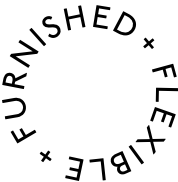
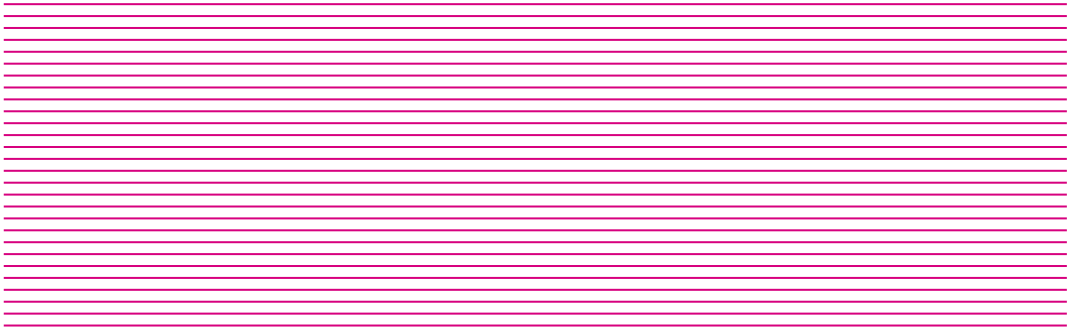
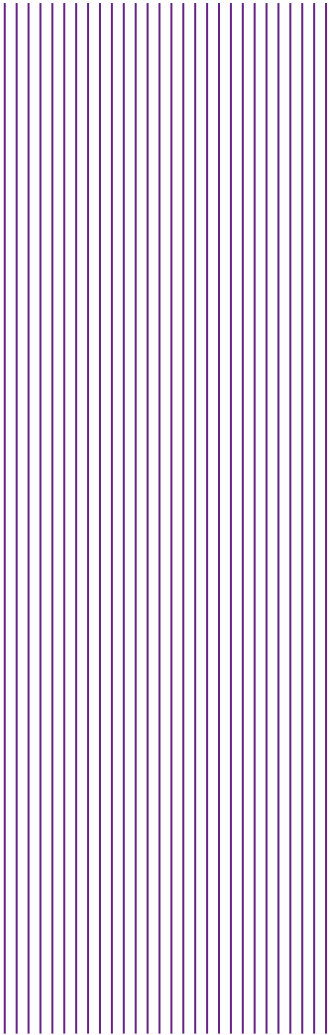
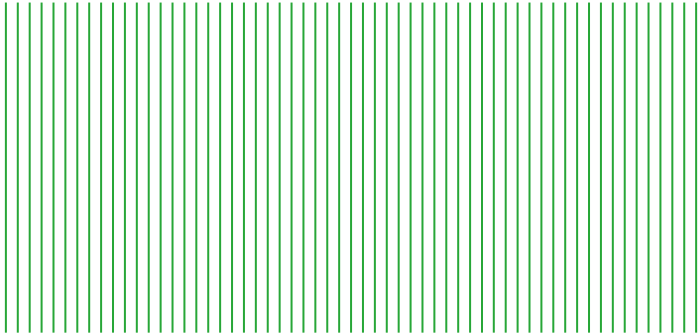
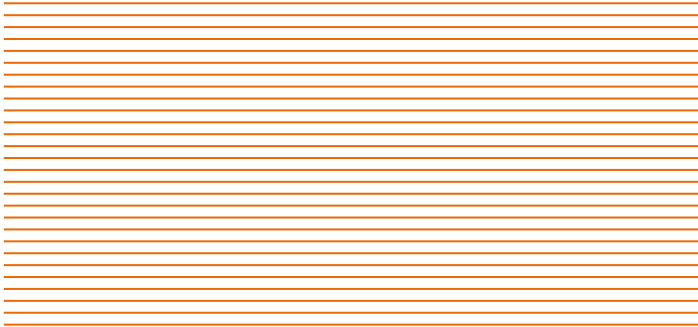


# Rathbone Studios W1

Nine Rathbone Place



# Derwent London, your landlord

**We are London's leading specialist in crafting design-led, sustainable workplaces that inspire, enhance wellbeing, and support business aspirations.**

