



# RATHBONE SQUARE 1 LONDON W1

34,000 - 156,000 sq ft of high-quality office space set over five floors and surrounding a unique enclosed garden square with on-site retail and exceptional employee amenities.

Make the most of a central location where Fitzrovia meets Soho.

[ONERATHBONESQUARE.LONDON](https://www.rathbonesquare.london)



# No 'middle-of-the-road' here

High quality campus-style offices surrounded by some of the best amenities that London has to offer.

Featuring a brand new fully-refurbished reception, transforming the welcome experience for employees and visitors alike.

One Rathbone Square is the perfect space to meet and explore — all from one of the most connected campuses in the city.









# Central to your needs

Unlock everything the city  
has to offer from a campus-  
style office in central London.



GALLERY

LOCATION

CONNECTIVITY

SPECIFICATION

FLOORPLANS









# Communal Terrace



COMMUNAL TERRACE

COMMUNAL TERRACE







MAIN ENTRANCE OFF NEWMAN STREET

# Calm at the core

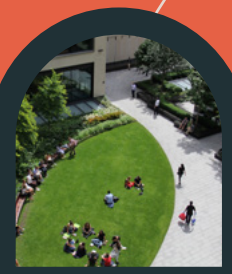
Built around a secluded, central square, One Rathbone has all the buzz of the city when you want it, and peace and quiet when you don't.

RATHBONE SQUARE



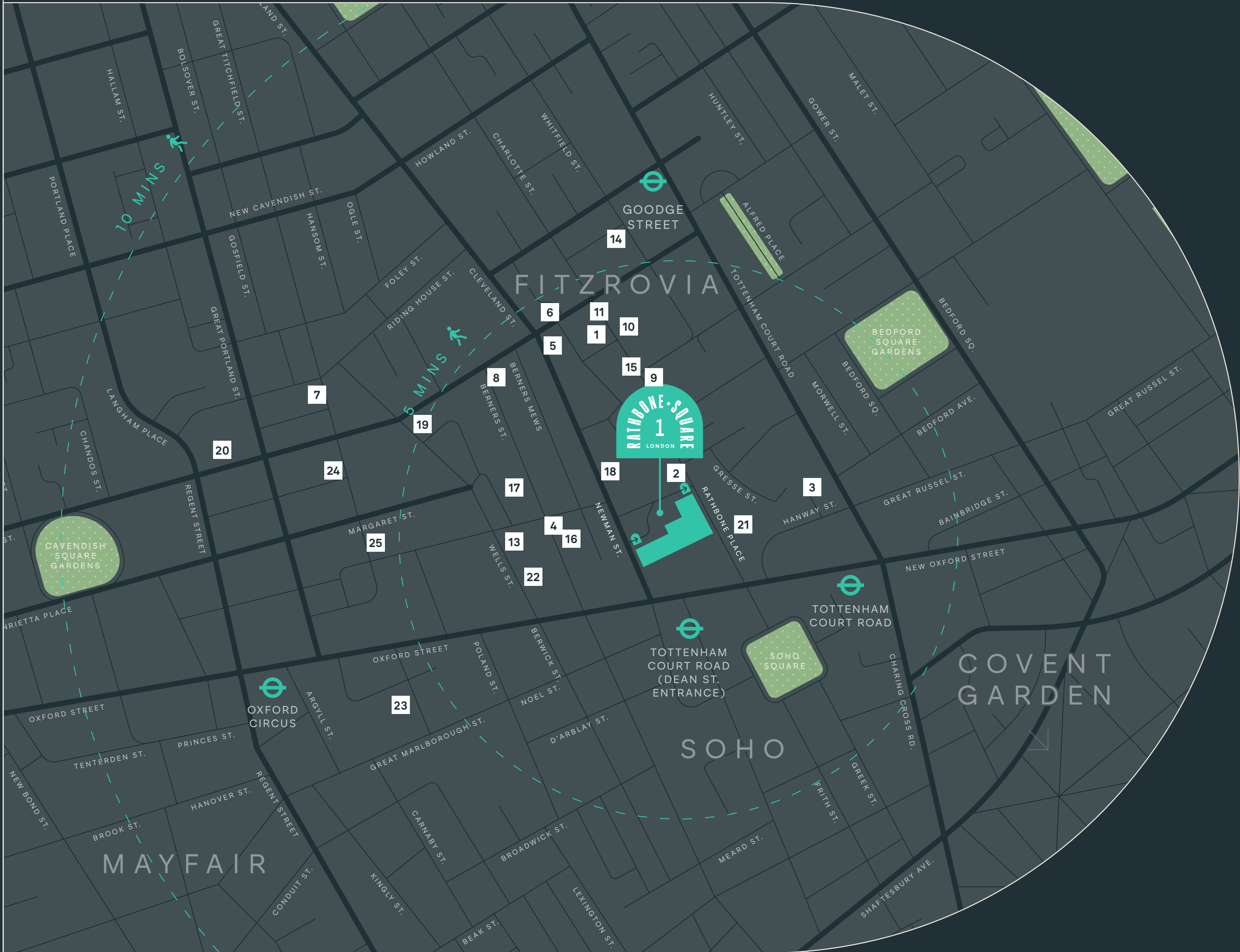


# AN OASIS OF CALM AT THE HEART OF THE ACTION



Collaborative workspaces, vibrant retail  
and quiet reflection in the square.





AMENITIES

OCCUPIERS

AMENITIES TO KEEP YOU CENTRED

FOOD & DRINK

- 1 Roka
- 2 Circolo Popolare
- 3 Hakkasan
- 4 Berners Tavern
- 5 Mr Fogg's
- 6 The Salt Yard
- 7 Riding House Café
- 8 Flesh & Buns
- 9 Lima
- 10 Pied à Terre
- 11 Six by Nico
- 12 Kaffeine
- 13 Arros QD
- 14 Noizé

HOTELS & MEMBERS CLUBS

- 15 Charlotte Street Hotel
- 16 The London Edition
- 17 Sanderson Hotel
- 18 The Mandrake Hotel
- 19 Mortimer House

GYMS

- 20 Psycle
- 21 Fitness Lab
- 22 The Gym Group
- 23 Fitness First
- 24 F45 Oxford Circus
- 25 Rowbots Fitzrovia



AMENITIES

OCCUPIERS

MEET YOUR NEIGHBOURS

- |    |                         |    |                        |
|----|-------------------------|----|------------------------|
| 1  | Estée Lauder            | 17 | Technicolor            |
| 2  | Boston Consulting Group | 18 | New Look               |
| 3  | Take-Two Interactive    | 19 | Parella Weinberg       |
| 4  | Apollo Management       | 20 | Clintons               |
| 5  | G-research              | 21 | Marlin Equity Partners |
| 6  | Arup                    | 22 | United Talent Agency   |
| 7  | Make Architects         | 23 | Gardiner & Theobald    |
| 8  | Adyen                   | 24 | Lionsgate Films        |
| 9  | Motorway.co.uk          | 25 | Synova                 |
| 10 | Skyscanner              | 26 | Atomico                |
| 11 | Netflix                 | 27 | GSK                    |
| 12 | Bakkavor                | 28 | Next 15 Group          |
| 13 | Revcap                  | 29 | Google                 |
| 14 | Freuds                  | 30 | NBC Universal          |
| 15 | Fremantle               | 31 | BBC                    |
| 16 | Gamesys                 | 32 | King                   |





