



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



No 'middle-of-the-road' here

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

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.



1 RATHBONE SQUARE



Communal Terrace

COMMUNAL TERRACE



COMMUNAL TERRACE



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

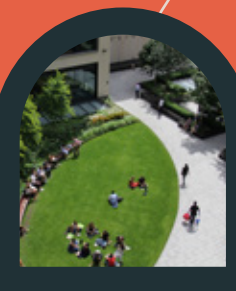


MAIN ENTRANCE OFF NEWMAN STREET





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

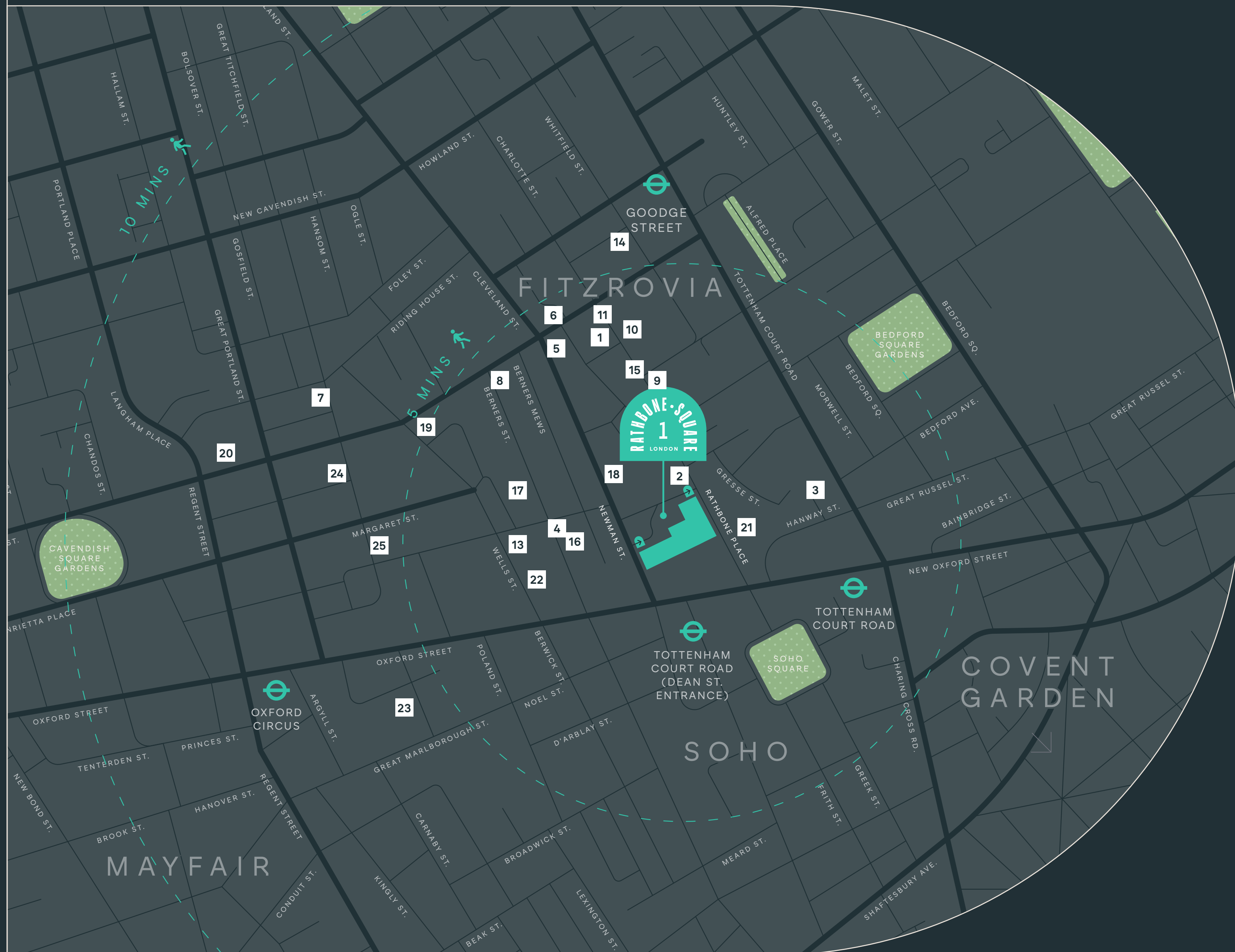
- 1 Roka
- 2 Circolo Popolare
- 3 Hakkasan
- 4 Berners Tavern
- 5 Mr Fogg's
- 6 The Salt Yard
- 7 Riding House Café
- 8 Flesh & Buns
- 9 Lima
- 10 Pied à Terre
- 11 Six by Nico
- 12 Kaffeine
- 13 Arros QD
- 14 Noizé