- A proven track record and expertise
- Largest central London office-focused REIT
- £5bn investment portfolio
- 5.4m sq ft in central London

We are a different kind of investor, developer and commercial landlord. Our strategic and considered approach focuses on the following areas, setting us apart from others:

- Innovative and inspiring architecture and design
- A personal and relationship-driven ethos
- A unique approach to service and amenity, which authentically considers the needs of the business and the individuals within our buildings
- Complimentary DL/Member benefits package for every office occupier with tangible benefits and enhanced experience for your Talent
- A commitment to sustainability in everything we do



Discover more about Derwent London and our story so far



25 Savile Row W1

## Vision

We craft inspiring and distinctive space where people thrive.

## Purpose

We design and curate long-life, low carbon, intelligent offices that contribute to London's position as a leading global city.

## Values

We build long-term relationships. We lead by design. We act with integrity.

# DL/Members by Derwent London

Derwent London Membership is a complimentary benefits package available to every occupier and their employees working in a Derwent London building. Membership status is automatic and as DL/Members, all employees can enjoy access to:

- Communal collaboration and working areas
- Bookable meeting rooms configured to your needs
- Phone booths and library for quiet working (DL/28)
- Event / town hall space available for exclusive hire
- DL/Service café serving delicious food and drink
- All connected via the DL/App

## DL/Service

Preferential Member rates on high-quality, seasonal, food and drink at the five DL/Service cafés within our buildings and Lounges.

## DL/App

An ever-growing package of exclusive benefits on the DL/App, including specially negotiated discounts from a diverse collection of businesses, local coffee shops, restaurants and wellness brands.

## Member Events

A packed calendar of exciting events curated by our dedicated DL/Member Experience team.

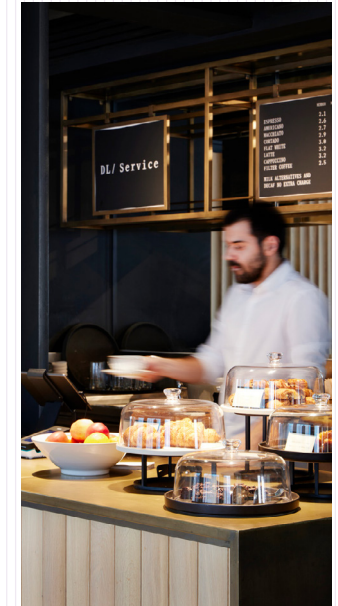
**Rathbone Studios is a 7-minute walk from the DL/78 Lounge in Fitzrovia W1.**



Discover what it means to be a DL/Member



DL/Service at DL/78 in Fitzrovia W1



DL/78 in Fitzrovia W1

DL/MEMBERS  
by DERWENT LONDON



# Introducing Rathbone Studios

Rathbone Studios sits on the southernmost fringe of Fitzrovia, just off Oxford Street, bordered by Soho, Mayfair, Marylebone and Bloomsbury.

The characterful building has been refurbished to enhance its original period features, benefiting from abundant natural light and openable windows, making it a desirable working environment for any aspiring business.



Charlotte Street



Tottenham Court Road station -  
Elizabeth Line entrance, Dean Street



Rathbone Studios, Rathbone Place



# Availability

**886 sq ft Furnished + Flexible office space  
across two floors**

## Key Features

- Newly refurbished with original period features
- Bright, open plan workspace
- Excellent floor-to-ceiling height
- Secure cycle storage
- Air conditioning
- 24 hour access
- Cabled and enabled with high-speed fibre
- EPC Rating 'B'
- Complimentary DL/Member benefits package, including access to two Members' Lounges, DL/78 in Fitzrovia W1 and DL/28 in Old Street EC1







FURNISHED \* FLEXIBLE \*

# Availability

## Schedule of Areas

Floor	sq ft	sq m
Fourth	463	43
Third	423	39
<b>Total</b>	<b>886</b>	<b>82</b>

## What's Included



-  10 x fitted desks
-  1 x 10-person private meeting room
-  Breakout space
-  Teapoint