STORE STREET ESPRESSO



CIRCOLO POPOLARE



CHARLOTTE STREET HOTEL



SALT YARD



BERNERS STREET TAVERN



MR FOGG'S

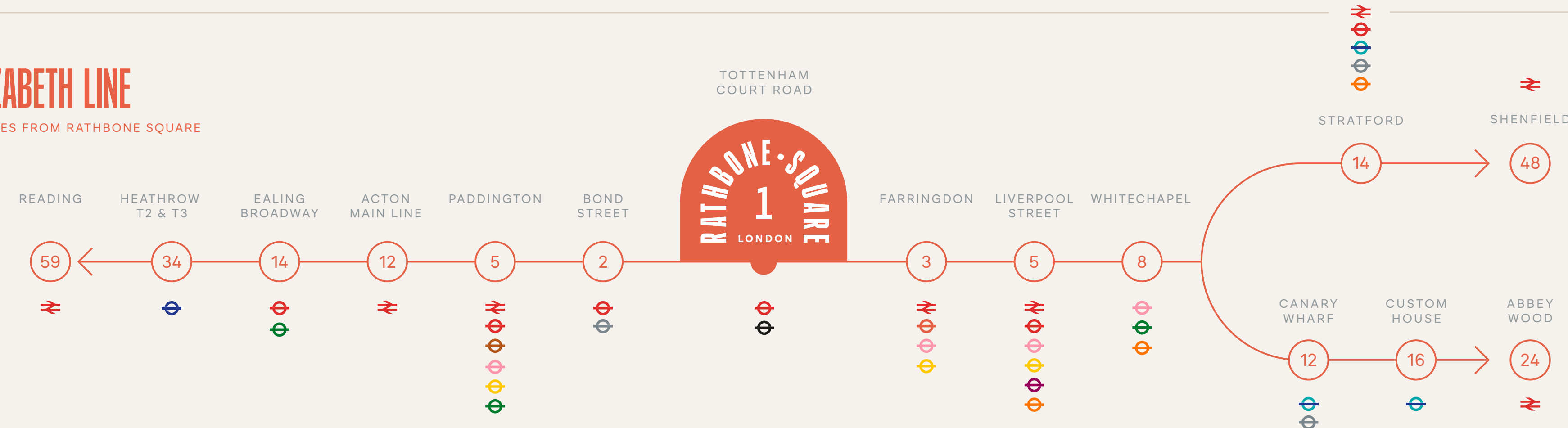


RAIL CONNECTIONS FROM RATHBONE SQUARE

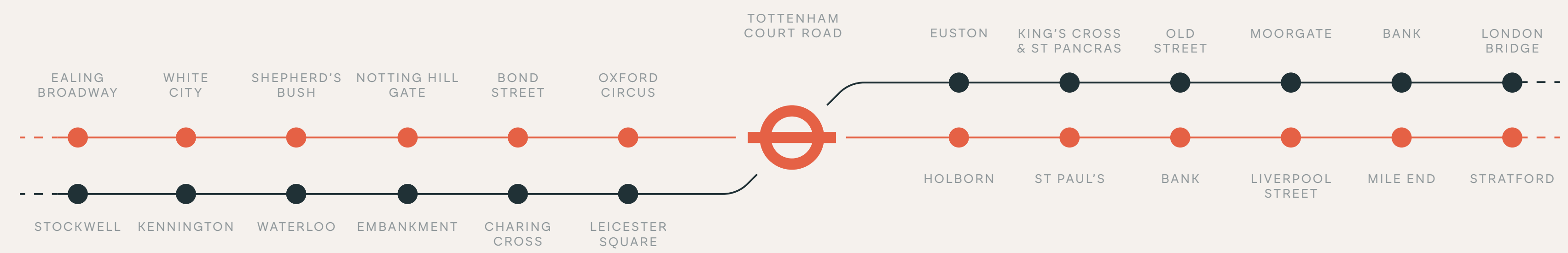
# In the middle of everything

## ELIZABETH LINE

MINUTES FROM RATHBONE SQUARE



## CENTRAL & NORTHERN LINES



Fastest direct journey by Underground, Source: tfl.gov.uk

## MAINLINE STATIONS

For stations not connected to the Elizabeth Line, One Rathbone Square is positioned to offer excellent connections to the National Rail network via the Underground.

