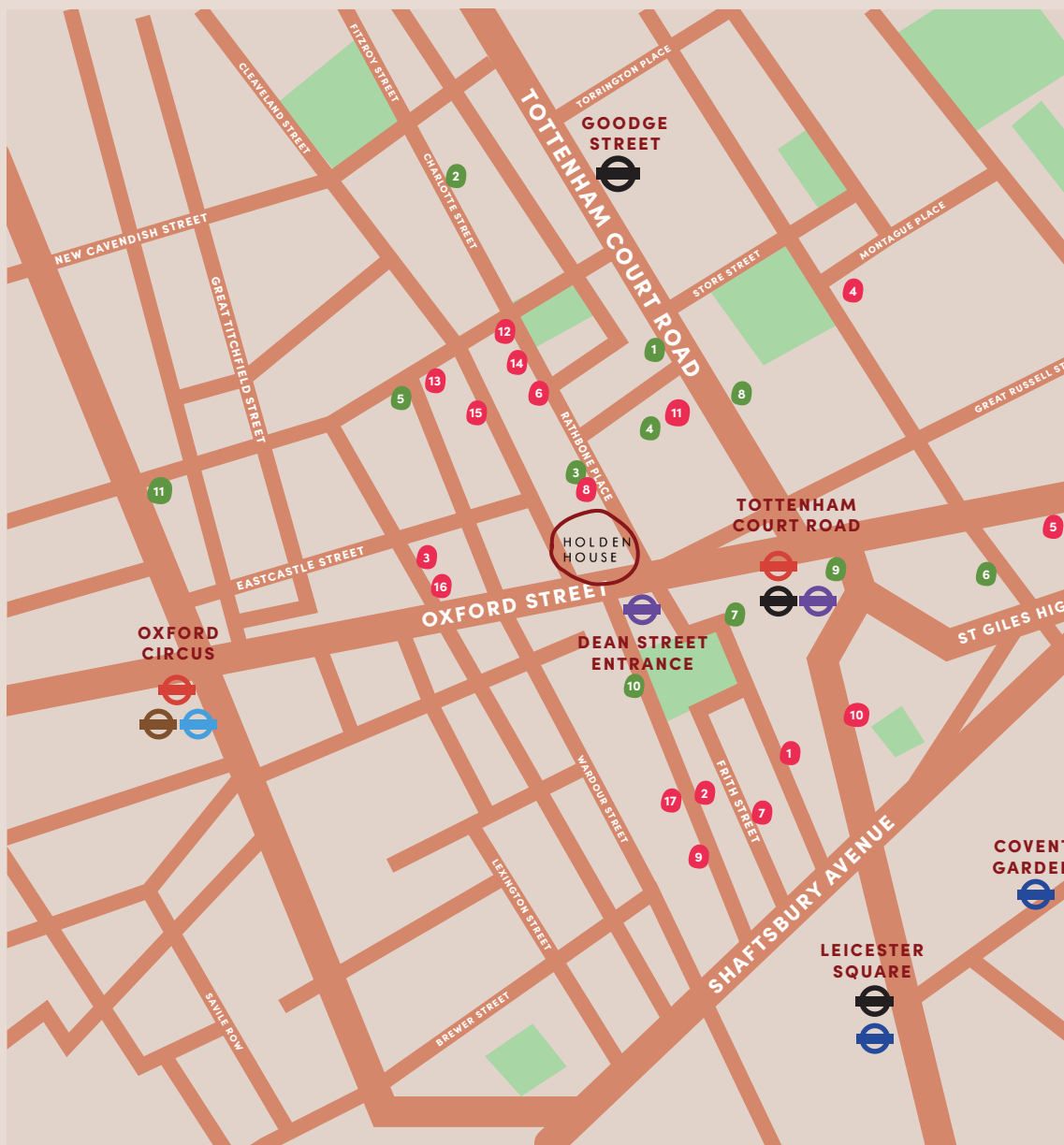
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# THE AREA



## OCCUPIERS

- 1+2 Stephen Street  
*AnaCap Financial Partners, BrandOpus,  
FremantleMedia and Freud Communications*
- 80 Charlotte Street  
*Arup, The Boston Consulting Group,  
Lee & Thompson*
- Facebook
- Charlotte Building  
*Moore Kingston Smith, The&Partnership*
- Estée Lauder Companies
- Google London
- Plantir
- Skyscanner
- Soho Place  
*Apollo Management and G-Research*
- TripAdvisor

## AMENITIES

- 10 Greek Street
- Barrafina
- Berners Tavern
- The British Museum
- Centre Point Food Store
- Charlotte Street Hotel
- Chotto Matte
- Circolo Popolare
- Dean Street Townhouse
- Flat Iron
- Hakkasan
- LEON
- Mr Fogg's
- Psycle
- Roka
- Sainsbury's
- Soho House

# GETTING AROUND

The arrival of the Elizabeth line will transform Tottenham Court Road station into the West End's major transport hub. Occupiers will be connected as never before, with significantly faster connections across London, establishing the surrounding area as one of London's premier business destinations. Holden House is adjacent to the new Dean Street Elizabeth line entrance.