## Your Simple Contract

ALL-IN RENT inclusive of service charge,  
business rates and building insurance

FLEXIBLE lease term

SIMPLE short-form contract

-  Demise
-  Common parts





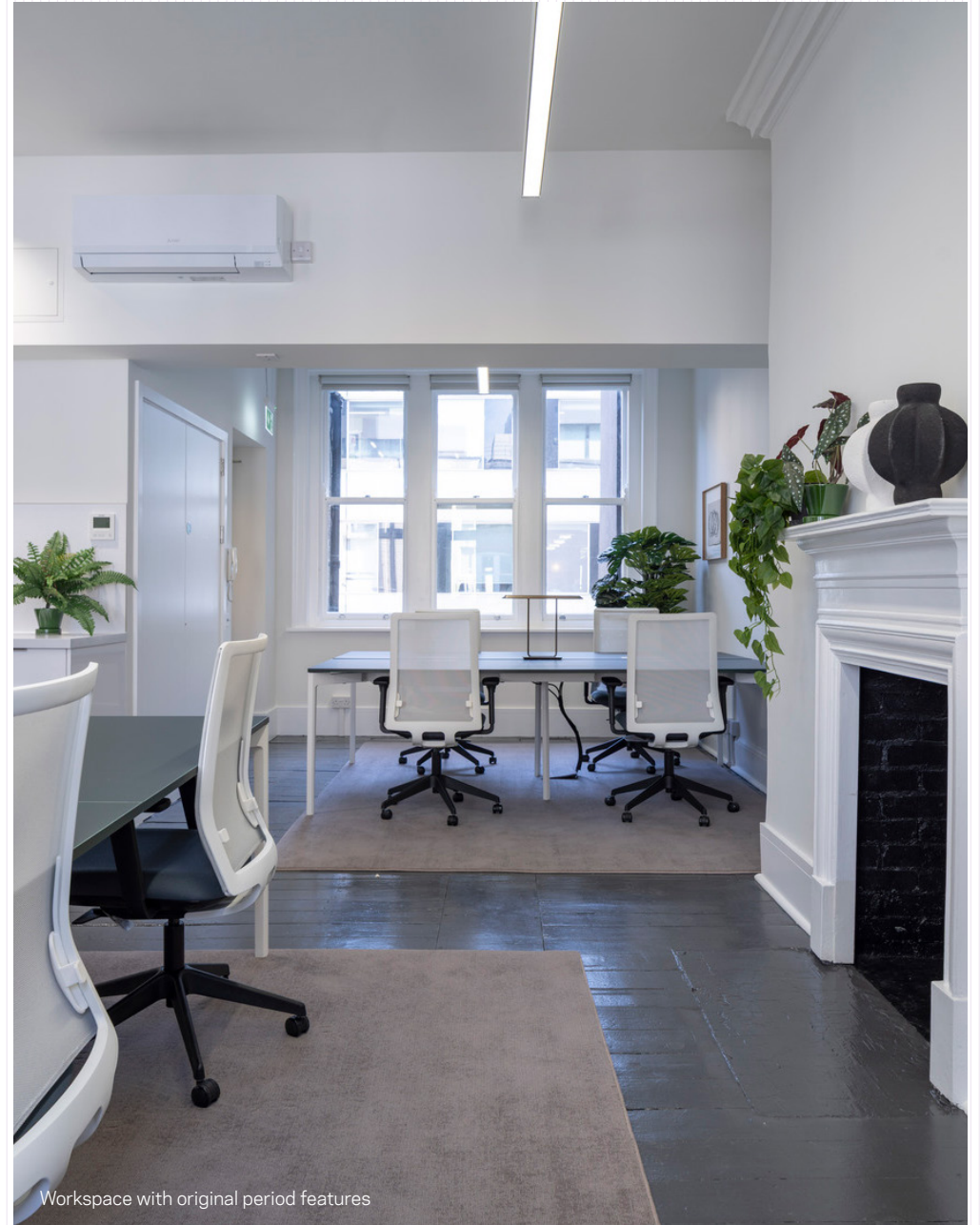


Contemporary breakout space and meeting room





Spacious meeting room



Workspace with original period features





Bright, open plan workspace



# Fitzrovia

Fitzrovia is a thriving urban village with a mix of architectural styles and wide streets entwined with cosy side alleys, and lots of hidden gems waiting to be uncovered. Rathbone Place is a few steps from Charlotte Street, where places to dine and drink are both plentiful and upscale.