CHARING CROSS 2 MIN

Northern line via Tottenham Court Road

EUSTON 4 MIN

Northern line via Tottenham Court Road

KING'S CROSS ST. PANCRAS 4 MIN

Victoria line via Oxford Circus

MARYLEBONE 5 MIN

Bakerloo line via Oxford Circus

VICTORIA 3 MIN

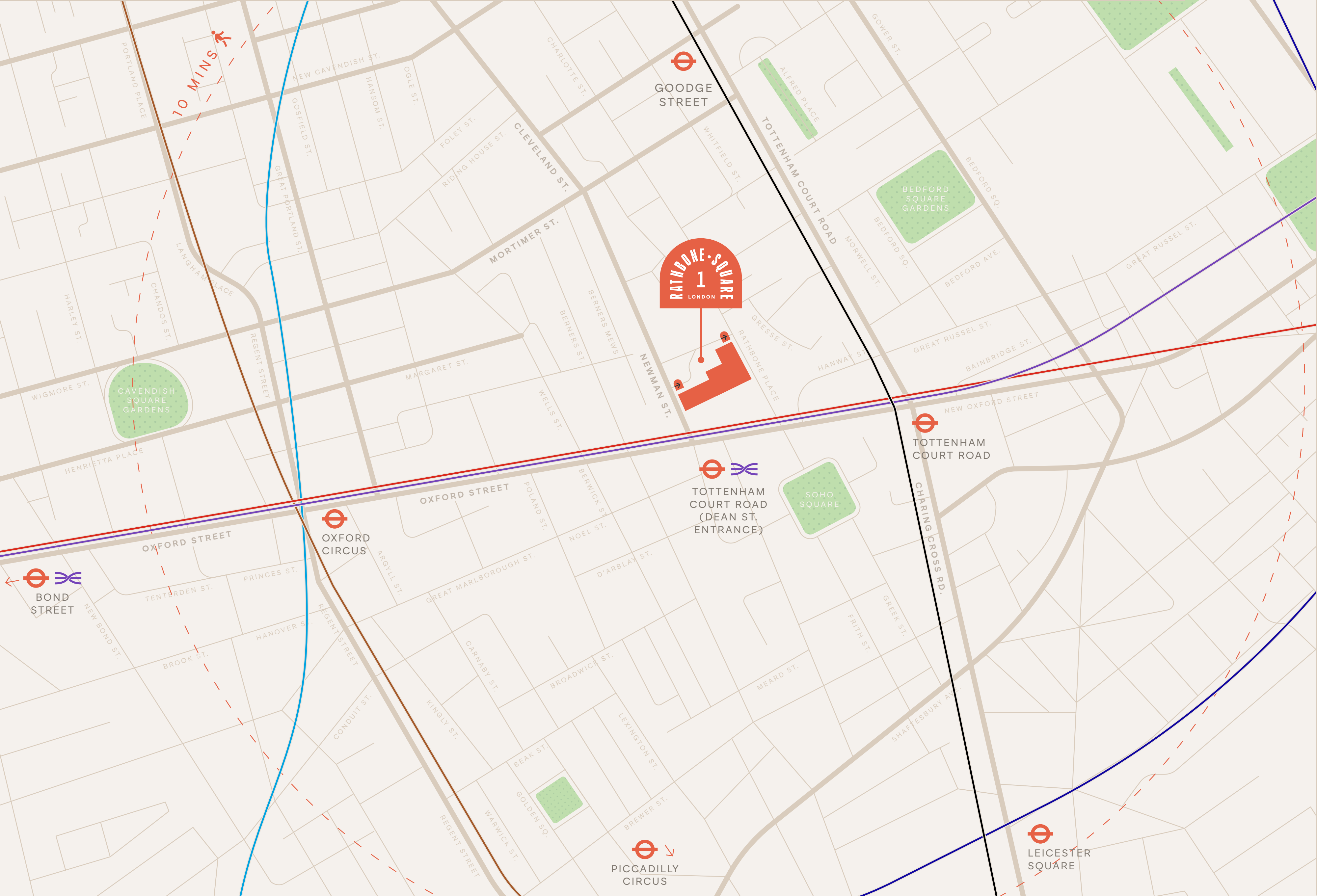
Victoria line via Oxford Circus

WATERLOO 4 MIN

Northern line via Tottenham Court Road

Fastest direct journey by Underground, platform-to-platform. Source: tfl.gov.uk

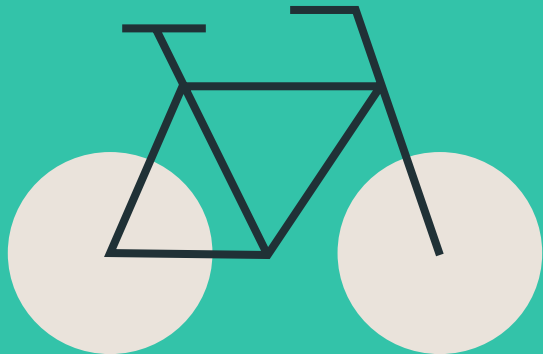


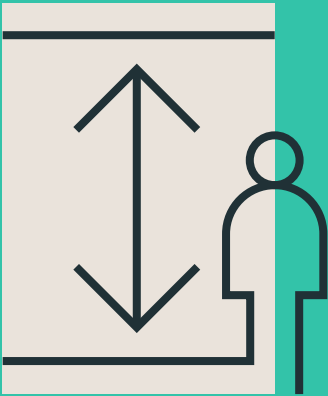
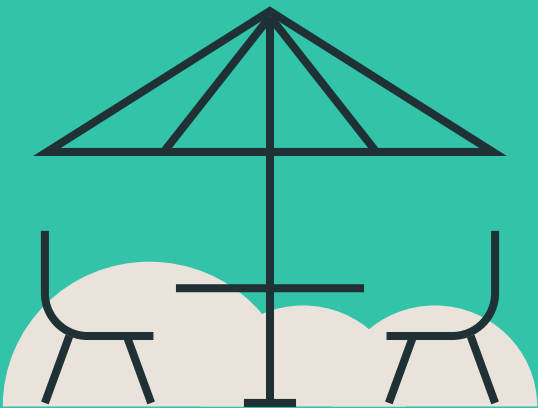
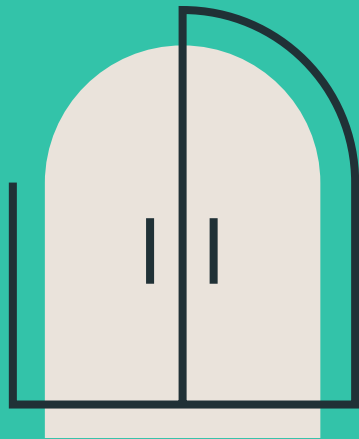
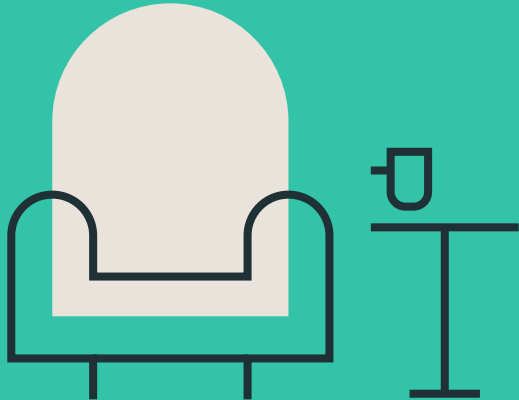
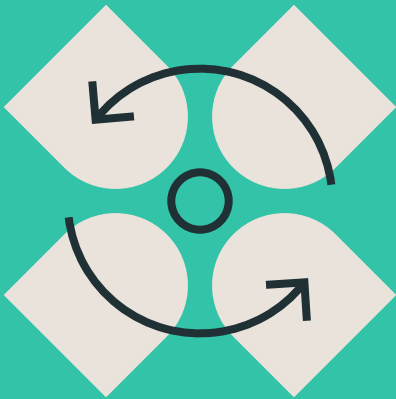




## CONNECTED ON ALL SIDES

- Elizabeth Line
- Northern Line
- Central Line
- Victoria Line
- Bakerloo Line
- Piccadilly Line



			GALLERY	LOCATION	CONNECTIVITY	SPECIFICATION	FLOORPLANS	
	SPECIFICATION							
	Key features							
								
	230 BIKE RACKS	230 LOCKERS	23 SHOWERS	FLOOR TO CEILING HEIGHTS OF 2.8M+				
								
	COMMUNAL TERRACE	ABILITY TO PROVIDE A PRIVATE ENTRANCE	FULLY FITTED AND FURNISHED	4 PIPE FAN COIL SYSTEM AC				





## TENURE & AVAILABILITY

# Flexibility at the core of the offer

Available via an assignment or sublease for a term by arrangement.

The building is essentially held on floor-by-floor leases from the Landlord for a term expiring 24th March 2032.

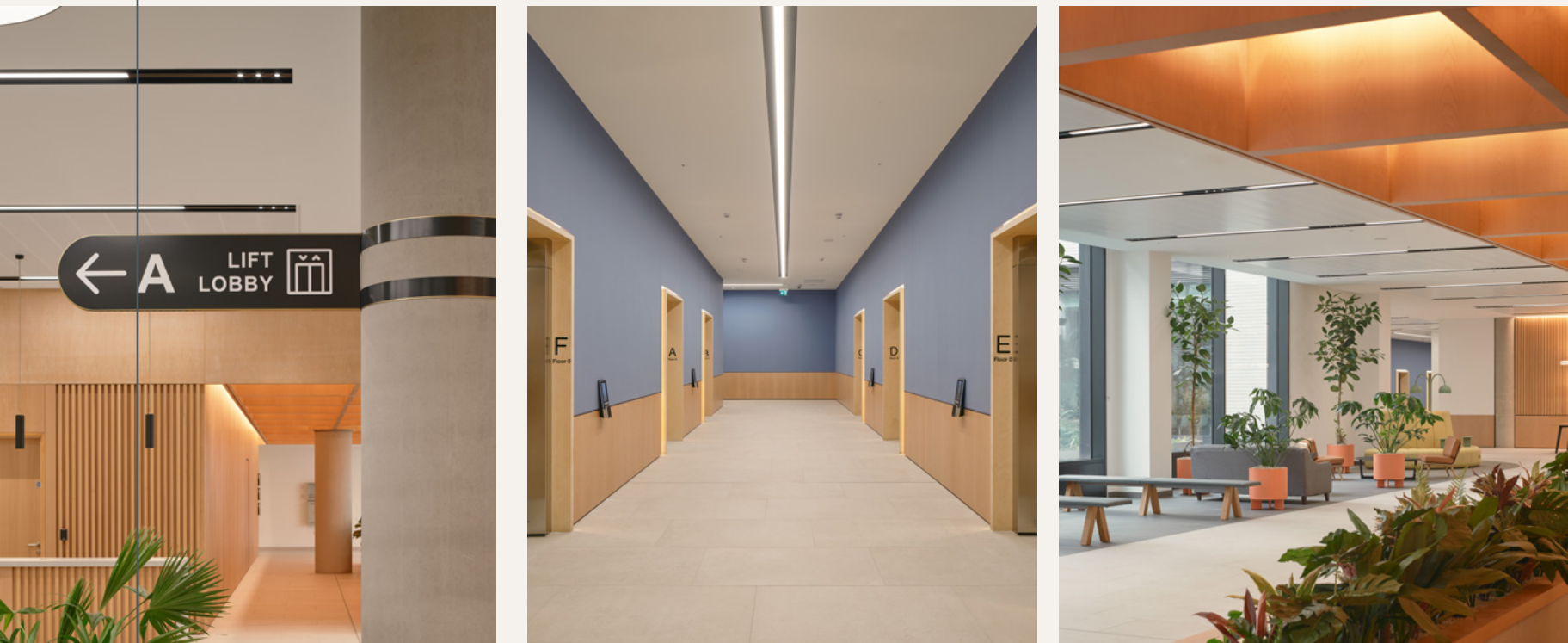
Each Lease is held inside the 1954 Act. The last rent review was settled in 2022 and there is a further rent review in March 2027.