In addition to the Elizabeth line, Holden House has a total of 7 Underground stations within a 10 minute walk. It's excellently located for bus routes across London, and the national and international rail terminals of Euston, St Pancras, King's Cross and Waterloo are just a short journey away.

## Underground journey times from Tottenham Court Road station

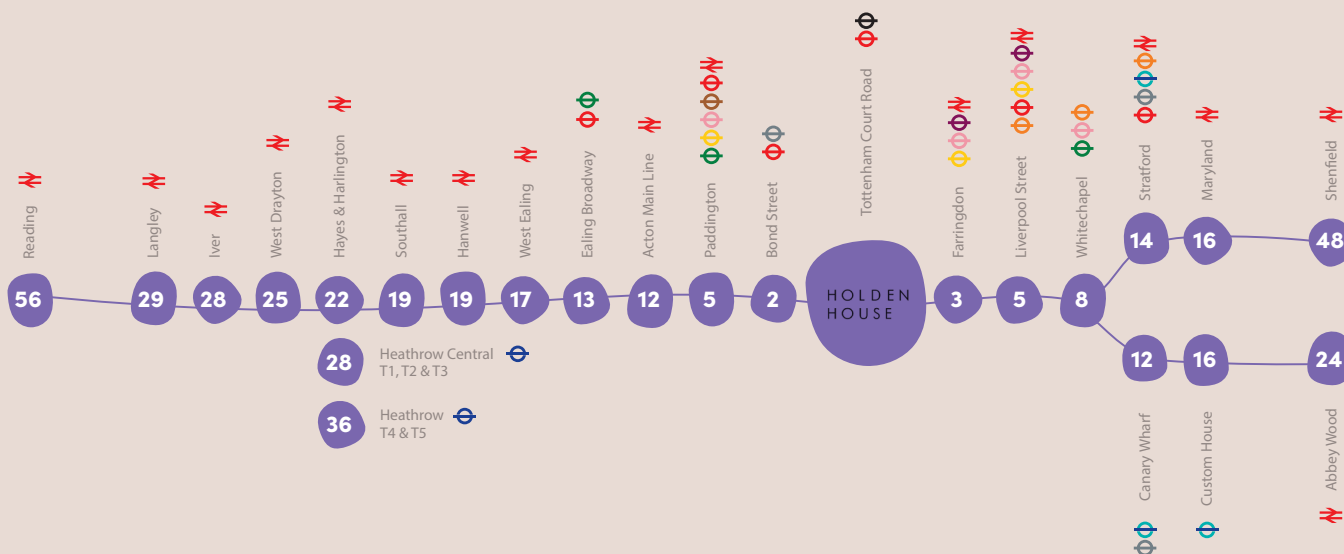
### Stations

Charing Cross	2 mins
Euston	4 mins
Waterloo	5 mins
Victoria	7 mins
Liverpool Street	8 mins
King's Cross	9 mins
Paddington	12 mins

### Airports

London City	32 mins
Heathrow	37 mins
Gatwick	52 mins
Stansted	58 mins
Luton	66 mins

## Elizabeth line journey times from Tottenham Court Road station (mins)





# DERWENT LONDON

Derwent London is a different kind of developer - a design-led creative office specialist providing unique workplaces where occupiers 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.

OUR JOURNEY TO  
**NET ZERO**  
2030

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. We have recently set a target to achieve Net Zero Carbon by 2030.

# DERWENT LONDON BUILDINGS

## Soho Place

W1



### SOHO W1

**SIZE** 285,000 sq ft

Completion 2021

**ARCHITECTS** AHMM

**TENANTS** Apollo Global  
Management and G-Research

## 80 CHARLOTTE STREET.

FITZROVIA W1



### FITZROVIA W1

**SIZE** 380,000 sq ft

Completion 2020

**ARCHITECTS** Make

**TENANTS** Arup, The Boston  
Consulting Group and  
Lee & Thompson

## 1 +2 Stephen Street.



### FITZROVIA W1

**SIZE** 266,500 sq ft

Completion 2013-2015

**ARCHITECTS** Orms

**TENANTS** Anacap, BrandOpus,  
FremantleMedia, Freud  
Communications, The Office  
Group, London & Newcastle

**RETAIL** DF Tacos, Hotel  
Chocolat, Leon, Odeon, Planet  
Organic, T2 and Waterstones

## WHITE COLLAR FACTORY



### OLD STREET EC1

**SIZE** 291,400 sq ft

Completion 2017

**ARCHITECTS** AHMM

**TENANTS** Adobe, AKT II, BGL, Box.  
com, Capital One, Egress, Runpath,  
Spark44 and The Office Group

**RESTAURANTS** Daffodil  
Mulligan and Passo

# CONTACT

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## HOLDENHOUSEW1.COM

### MISREPRESENTATION ACT

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Cushman & Wakefield and Edward Charles. All figures of rates, service charge, VAT and all other outgoings. The agents have not tested the services. All floor areas are approximate.  
Date of preparation April 2021.

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LONDON