HOTELS & MEMBERS CLUBS

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

GYMS

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



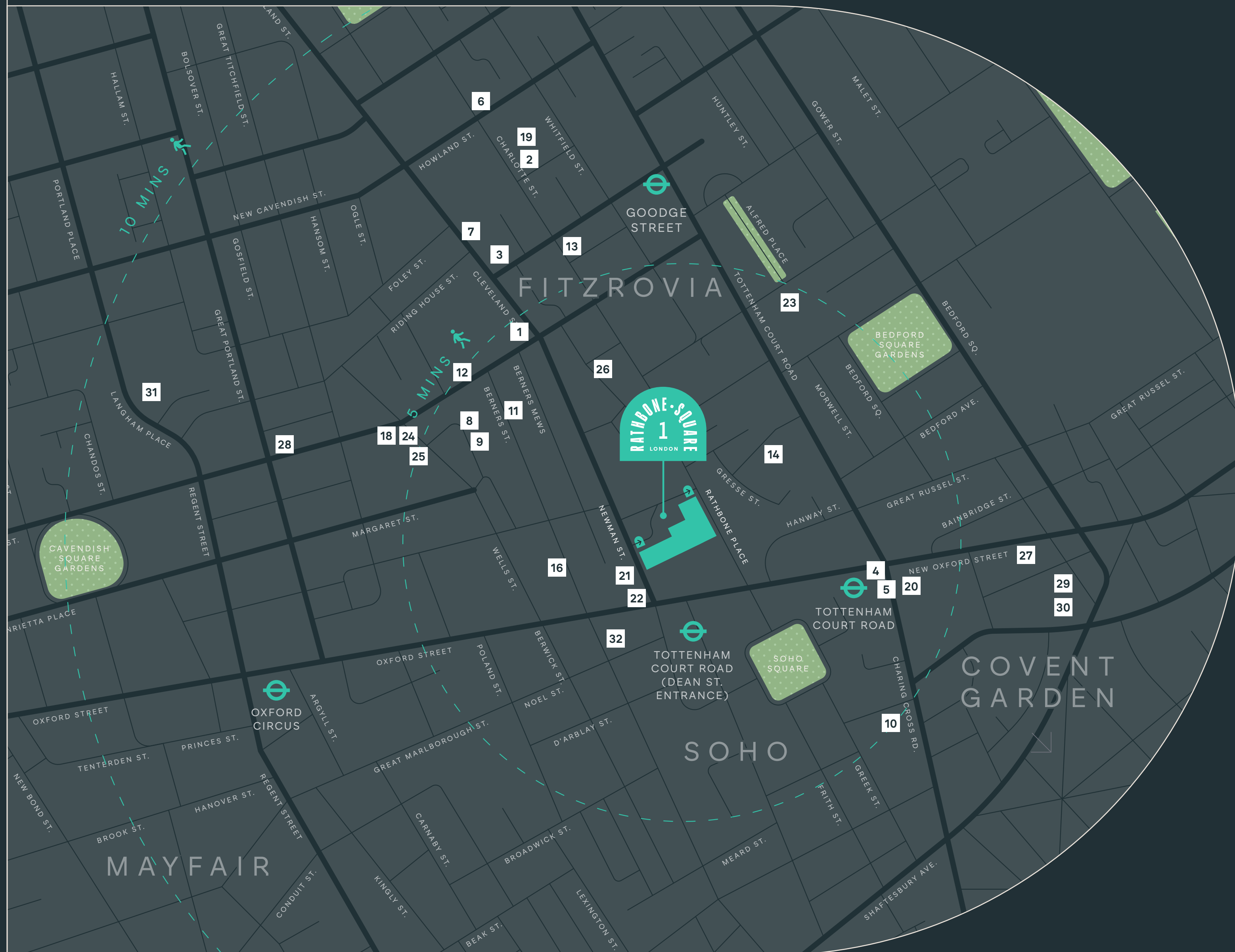


AMENITIES

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



BERNERS STREET TAVERN



SALT YARD



THE RIDING HOUSE CAFE

MR FOGG'S



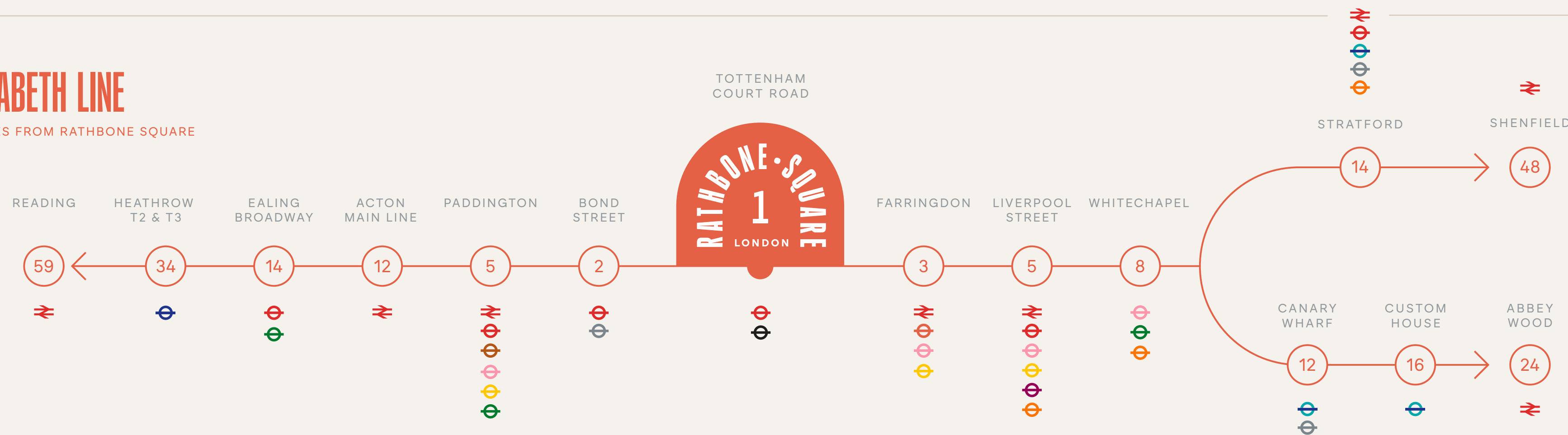


RAIL CONNECTIONS FROM RATHBONE SQUARE

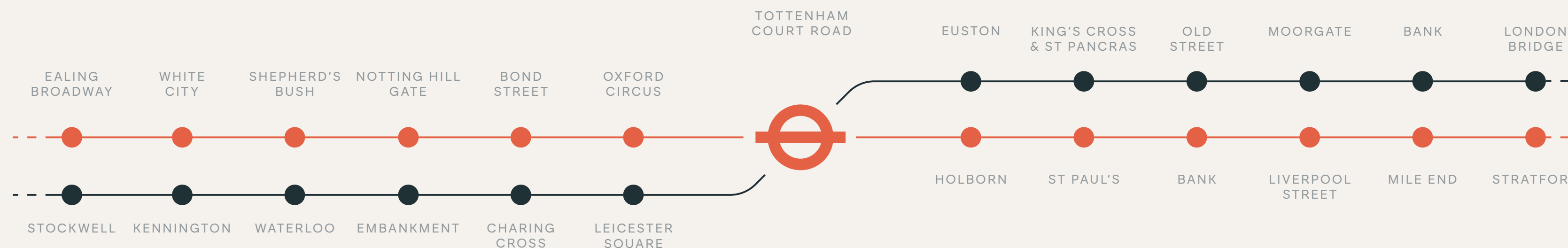
In the middle of everything

ELIZABETH LINE

MINUTES FROM RATHBONE SQUARE



CENTRAL & NORTHERN LINES



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