# A new reception

The stunning new reception creates a welcoming and harmonious entrance experience.





SCHEDULE OF AREAS

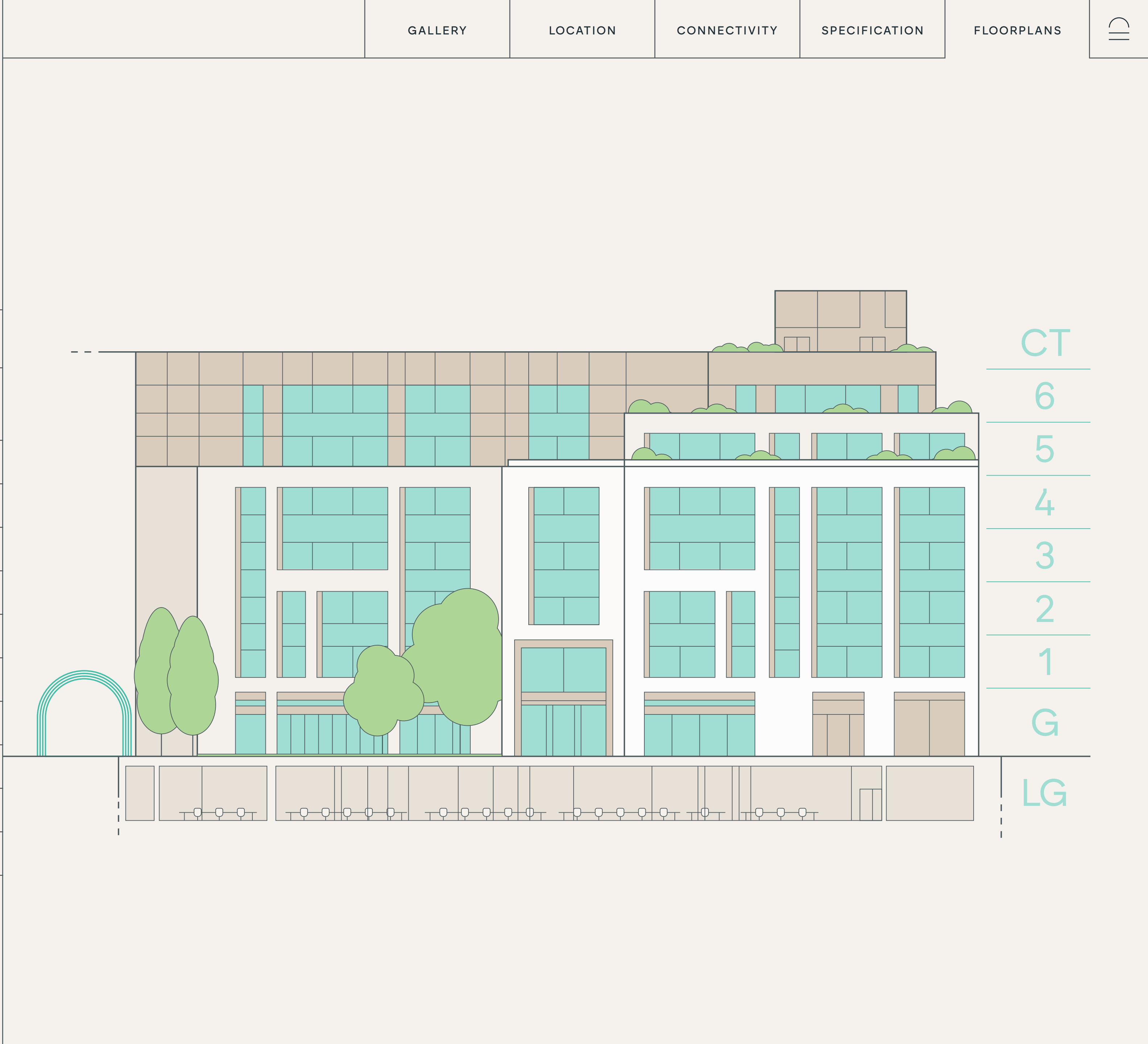
Central space in a unique place.

FLOOR	AREA (SQ FT)	TERRACE (SQ FT)
Communal Terrace		2,539
Sixth floor	LET	
Fifth floor	LET	
Fourth floor	LET	
Third floor	34,011	
Second floor	34,011	
First floor	33,663	
Ground Floor	10,014	
Reception & Lounge	6,816	
Lower Ground	39,889	
Storage	4,595	

TOTAL162,9992,539

ALL AREAS APPROX. NIA

PLANS NOT TO SCALE





FLOORPLAN

Lower Ground

39,889 SQ FT / 3,705 SQ M

FLOOR                      AREA (SQ FT)                      TERRACE (SQ FT)

Communal Terrace                      2,539

Sixth floor                      LET

Fifth floor                      LET

Fourth floor                      LET

Third floor                      34,011

Second floor                      34,011

First floor                      33,663

Ground Floor                      10,014

Reception & Lounge                      6,816

Lower Ground                      39,889

Storage                      4,595

TOTAL                      162,999                      2,539

ALL AREAS APPROX. NIA

PLANS NOT TO SCALE

GALLERY

LOCATION

CONNECTIVITY

SPECIFICATION

FLOORPLANS



- OFFICE
- STORAGE
- CORE AREA



NEWMAN STREET



RATHBONE PLACE



SPACEPLAN

Ground floor

10,014 SQ FT / 930 SQ M — Available Office Space

FLOOR                      AREA (SQ FT)                      TERRACE (SQ FT)

