



RATHBONE SQUARE 1 LONDON W1

33,000 - 152,000 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

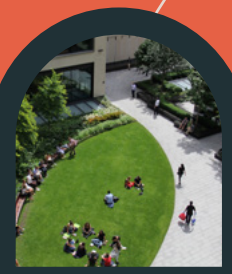
Calm at the core

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.

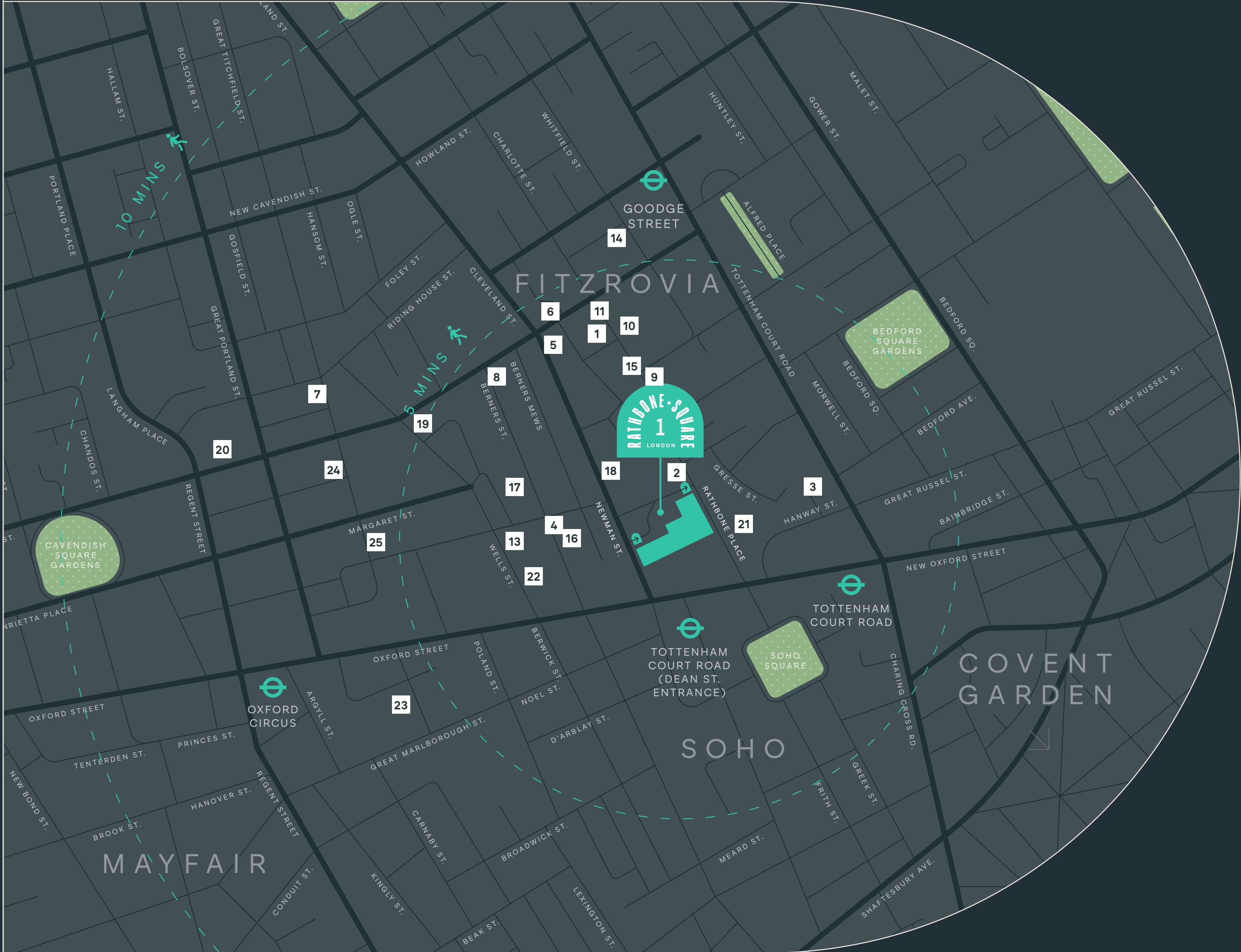
RATHBONE SQUARE



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 Botanical Tavern & Treehouse
- 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



