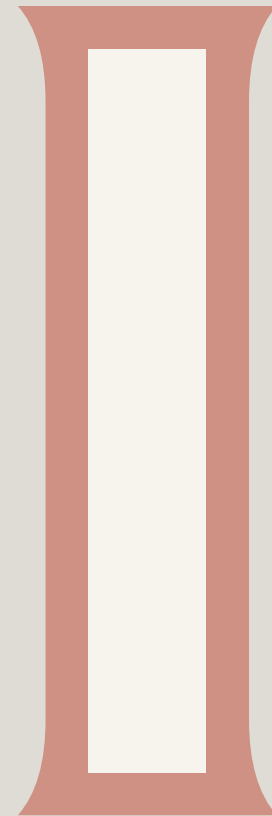




# THREE RATHBONE PLACE, WI

3,930 sq ft of Furnished + Flexible workspace on the first floor

# YOUR BUILDING



## WELCOME

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

Three Rathbone Place comprises four self-contained and fully furnished floors, with 3,930 sq ft now available on the first floor.

Designed with deep insight into the needs and attitudes of modern businesses, with sustainability as a priority and enhanced by a dedicated street entrance and lobby-style reception. 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.

Three Rathbone Place entrance



Three 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.



## FIRST FLOOR

The first floor perfectly maximises space, combining fitted workstations and meeting rooms with informal breakout spaces and hot desks. The space benefits from abundant natural light from dual aspect on both front and rear elevation.

Bright, open plan office space



Beautifully designed breakout space



Three Rathbone Place entrance

FURNISHED  
FLEXIBLE

## KEY FEATURES

- Newly refurbished, open plan workspace ready for occupation
- Efficient heating and cooling VRF system
- Bespoke lighting
- Dedicated ground floor reception
- Cycle storage in Evelyn Yard, at the rear of Three Rathbone Place
- Private on-floor WCs and shower facilities
- Cabled and enabled with high-speed fibre
- EPC Rating 'B'
- Access to DL/ Members Lounges including DL/78, just an 8-minute walk from Three Rathbone Place
- All-inclusive, flexible lease available

FIRST FLOOR PLAN



- Informal reception / lounge
- 1 x 4-person meeting room
- 1 x 8-person meeting room
- 1 x 10-person meeting room
- 40 x fitted desks
- Collaboration / hot desks
- Print & comms hub
- Kitchenette
- Breakout space
- WCs & shower