Communal Terrace                      2,539

Sixth floor                      LET

Fifth floor                      LET

Fourth floor                      LET

Third floor                      34,011

Second floor                      34,011

First floor                      33,663

Ground Floor                      10,014

Reception & Lounge                      6,816

Lower Ground                      39,889

Storage                      4,595

TOTAL                      162,999                      2,539

ALL AREAS APPROX. NIA

PLANS NOT TO SCALE

GALLERY

LOCATION

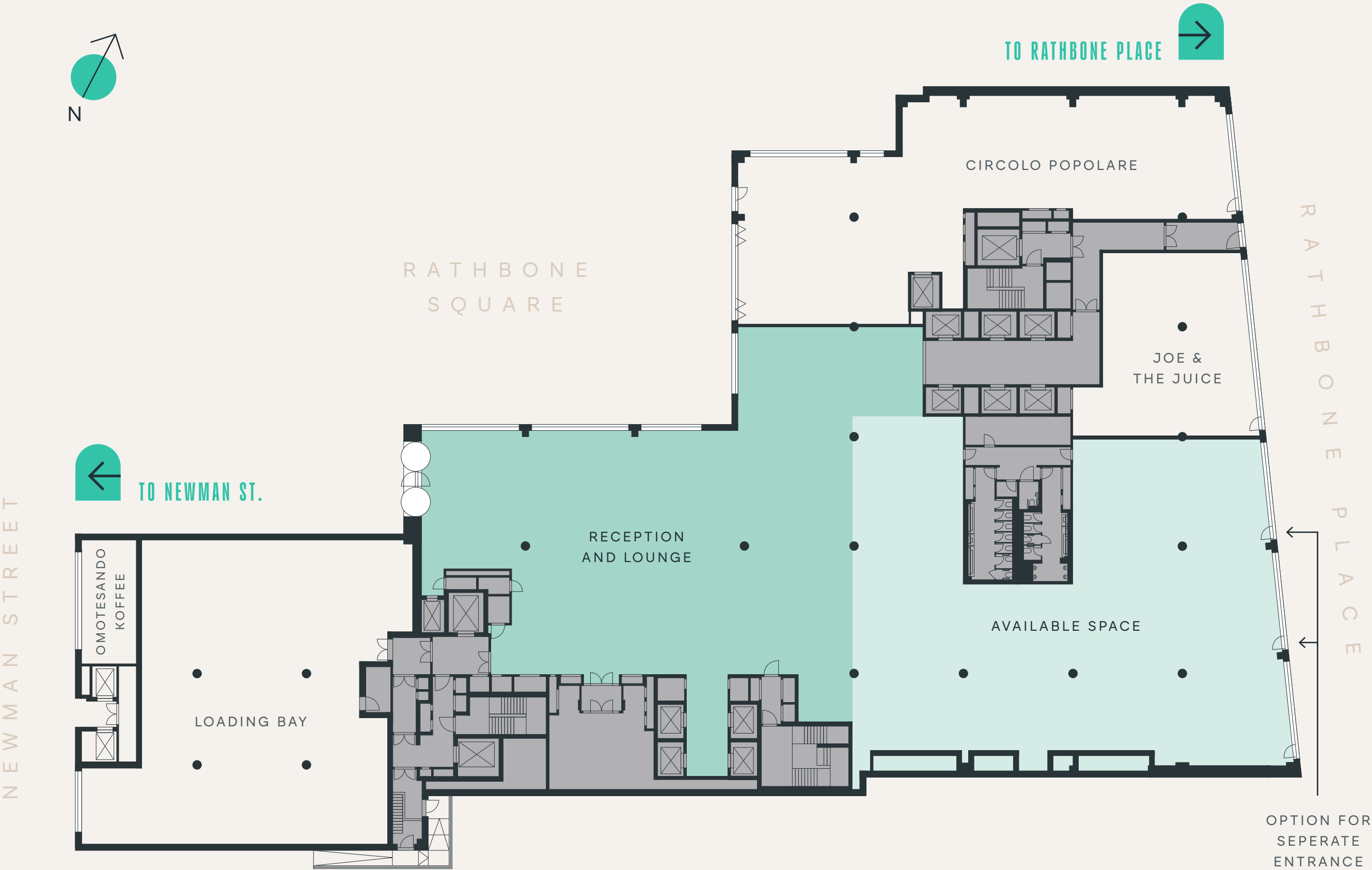
CONNECTIVITY

SPECIFICATION

FLOORPLANS



- OFFICE
- RECEPTION & LOUNGE
- CORE AREA





SPACEPLAN

Ground floor

10,014 SQ FT / 930 SQ M — Available Office Space

FLOOR                      AREA (SQ FT)                      TERRACE (SQ FT)

Communal Terrace                      2,539

Sixth floor                      LET

Fifth floor                      LET

Fourth floor                      LET

Third floor                      34,011

Second floor                      34,011

First floor                      33,663

Ground Floor                      10,014

Reception & Lounge                      6,816

Lower Ground                      39,889

Storage                      4,595

TOTAL                      162,999                      2,539

ALL AREAS APPROX. NIA

PLANS NOT TO SCALE

GALLERY

LOCATION

CONNECTIVITY

SPECIFICATION

FLOORPLANS



OFFICE



RECEPTION & LOUNGE



CORE AREA



TO NEWMAN ST.



TO RATHBONE PLACE

NEWMAN STREET

RATHBONE PLACE

OMOTESANDO  
KOFFEE

LOADING BAY

RATHBONE  
SQUARE

CIRCOLO POPOLARE

JOE &  
THE JUICE

OPTION FOR  
SEPERATE  
ENTRANCE



FLOORPLAN

First floor

33,663 SQ FT / 3,127 SQ M

FLOOR                      AREA (SQ FT)                      TERRACE (SQ FT)

Communal Terrace                      2,539

Sixth floor                      LET

Fifth floor                      LET

Fourth floor                      LET

Third floor                      34,011

Second floor                      34,011

First floor                      33,663

Ground Floor                      10,014

Reception & Lounge                      6,816

Lower Ground                      39,889

Storage                      4,595

TOTAL                      162,999                      2,539

ALL AREAS APPROX. NIA

PLANS NOT TO SCALE

GALLERY

LOCATION

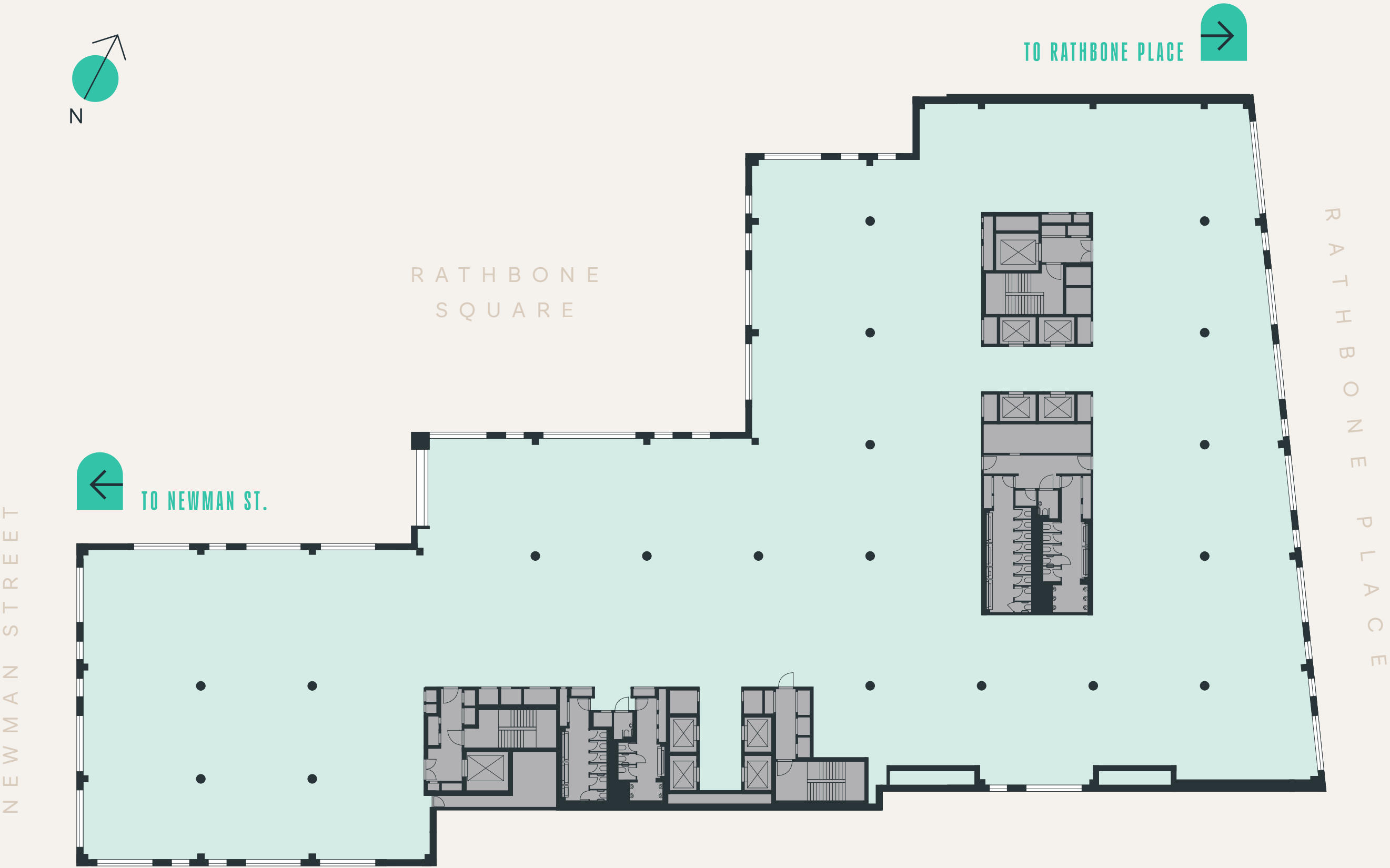
CONNECTIVITY

SPECIFICATION

FLOORPLANS



- OFFICE
- CORE AREA





SPACEPLAN

First floor

33,663 SQ FT / 3,127 SQ M

FLOOR                      AREA (SQ FT)                      TERRACE (SQ FT)

Communal Terrace                      2,539

Sixth floor                      LET

Fifth floor                      LET

Fourth floor                      LET

Third floor                      34,011

Second floor                      34,011

First floor                      33,663

Ground Floor                      10,014

Reception & Lounge                      6,816

Lower Ground                      39,889

Storage                      4,595

TOTAL                      162,999                      2,539

ALL AREAS APPROX. NIA

PLANS NOT TO SCALE

GALLERY

LOCATION

CONNECTIVITY

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FLOORPLANS



OFFICE



CORE AREA



TO NEWMAN ST.