This is London's vibrant heart, beating proudly with the very best a world-class city can offer.



Honey & Co.



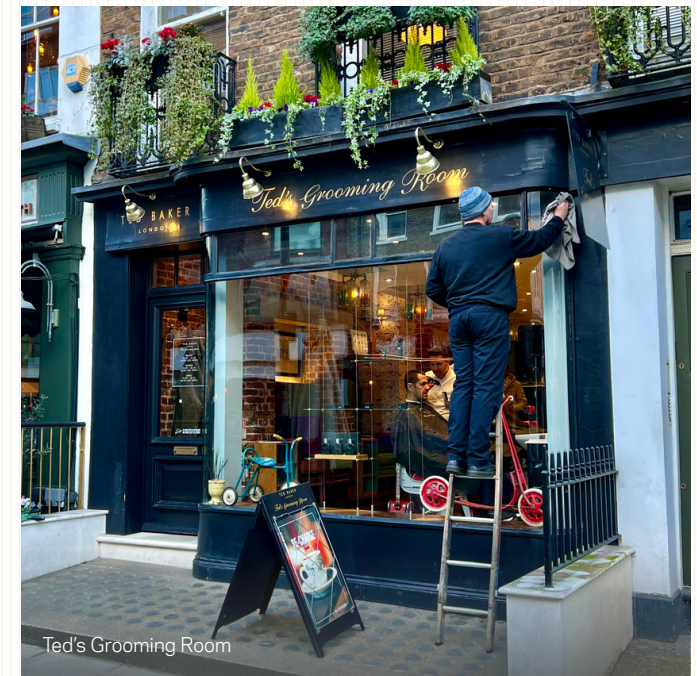
Charlotte Street Hotel



Goode Flowers



Norma



Ted's Grooming Room



# Connectivity

Fitzrovia has become a prime destination for creative businesses and benefits from excellent transport links across the city, including the Elizabeth line at Tottenham Court Road station, ensuring its continuing growth as a thriving commercial centre.












## Within 5 minutes:

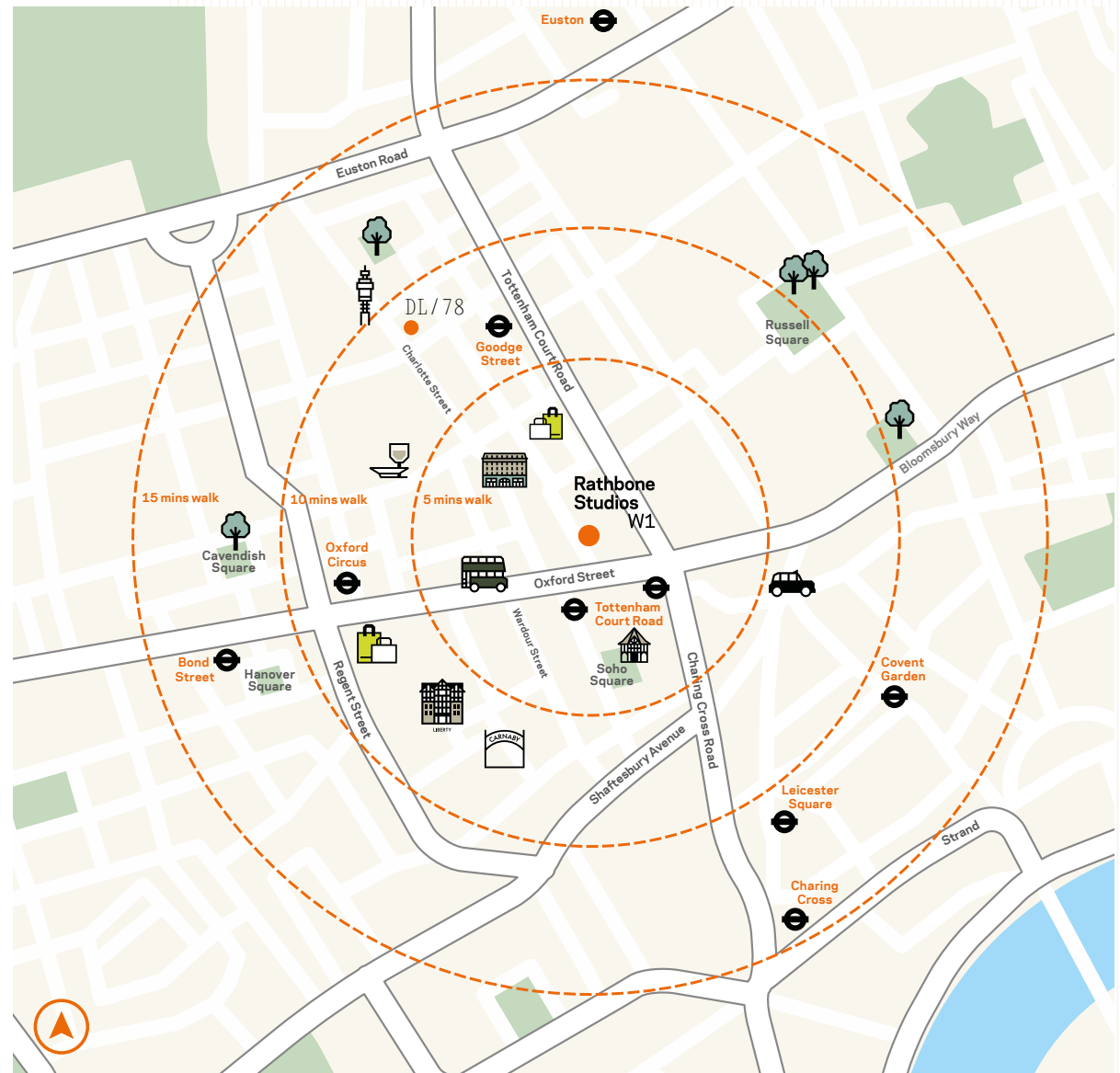
- 10 Greek Street
- Arcade Food Hall
- Berners Tavern
- Circolo Popolare
- Charlotte Street Hotel
- Norma
- ROKA
- The Salad Project