Riser  
 Print hub  
 Lift  
 Lift lobby

RATHBONE PLACE

3,930 SQ FT | 365 SQ M





Spacious private meeting room overlooking reception





Reception and lounge



Meeting room detail

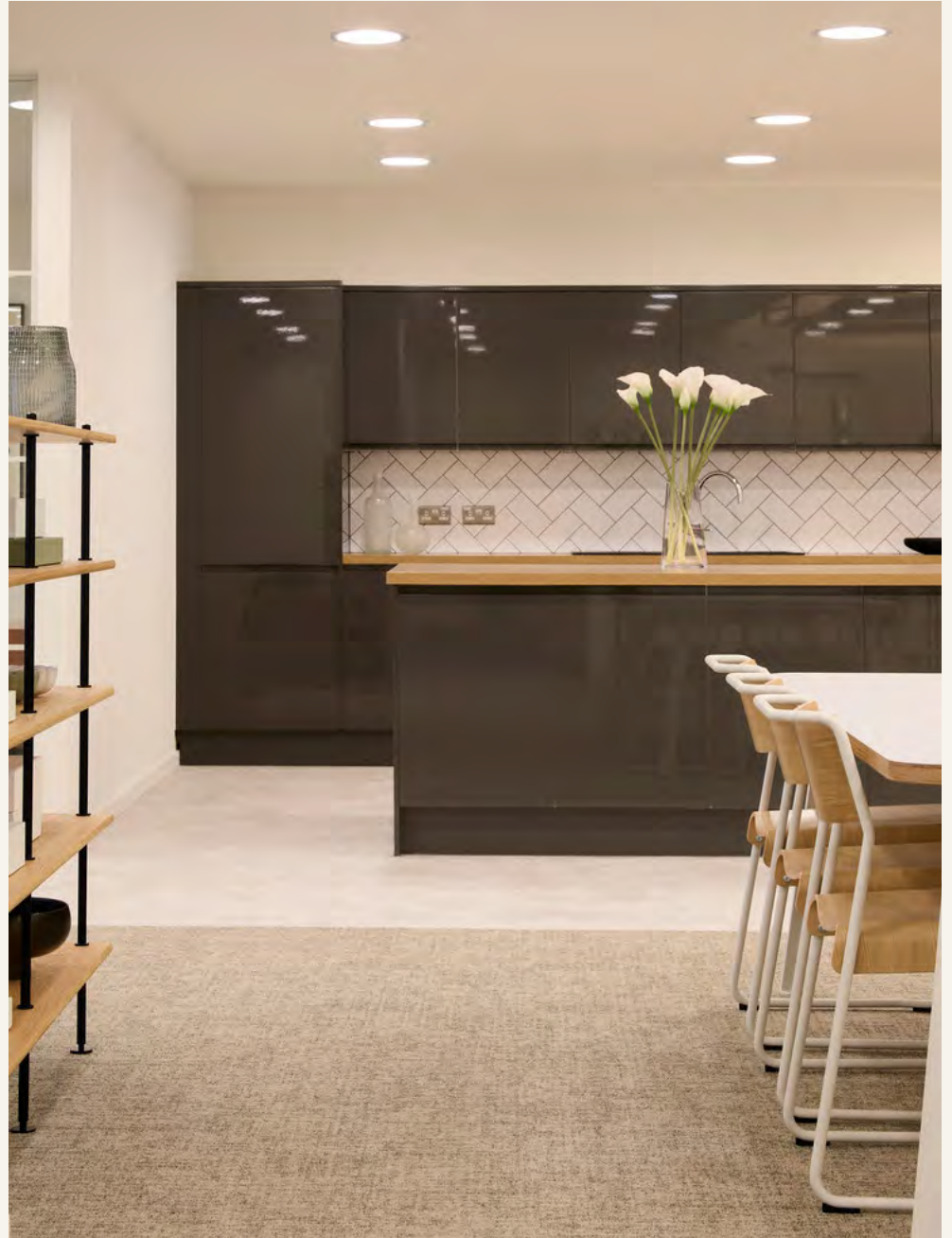




Spacious private meeting room



Kitchenette and seating area



# YOUR LOCATION





## NICHE NEIGHBOURHOODS AND WEST END WOW

Centrally positioned and touching some of the capital's most characterful internal villages, Rathbone Place is the gateway to Fitzrovia from Soho, a well trodden path in both directions. 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.