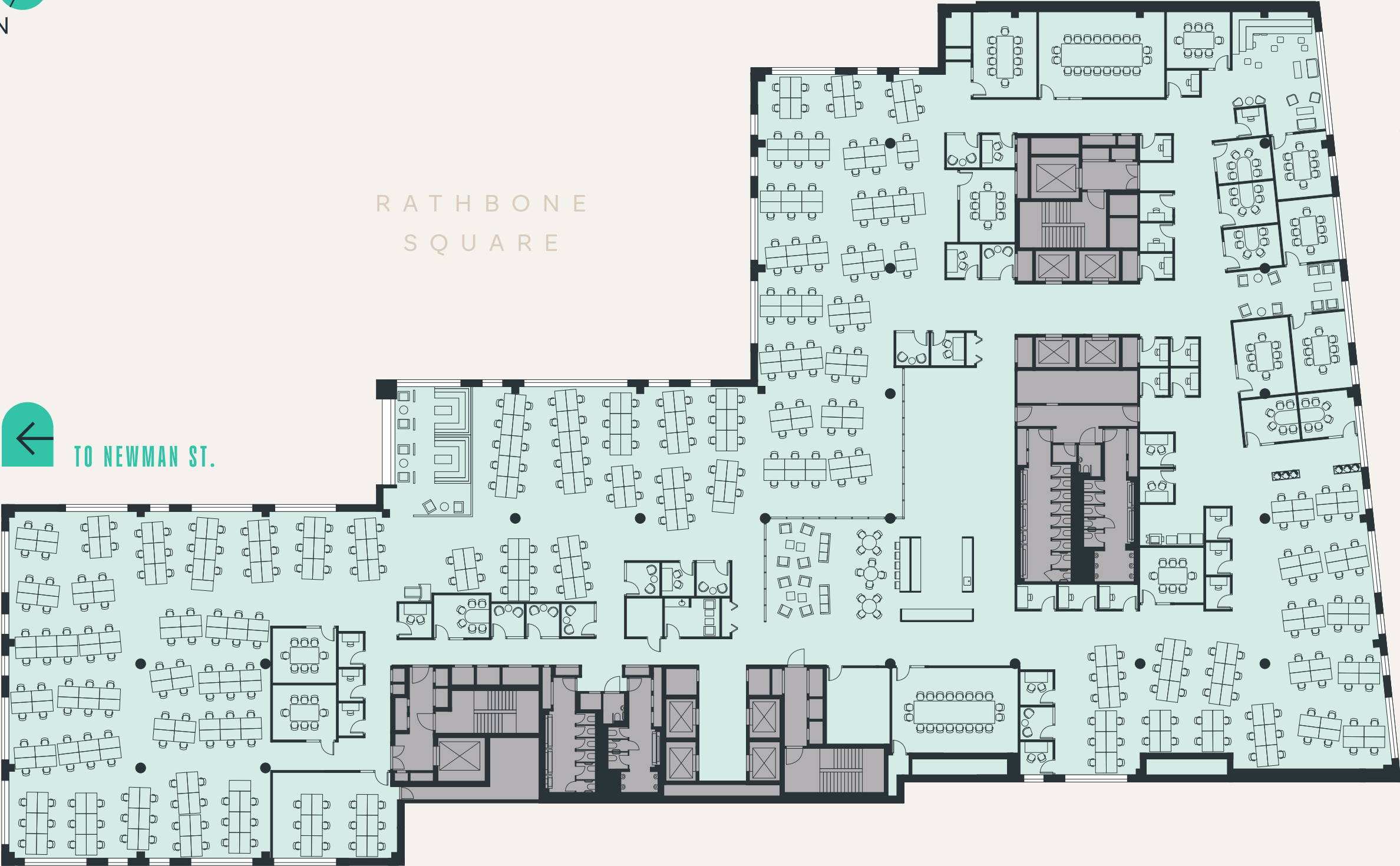


TO RATHBONE PLACE

NEWMAN STREET

RATHBONE  
SQUARE

RATHBONE  
PLACE





FLOORPLAN

Second floor

34,011 SQ FT / 3,160 SQ M

FLOOR                      AREA (SQ FT)                      TERRACE (SQ FT)

Communal Terrace                      2,539

Sixth floor                      LET

Fifth floor                      LET

Fourth floor                      LET

Third floor                      34,011

Second floor                      34,011

First floor                      33,663

Ground Floor                      10,014

Reception & Lounge                      6,816

Lower Ground                      39,889

Storage                      4,595

TOTAL                      162,999                      2,539

ALL AREAS APPROX. NIA

PLANS NOT TO SCALE

GALLERY

LOCATION

CONNECTIVITY

SPECIFICATION

FLOORPLANS



OFFICE



CORE AREA



TO NEWMAN ST.