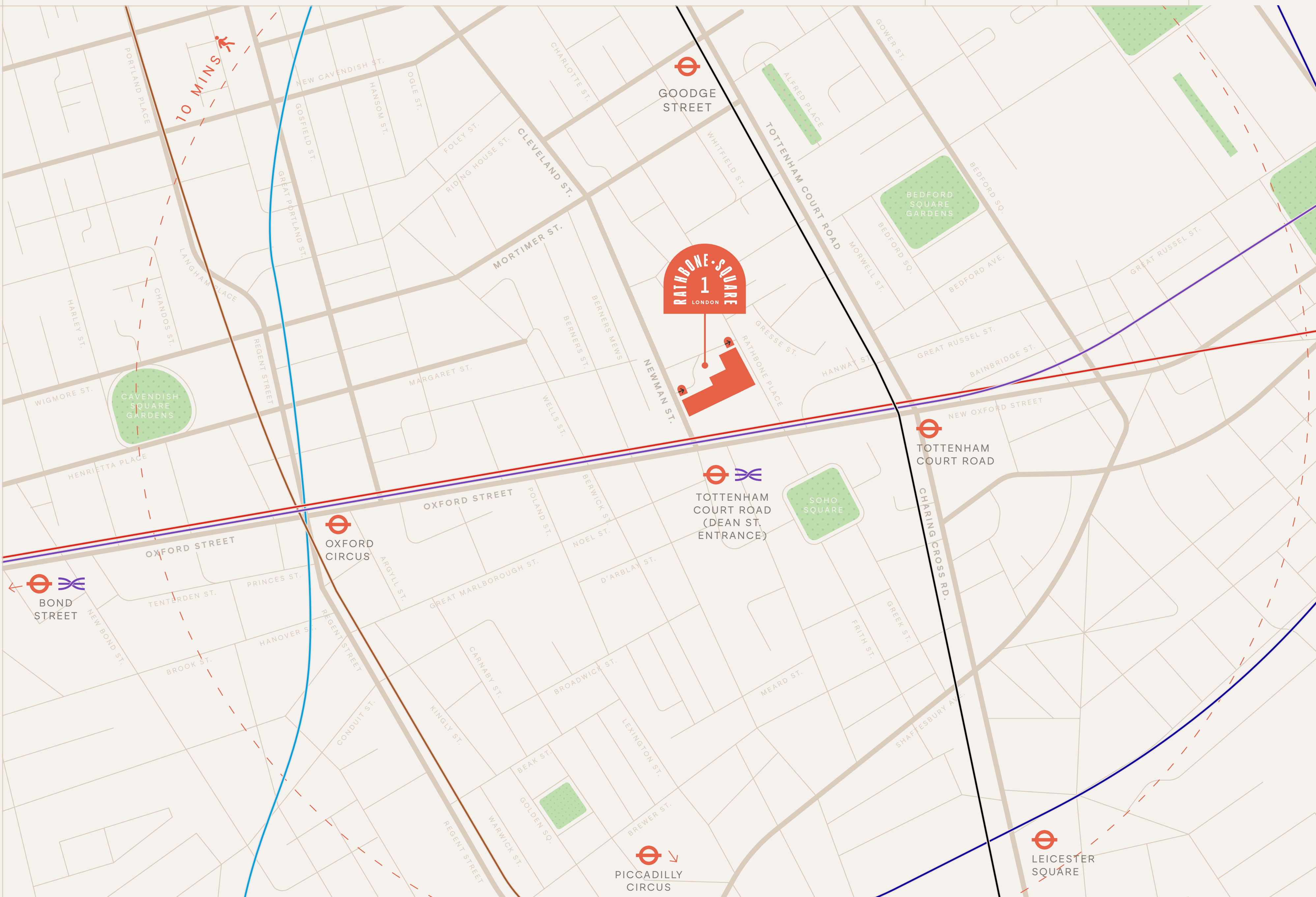
Bakerloo line via Oxford Circus

VICTORIA 3 MIN

Victoria line via Oxford Circus

WATERLOO 4 MIN

Northern line via Tottenham Court Road



CONNECTED ON ALL SIDES

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

SPECIFICATION

Key features



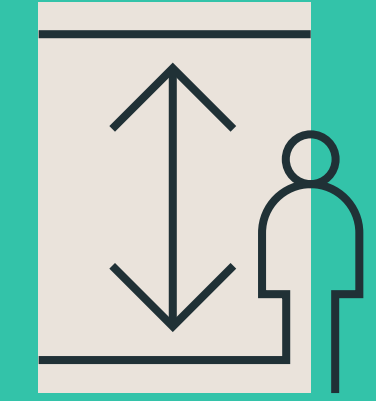
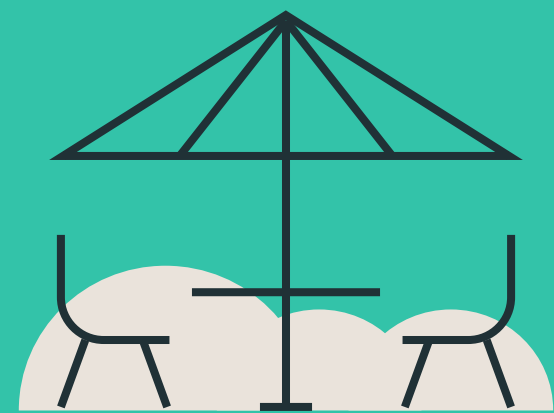
230 BIKE RACKS



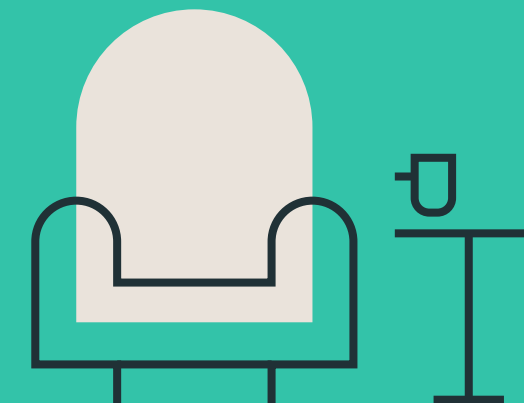
230 LOCKERS



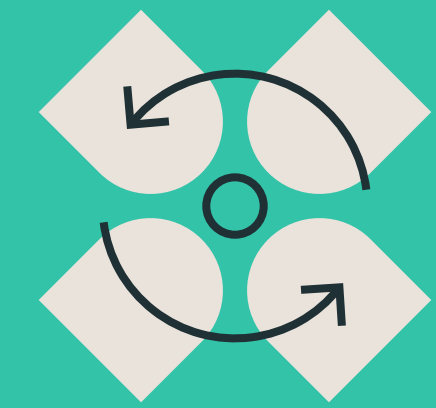
23 SHOWERS

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 proposed new reception creates a welcoming and harmonious entrance experience.