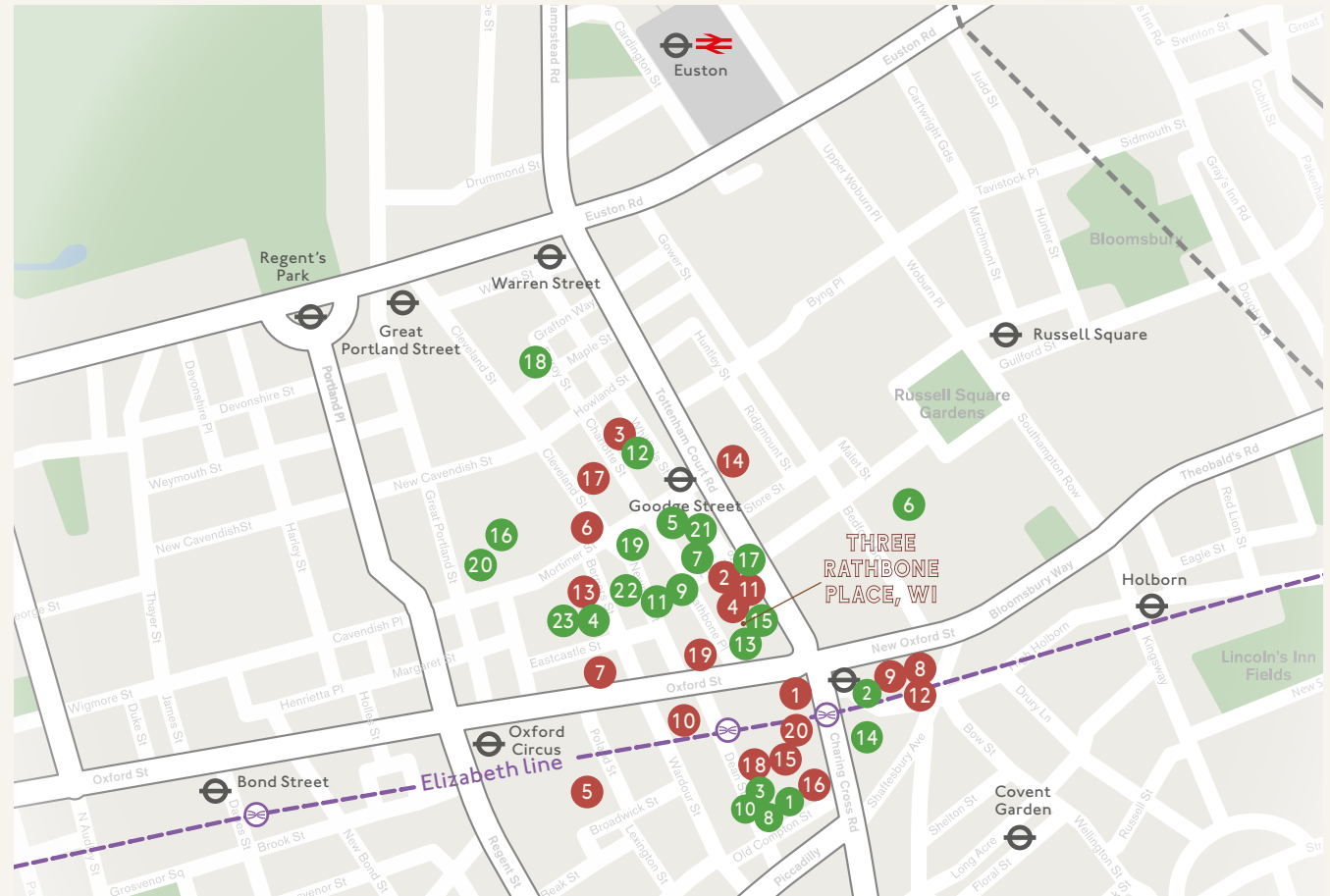
Soho Square





## 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.



### LOCAL OFFICE OCCUPIERS

- |   |                          |
|---|--------------------------|
| 1. 1 Soho Place<br>Apollo Global Management and G-Research                                | 8. Google                |
| 2. 1+2 Stephen Street<br>Fora, Fremantle and Freud Communications                         | 9. GSK                   |
| 3. 80 Charlotte Street<br>Arup, Boston Consulting Group and Lee & Thompson                | 10. King                 |
| 4. Charlotte Building<br>First Quantum Minerals, Moore Kingston Smith and The&Partnership | 11. monday.com           |
| 5. Diageo   | 12. NBC                  |
| 6. Estée Lauder Companies   | 13. Netflix              |
| 7. Gamesys Group  | 14. Next                 |
|   | 15. Palantir             |
|   | 16. Skyscanner           |
|   | 17. Take 2 Interactive   |
|   | 18. TripAdvisor          |
|   | 19. United Talent Agency |
|   | 20. WeWork               |

### LOCAL AMENITY

- |                           |                                   |
|---------------------------|-----------------------------------|
| 1. 10 Greek Street        | 14. Flat Iron                     |
| 2. Arcade Food Hall       | 15. Hakkasan                      |
| 3. Barrafina              | 16. Kaffeine                      |
| 4. Berners Tavern         | 17. LEON                          |
| 5. Blank Street Coffee    | 18. Lore of the Land              |
| 6. The British Museum     | 19. Mr Fogg's House of Botanicals |
| 7. Charlotte Street Hotel | 20. Psycele                       |
| 8. Chotto Matte           | 21. Roka                          |
| 9. Circolo Popolare       | 22. The Mandrake                  |
| 10. Dean Street Townhouse | 23. Sanderson London              |
| 11. Digma Fitness         |                                   |
| 12. DL/ Service           |                                   |
| 13. Fitness Lab           |                                   |





Digme Fitness, Rathbone Square



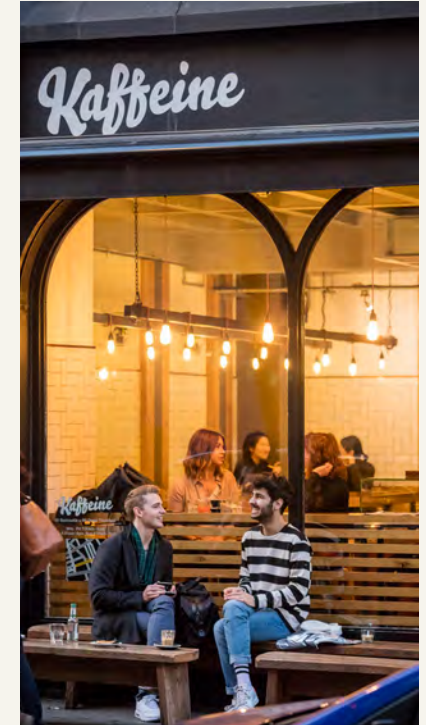
Blank Street Coffee, 44 Charlotte Street