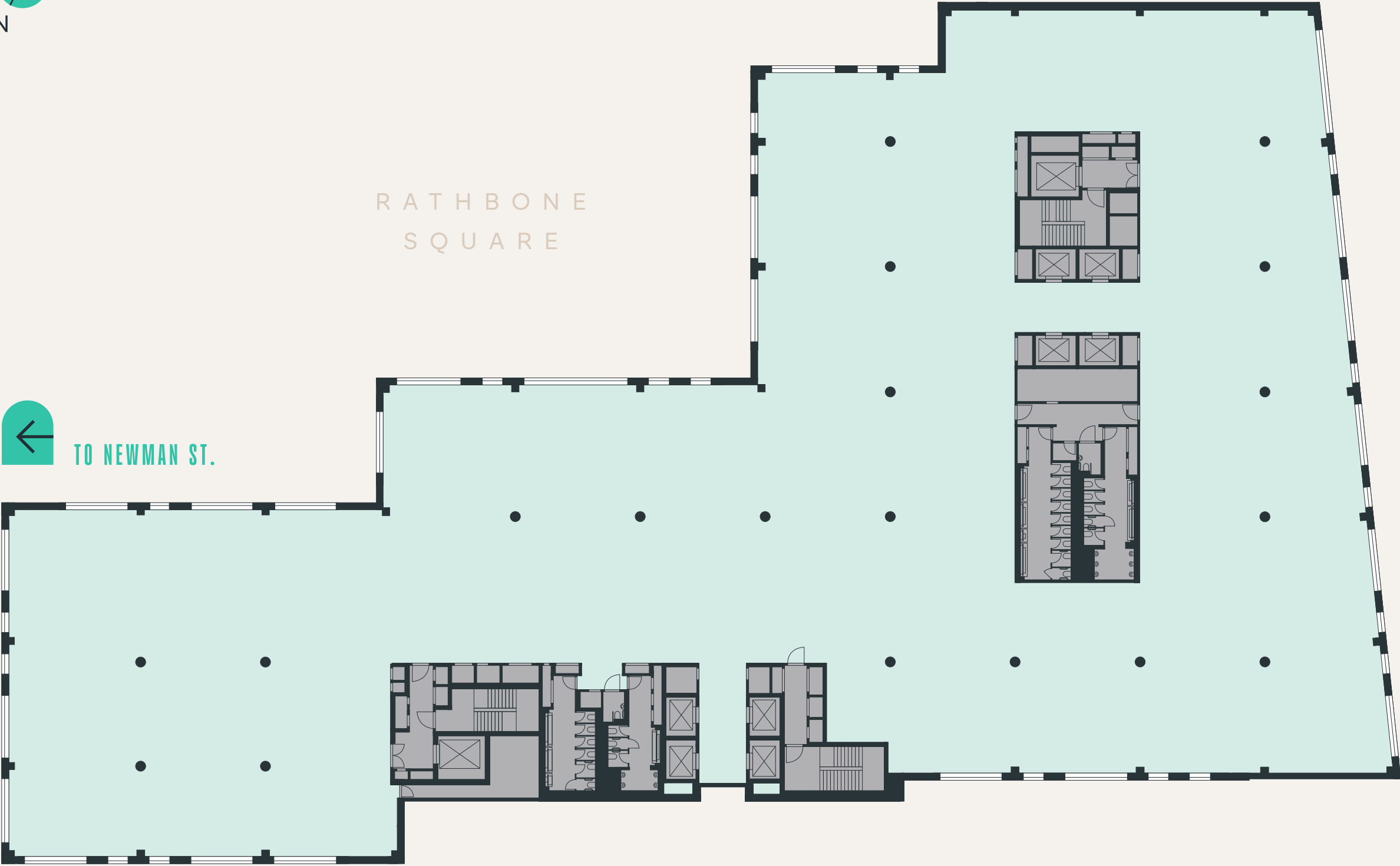


TO RATHBONE PLACE

NEWMAN STREET

RATHBONE  
SQUARE

RATHBONE  
PLACE





SPACEPLAN

Second floor

34,011 SQ FT / 3,160 SQ M

FLOOR                      AREA (SQ FT)                      TERRACE (SQ FT)

Communal Terrace                      2,539

Sixth floor                      LET

Fifth floor                      LET

Fourth floor                      LET

Third floor                      34,011

Second floor                      34,011

First floor                      33,663

Ground Floor                      10,014

Reception & Lounge                      6,816

Lower Ground                      39,889

Storage                      4,595

TOTAL                      162,999                      2,539

ALL AREAS APPROX. NIA

PLANS NOT TO SCALE

GALLERY

LOCATION

CONNECTIVITY

SPECIFICATION

FLOORPLANS



OFFICE



CORE AREA



TO NEWMAN ST.

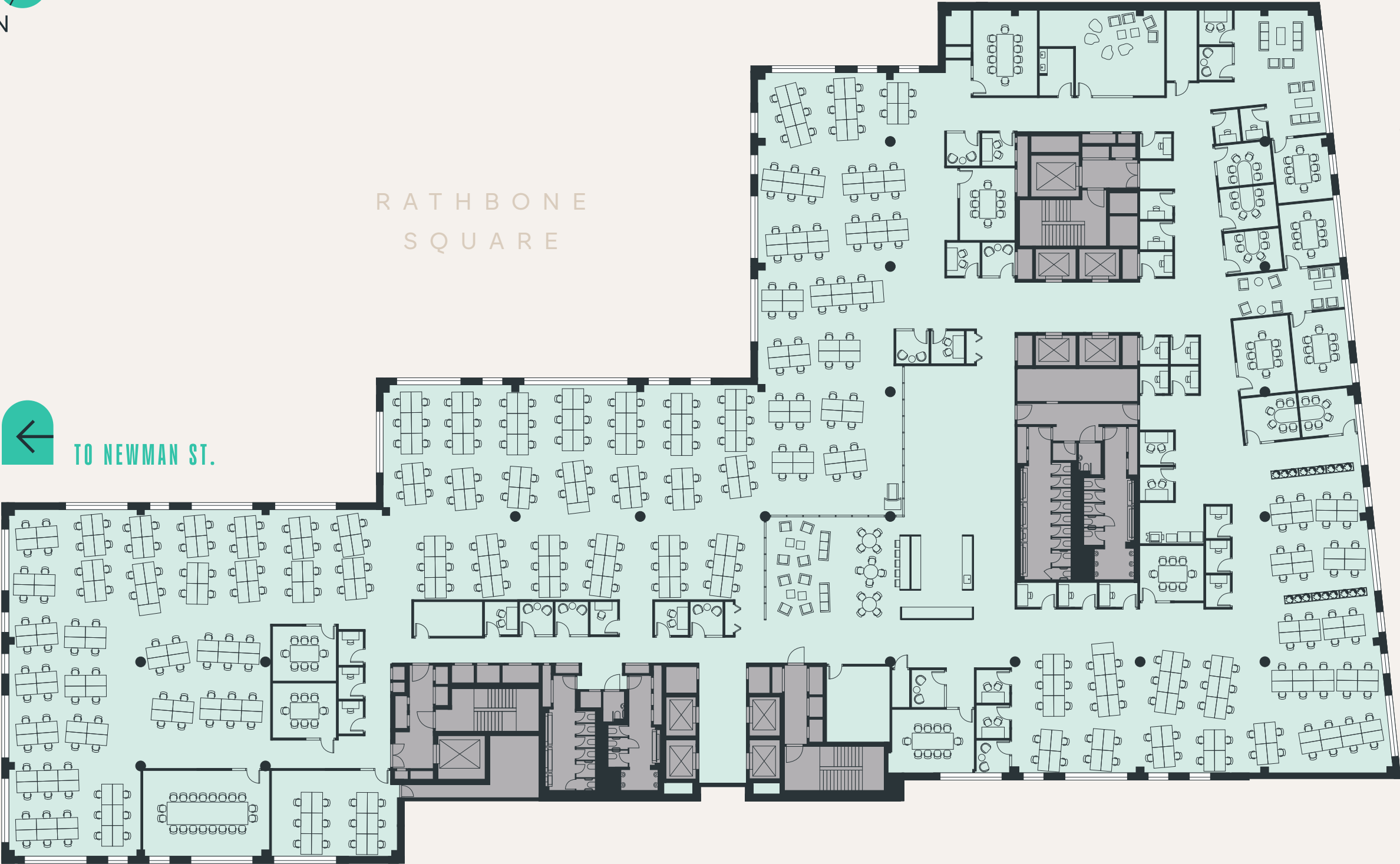


TO RATHBONE PLACE

NEWMAN STREET

RATHBONE  
SQUARE

RATHBONE  
PLACE





FLOORPLAN

Third floor

34,011 SQ FT / 3,160 SQ M

FLOOR	AREA (SQ FT)	TERRACE (SQ FT)
Communal Terrace		2,539
Sixth floor	LET	
Fifth floor	LET	
Fourth floor	LET	
Third floor	34,011	
Second floor	34,011	
First floor	33,663	
Ground Floor	10,014	
Reception & Lounge	6,816	
Lower Ground	39,889	
Storage	4,595	
TOTAL	162,999	2,539