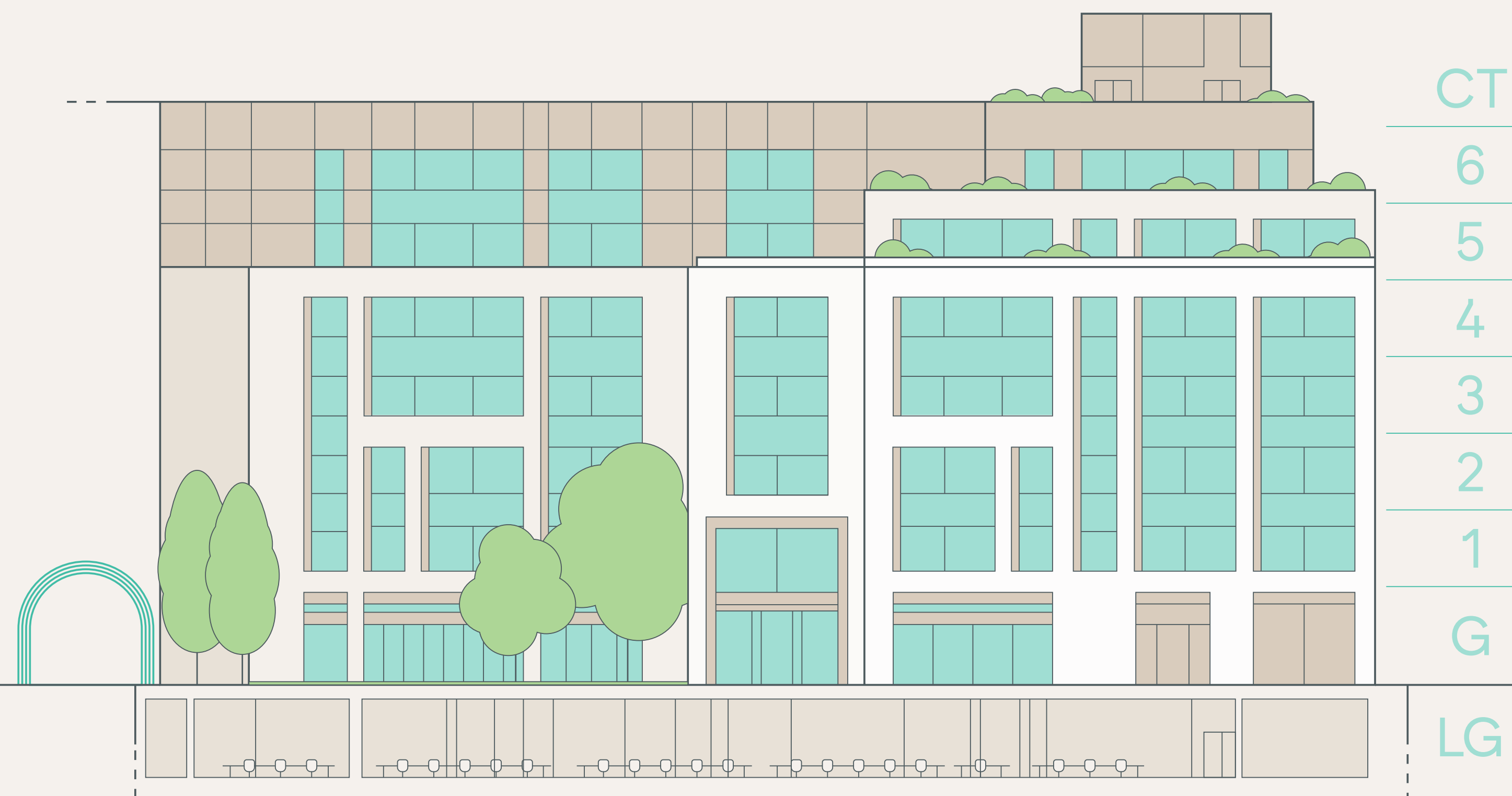
Indicative CGIs of proposed new reception.



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	
TOTAL	162,999	2,539



CT

6

5

4

3

2

1

G

LG

FLOORPLAN

Lower Ground

39,889 SQ FT / 3,705 SQ M



- OFFICE ●
- STORAGE ●
- CORE AREA ●

FLOOR **AREA (SQ FT)** **TERRACE (SQ FT)**

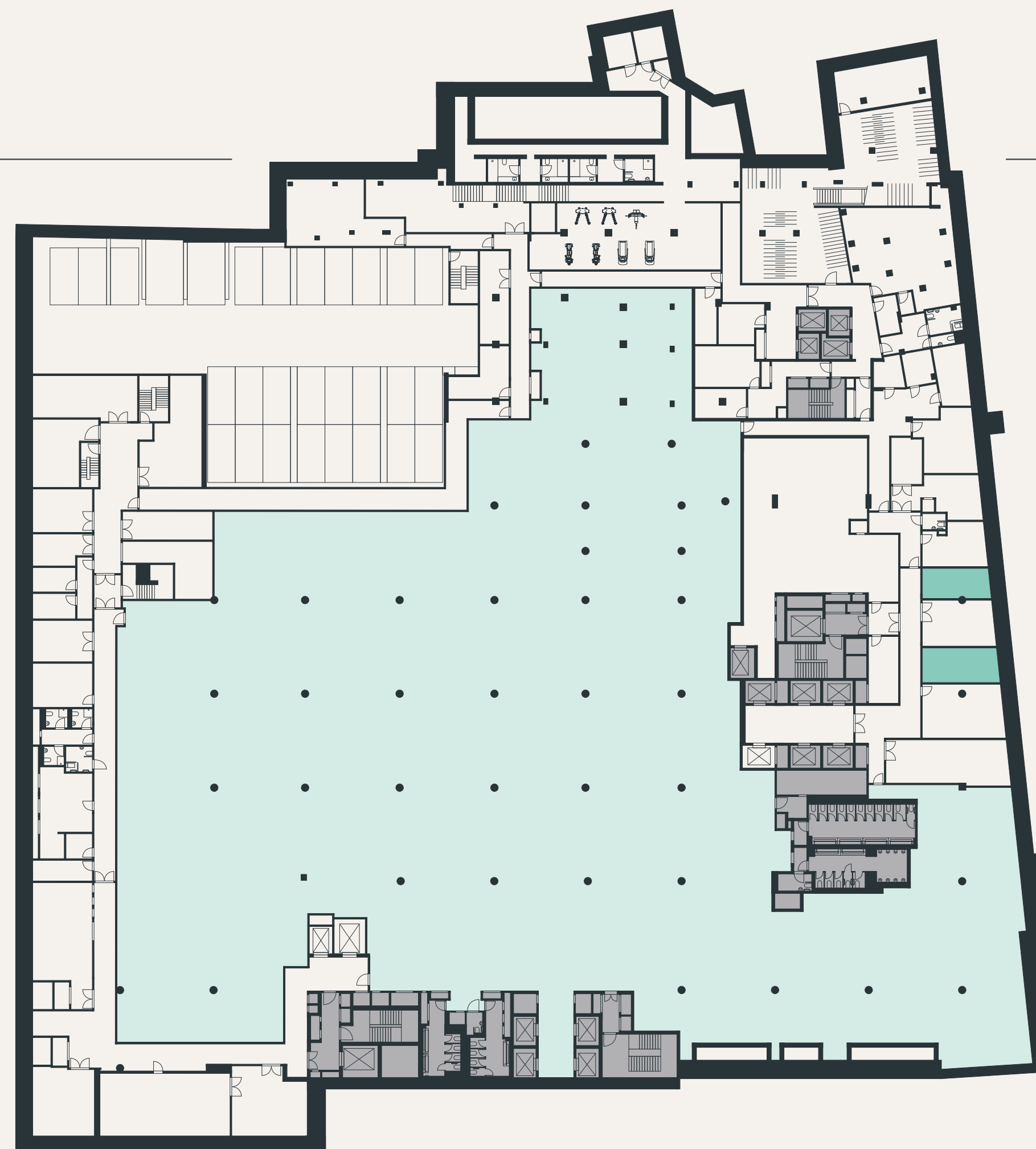
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Reception & Lounge	6,816	
Lower Ground	39,889	
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TOTAL **162,999** **2,539**



NEWMAN STREET

RATHBONE PLACE





FLOORPLAN

Ground floor

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

OFFICE

RECEPTION & LOUNGE

CORE AREA

FLOOR	AREA (SQ FT)	TERRACE (SQ FT)
Communal Terrace		2,539
Sixth floor	LET	
Fifth floor	LET	
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Communal Terrace

2,539

Sixth floor

LET

Fifth floor

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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**

N

NEWMAN STREET



TO NEWMAN ST.