Store Street



Charlotte Street Hotel, 15-17 Charlotte Street



Kaffeine, 66 Great Titchfield Street



Circolo Popolare, 40-41 Rathbone Place



Mr Fogg's, 48 Newman Street



Soho Square



Psyche, 76 Mortimer Street



Roka, 37 Charlotte Street



Lore of the Land, 4 Conway Street



## UNRIVALLED CONNECTIONS

With the arrival of the Elizabeth line, Tottenham Court Road station is now the West End's dominant transport hub, with fast connections throughout the city and beyond.

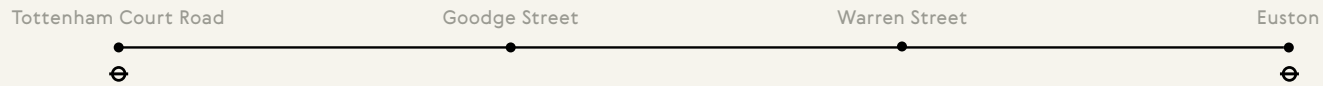
### CHARING CROSS

3 mins



### EUSTON

4 mins



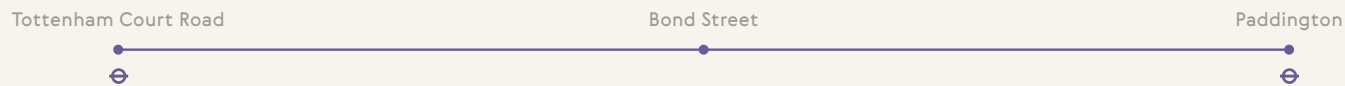
### LIVERPOOL STREET

5 mins



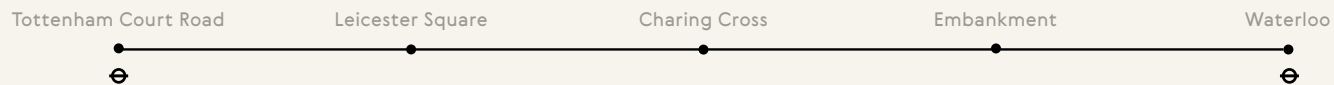
### PADDINGTON

5 mins



### WATERLOO

5 mins



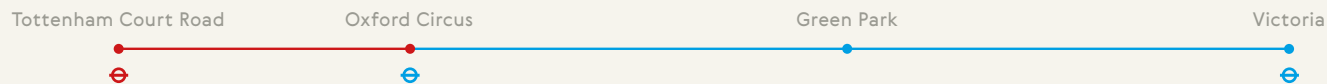
### KING'S CROSS

5 mins



### VICTORIA

7 mins



### UNRIVALLED CONNECTIONS

#### LONDON CITY

32 mins



#### HEATHROW

37 mins



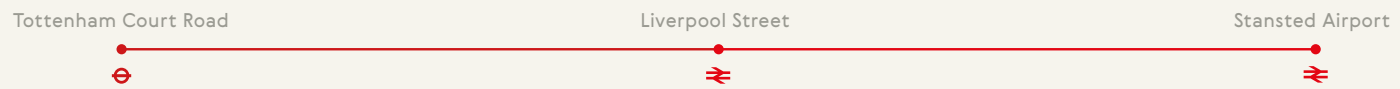
#### GATWICK

52 mins



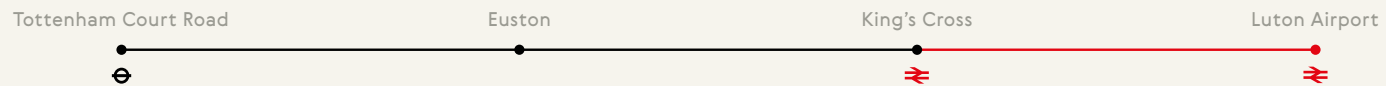
#### STANSTED

58 mins



#### LUTON

66 mins



# YOUR LANDLORD





### 3.1 YOUR LANDLORD

## THE DERWENT LONDON EXPERIENCE

#### We Design & Innovate...

We are experts in our industry, delivering transformative, design-led spaces that become thriving places.