## Within 10 minutes:

- Barrafina
- DL/Service
- Honey & Co
- Liberty
- Lore of the Land
- Psycle
- The Attendant
- The British Museum

Walking times from Rathbone Studios to the nearest Underground stations:

Tottenham Court Road	  	3 mins
Goodge Street		8 mins
Oxford Circus	  	9 mins
Leicester Square	 	12 mins
Bond Street	  	14 mins
Euston	  	20 mins





# Get in touch



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## Savills

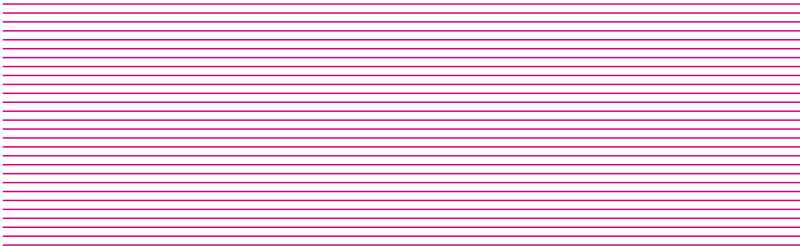
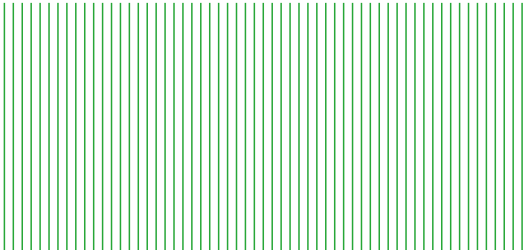
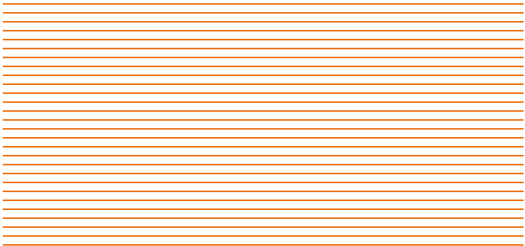
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### Misrepresentation Act

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 Messrs Pilcher London and Savills. All figures are exclusive of rates, service charge, VAT and all other outgoings. The agents have not tested the services. All floor areas are approximate. Date of preparation May 2025.



DERWENT  
LONDON