LOADING BAY

RATHBONE SQUARE

RECEPTION AND LOUNGE

AVAILABLE SPACE

CIRCOLO POPOLARE

JOE & THE JUICE

TO RATHBONE PLACE

RATHBONE PLACE

OPTION FOR SEPERATE ENTRANCE



SPACEPLAN

Ground floor

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

OFFICE

RECEPTION & LOUNGE

CORE AREA

FLOOR	AREA (SQ FT)	TERRACE (SQ FT)
Communal Terrace		2,539
Sixth floor	LET	
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Second floor

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First floor

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Ground Floor**10,014**

Reception & Lounge

6,816

Lower Ground

39,889

Storage

4,595

TOTAL**162,999****2,539**

NEWMAN STREET



TO NEWMAN ST.



LOADING BAY

RATHBONE
SQUARE

TO RATHBONE PLACE

CIRCOLO POPOLARE

JOE &
THE JUICERATHBONE
PLACEOPTION FOR
SEPERATE
ENTRANCE



FLOORPLAN

First floor

33,663 SQ FT / 3,127 SQ M

OFFICE ●
CORE AREA ●

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



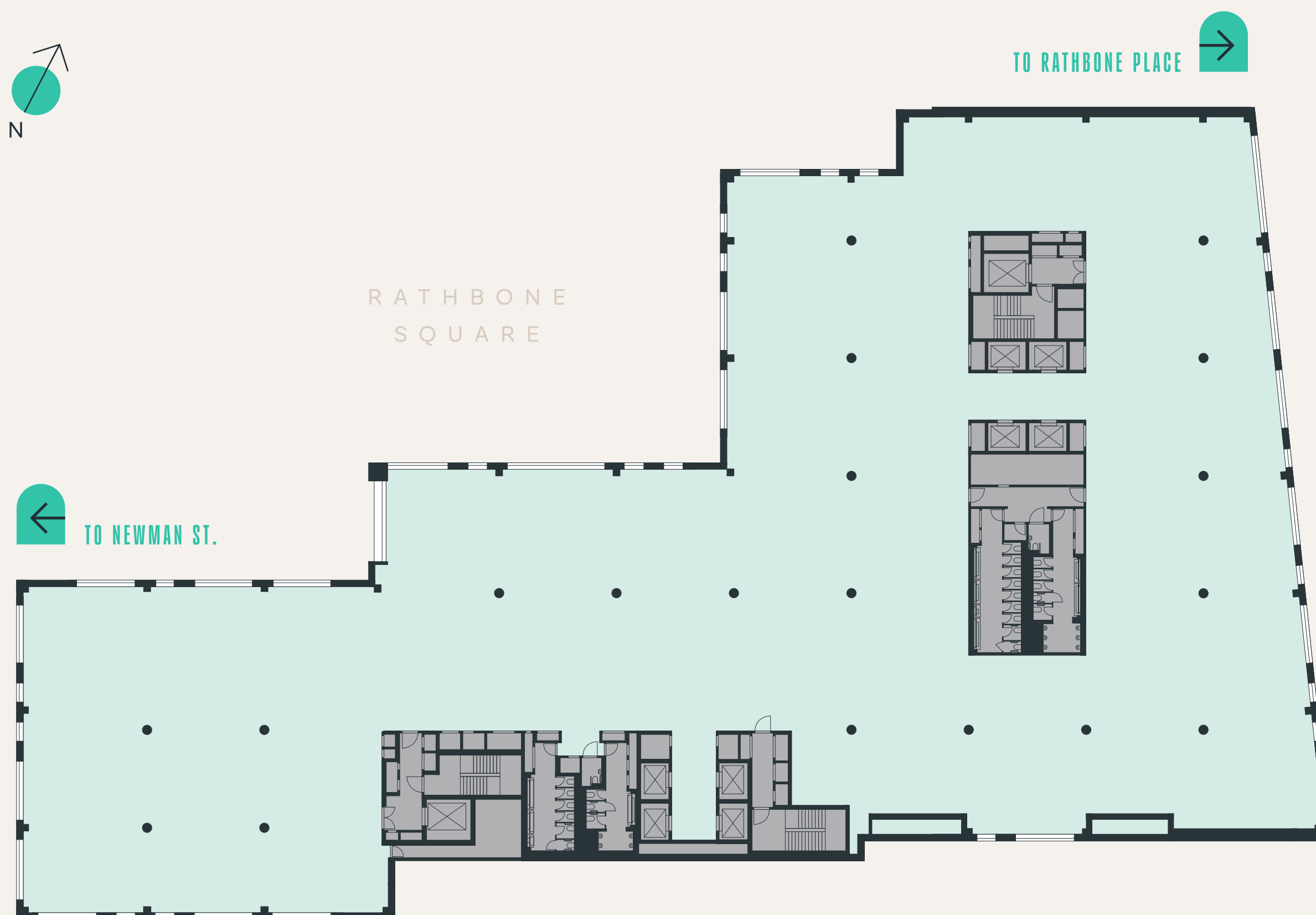
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TO RATHBONE PLACE →



← TO NEWMAN ST.