ALL AREAS APPROX. NIA

PLANS NOT TO SCALE

GALLERY

LOCATION

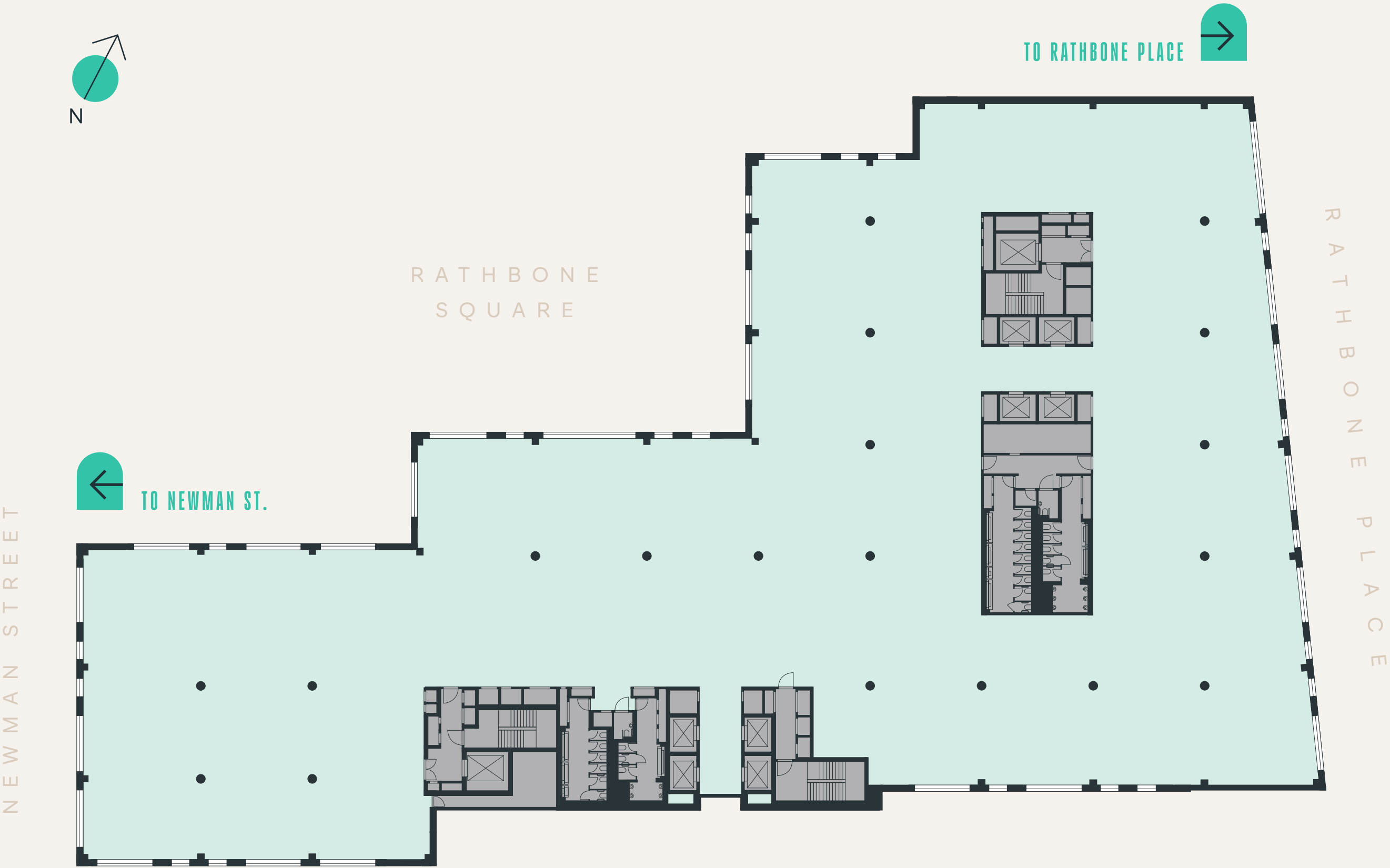
CONNECTIVITY

SPECIFICATION

FLOORPLANS



- OFFICE
- CORE AREA





SPACEPLAN

Third floor

34,011 SQ FT / 3,160 SQ M

FLOOR	AREA (SQ FT)	TERRACE (SQ FT)
Communal Terrace		2,539
Sixth floor	LET	
Fifth floor	LET	
Fourth floor	LET	
Third floor	34,011	
Second floor	34,011	
First floor	33,663	
Ground Floor	10,014	
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Storage	4,595	
TOTAL	162,999	2,539

ALL AREAS APPROX. NIA

PLANS NOT TO SCALE

GALLERY

LOCATION

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SPECIFICATION

FLOORPLANS



OFFICE



CORE AREA



TO NEWMAN ST.

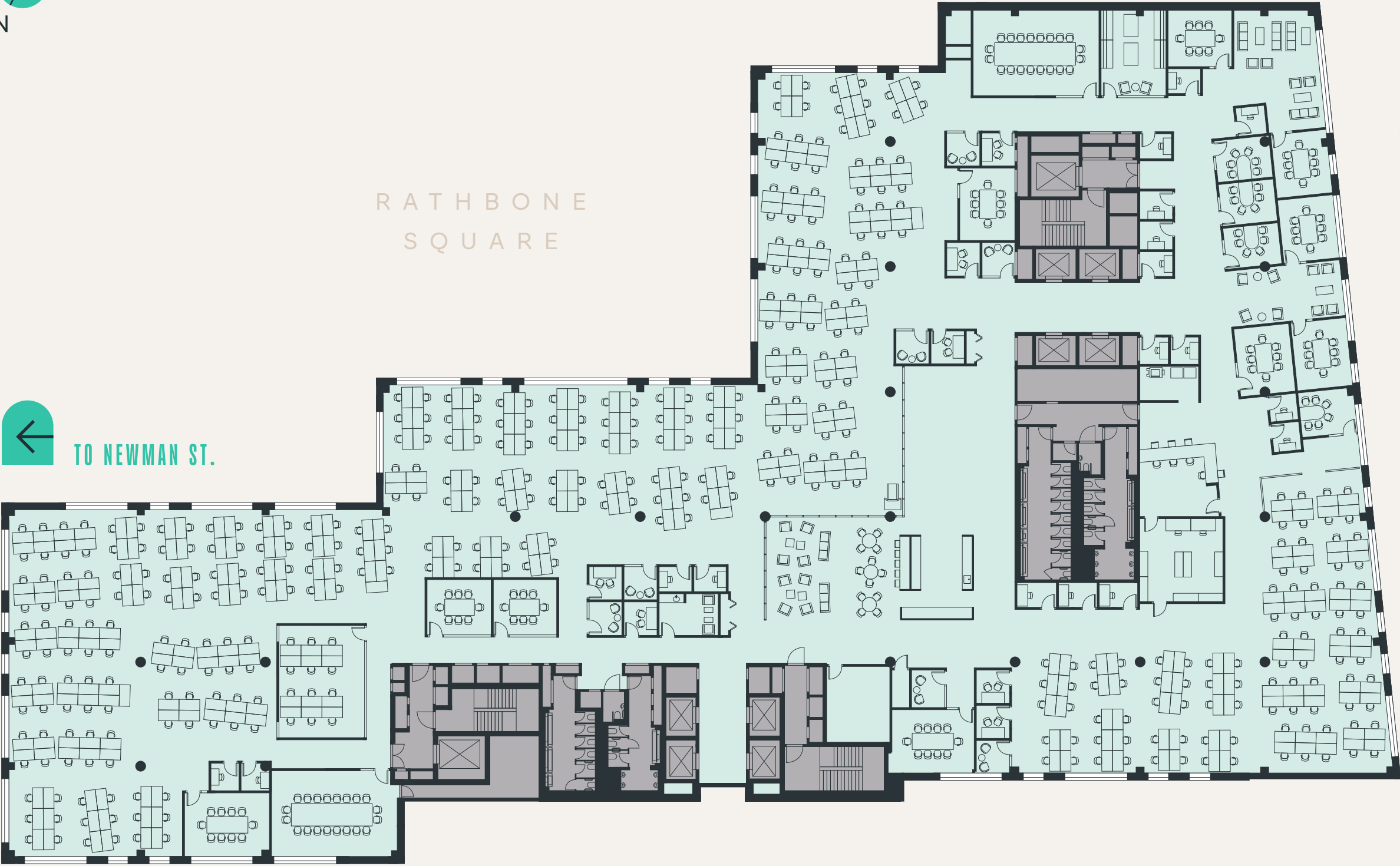


TO RATHBONE PLACE

NEWMAN STREET

RATHBONE  
SQUARE

RATHBONE  
PLACE





FLOORPLAN

Communal Terrace

2,539 SQ FT / 236 SQ M

FLOOR                      AREA (SQ FT)                      TERRACE (SQ FT)

Communal Terrace                      2,539

Sixth floor                      LET

Fifth floor                      LET

Fourth floor                      LET

Third floor                      34,011

Second floor                      34,011

First floor                      33,663

Ground Floor                      10,014

Reception & Lounge                      6,816

Lower Ground                      39,889

Storage                      4,595

TOTAL                      162,999                      2,539

ALL AREAS APPROX. NIA

PLANS NOT TO SCALE

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LOCATION

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FLOORPLANS



CORE AREA



COMMUNAL TERRACE



TO NEWMAN ST.



TO RATHBONE PLACE

NEWMAN STREET

RATHBONE  
SQUARE

PLANT

RATHBONE  
PLACE



# Get in touch



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