#### ...to Build & Connect Communities...

We invest in our communities and provide best-in-class service, offering all office tenants complimentary DL/ Membership with exceptional amenity, service and benefits.

#### ...with an Unrivalled Brand & Expertise

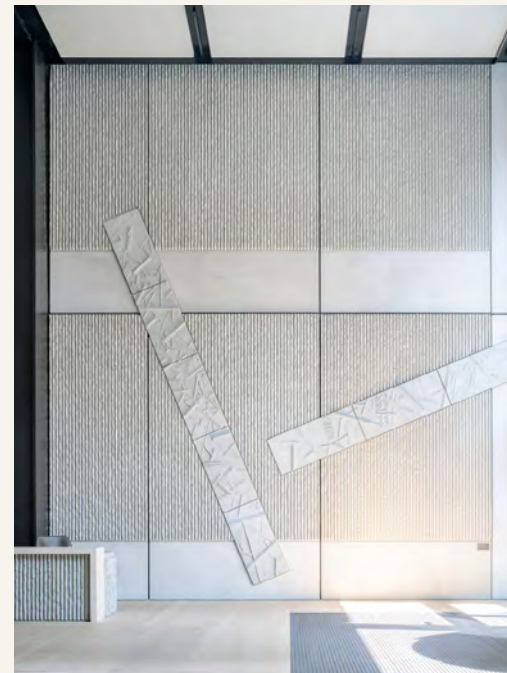
We take pride in our track-record as London's leading design-led developer of world-class commercial buildings. Our buildings are, and always will be, our brand.

From our brand to our design-led spaces, the Derwent London experience is distinctive, inspiring and user-focused.

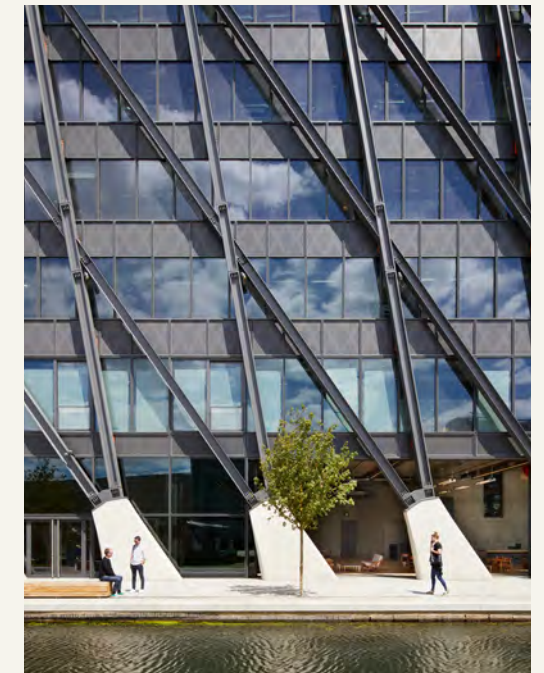
45 Whitfield Street W1



Soho Place W1



Brunel Building W2



## DL/ MEMBERS

As a valued tenant of Derwent London, you will automatically enjoy complimentary DL/ Membership status.

DL/ Members have access to an ever-growing package of exclusive benefits. You can use our Lounges, DL/78 in Fitzrovia and DL/28 in Old Street for touch-down workspace, meeting rooms, private hire event space and somewhere to connect and collaborate. You'll receive specially negotiated discounts from a diverse collection of businesses, including local coffee shops, restaurants and wellness brands.

Members also have access to a packed calendar of experience-led events curated by our dedicated team. And the DL/ App is your effortless personal portal to all of it.

We believe in strong relationships, and we want to create a positive sense of community among all of us in the Derwent London family. DL/ Membership is us inviting you to be part of it.

### Our DL/ Lounges include:

- Communal collaboration and working areas
- Bookable meeting rooms configured to your needs
- Library for quiet working (DL/28)
- Outdoor terrace (DL/28)
- Event / town hall space available for exclusive hire
- On-site café operated by DL/ Service
- Curated events programme
- All connected via the DL/ App

DL/78, 78 Charlotte Street, Fitzrovia W1  
DL/28, 28 Featherstone Street, Old Street EC1



DL/28 - Members Lounge



DL/78 - snug



Brunel Building W2 - rooftop yoga



The DL/ App

**DL/** Discover what it means to be a DL/ Member

## Pilcher London

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#### MISREPRESENTATION ACT

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