NEWMAN STREET

RATHBONE
SQUARERATHBONE
PLACE



SPACEPLAN

First floor

33,663 SQ FT / 3,127 SQ M

OFFICE ●
CORE AREA ●

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

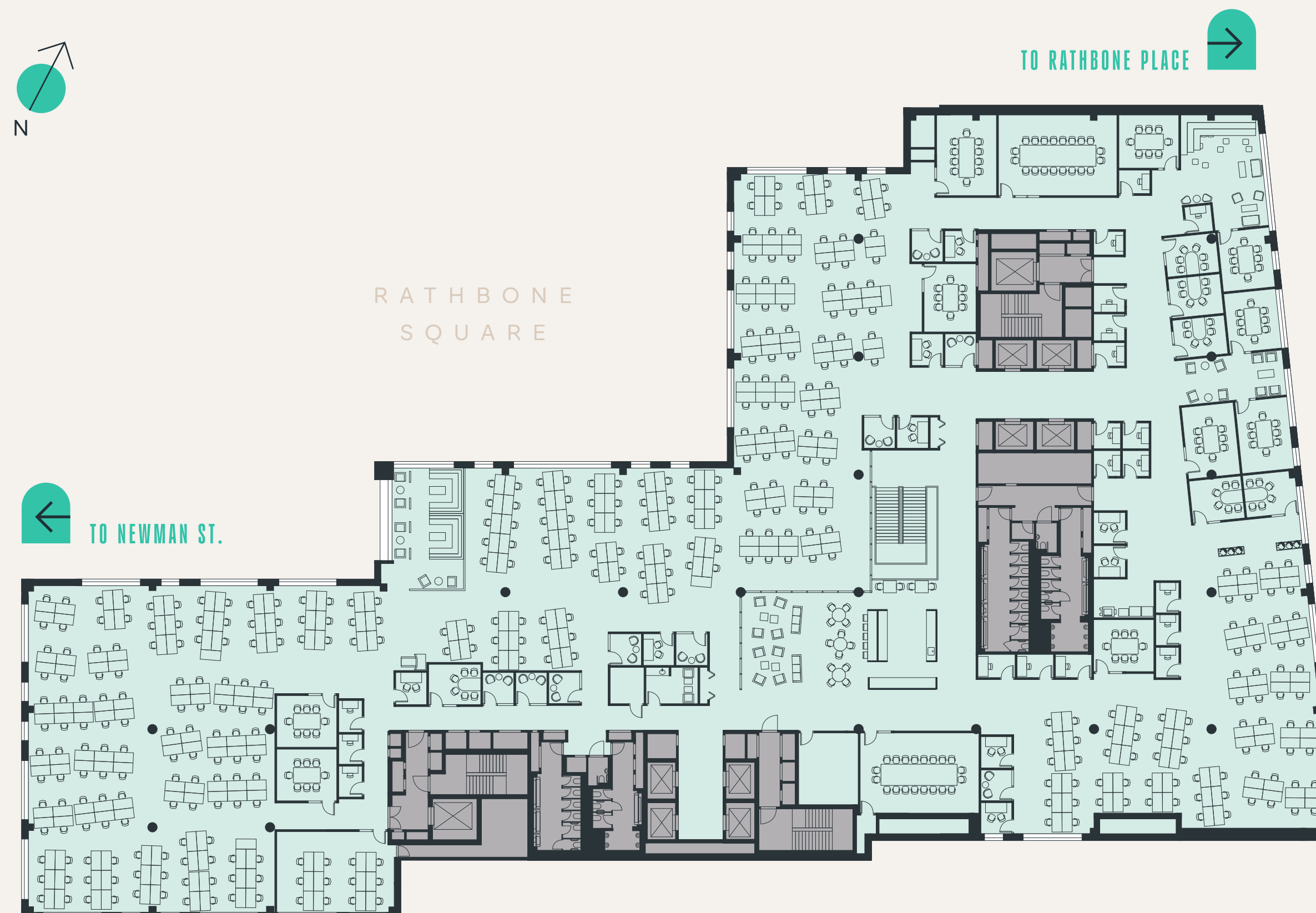
TOTAL 162,999 2,539

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TO RATHBONE PLACE →

← TO NEWMAN ST.

NEWMAN STREET

RATHBONE
SQUARERATHBONE
PLACE



FLOORPLAN

Second floor

34,011 SQ FT / 3,160 SQ M

OFFICE ●
CORE AREA ●

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



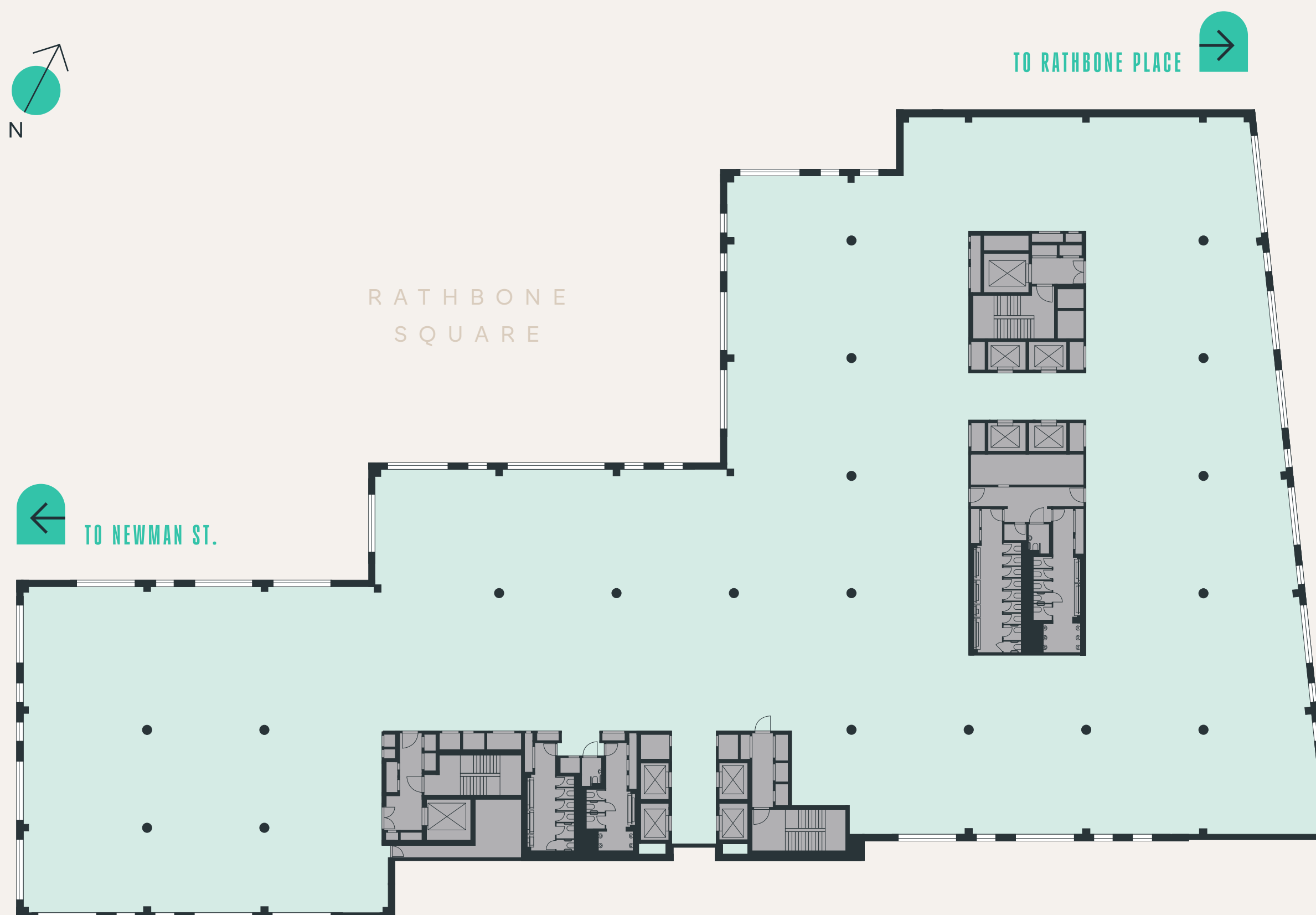
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TO RATHBONE PLACE →



← TO NEWMAN ST.

NEWMAN STREET

RATHBONE
SQUARERATHBONE
PLACE



SPACEPLAN

Second floor

34,011 SQ FT / 3,160 SQ M

OFFICE ●
CORE AREA ●

FLOOR AREA (SQ FT) TERRACE (SQ FT)

Communal Terrace 2,539

Sixth floor LET

Fifth floor LET

Fourth floor LET

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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

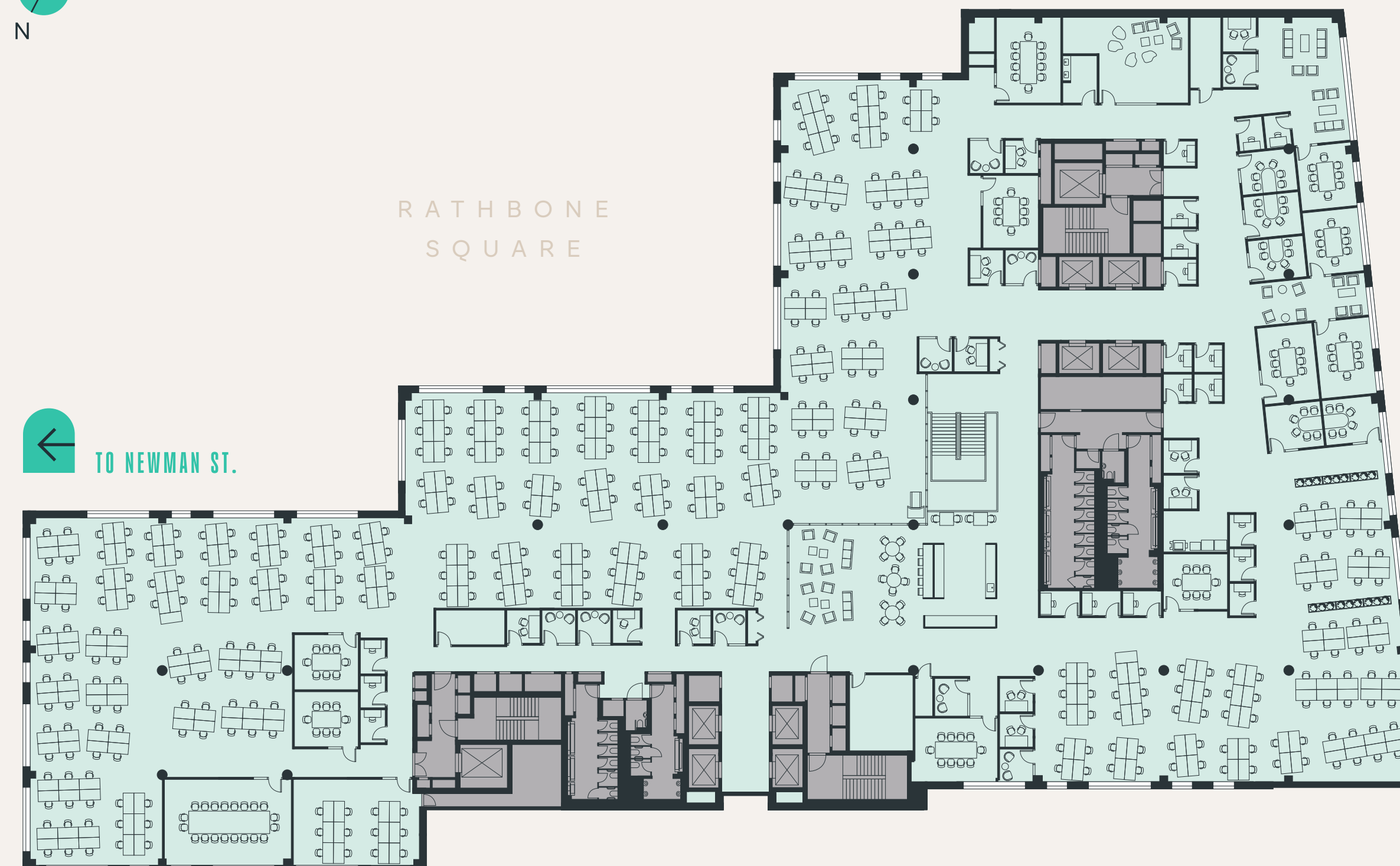
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TO RATHBONE PLACE →



← TO NEWMAN ST.

NEWMAN STREET

RATHBONE
SQUARERATHBONE
PLACE



FLOORPLAN

Third floor

34,011 SQ FT / 3,160 SQ M

OFFICE ●
CORE AREA ●

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Communal Terrace

2,539

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Fifth floor

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Fourth floor

LET

Third floor**34,011**

Second floor

34,011

First floor

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Ground Floor

10,014

Reception & Lounge

6,816

Lower Ground

39,889

Storage

4,595

TOTAL**162,999****2,539**

N

TO RATHBONE PLACE

RATHBONE
SQUARE

TO NEWMAN ST.

NEWMAN STREET



RATHBONE PLACE



SPACEPLAN

Third floor

34,011 SQ FT / 3,160 SQ M

OFFICE 
CORE AREA 

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

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TOTAL 162,999 2,539

ALL AREAS APPROX. NIA

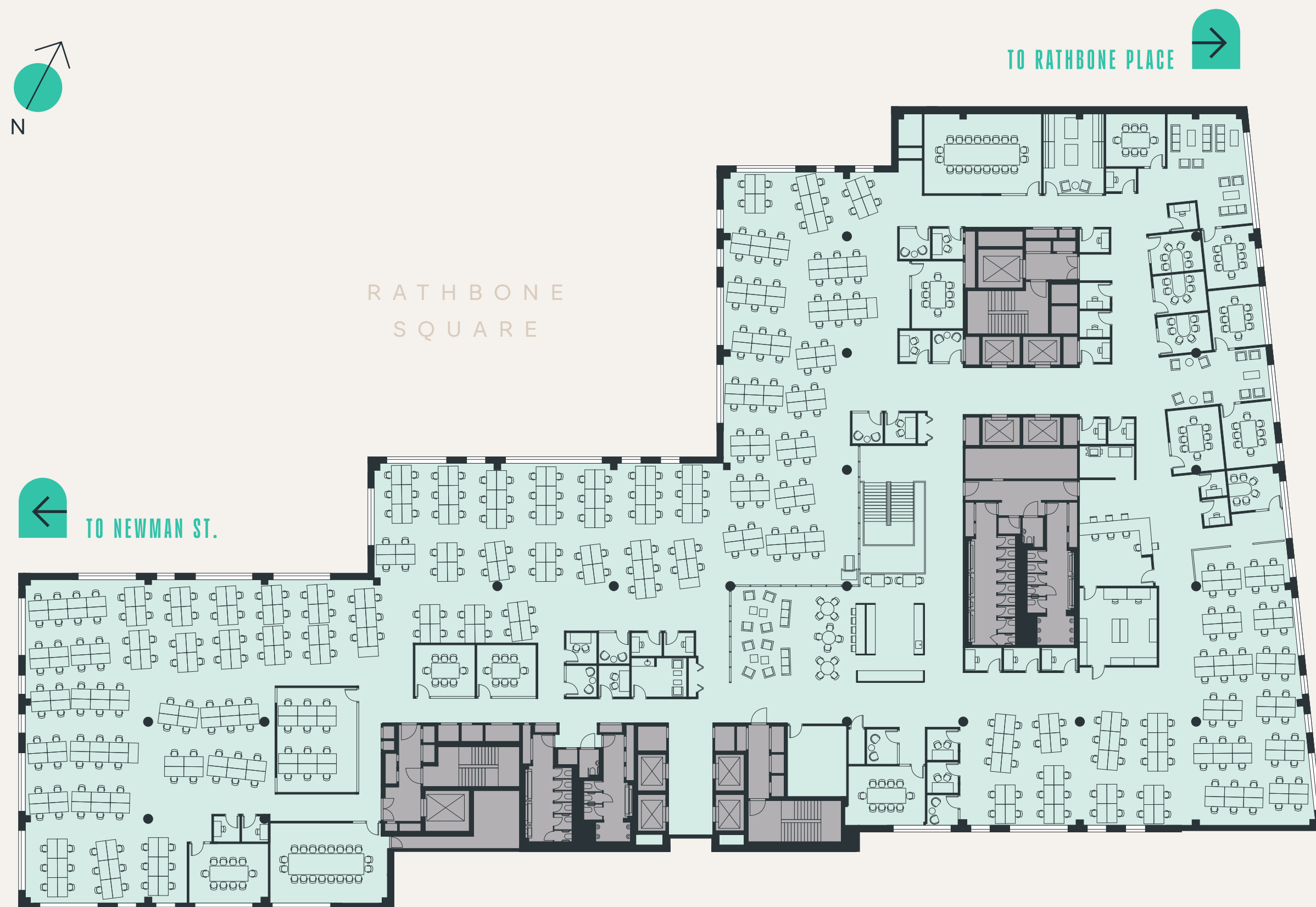
PLANS NOT TO SCALE



TO NEWMAN ST.

TO RATHBONE PLACE 

NEWMAN STREET

RATHBONE
SQUARERATHBONE
PLACE



FLOORPLAN

Communal Terrace

2,539 SQ FT / 236 SQ M

CORE AREA ●

COMMUNAL TERRACE ●

FLOOR	AREA (SQ FT)	TERRACE (SQ FT)
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Communal Terrace		2,539
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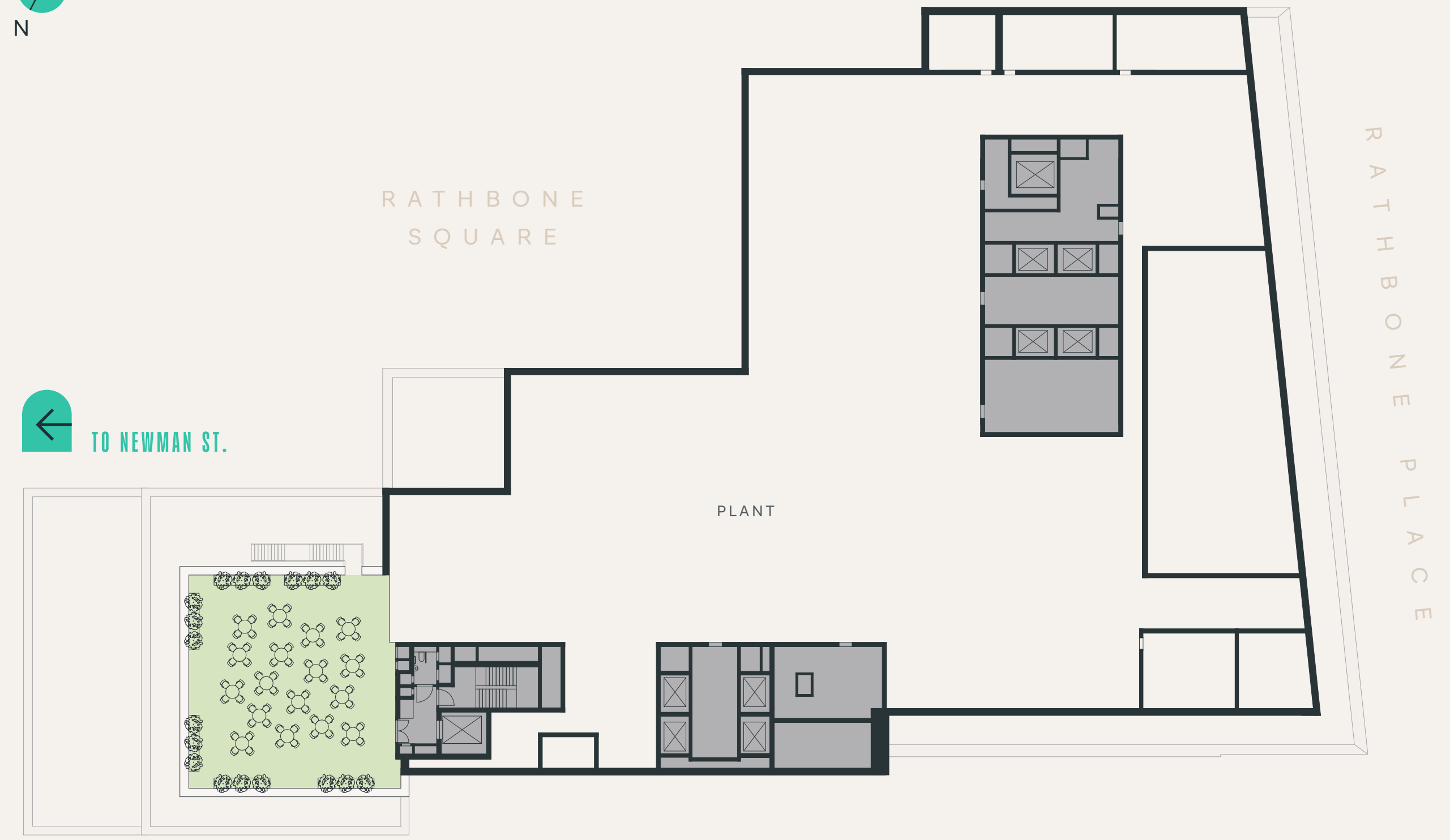


NEWMAN STREET

TO NEWMAN ST. ←

N

TO RATHBONE PLACE →



RATHBONE SQUARE

PLANT

RATHBONE PLACE

CONTACT

Get in touch



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07736 869320

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