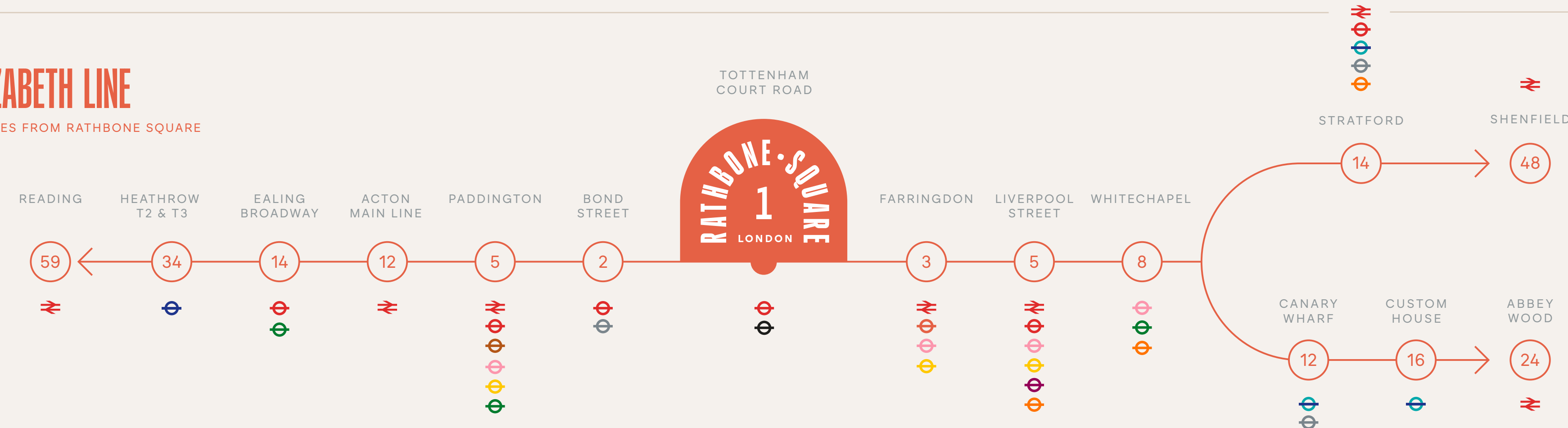
MR FOGG'S BOTANICAL TAVERN & TREEHOUSE

RAIL CONNECTIONS FROM RATHBONE SQUARE

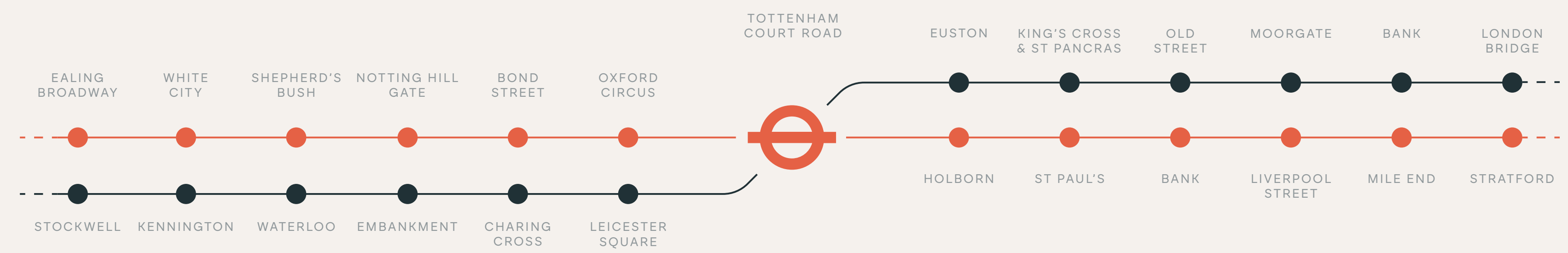
In the middle of everything

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

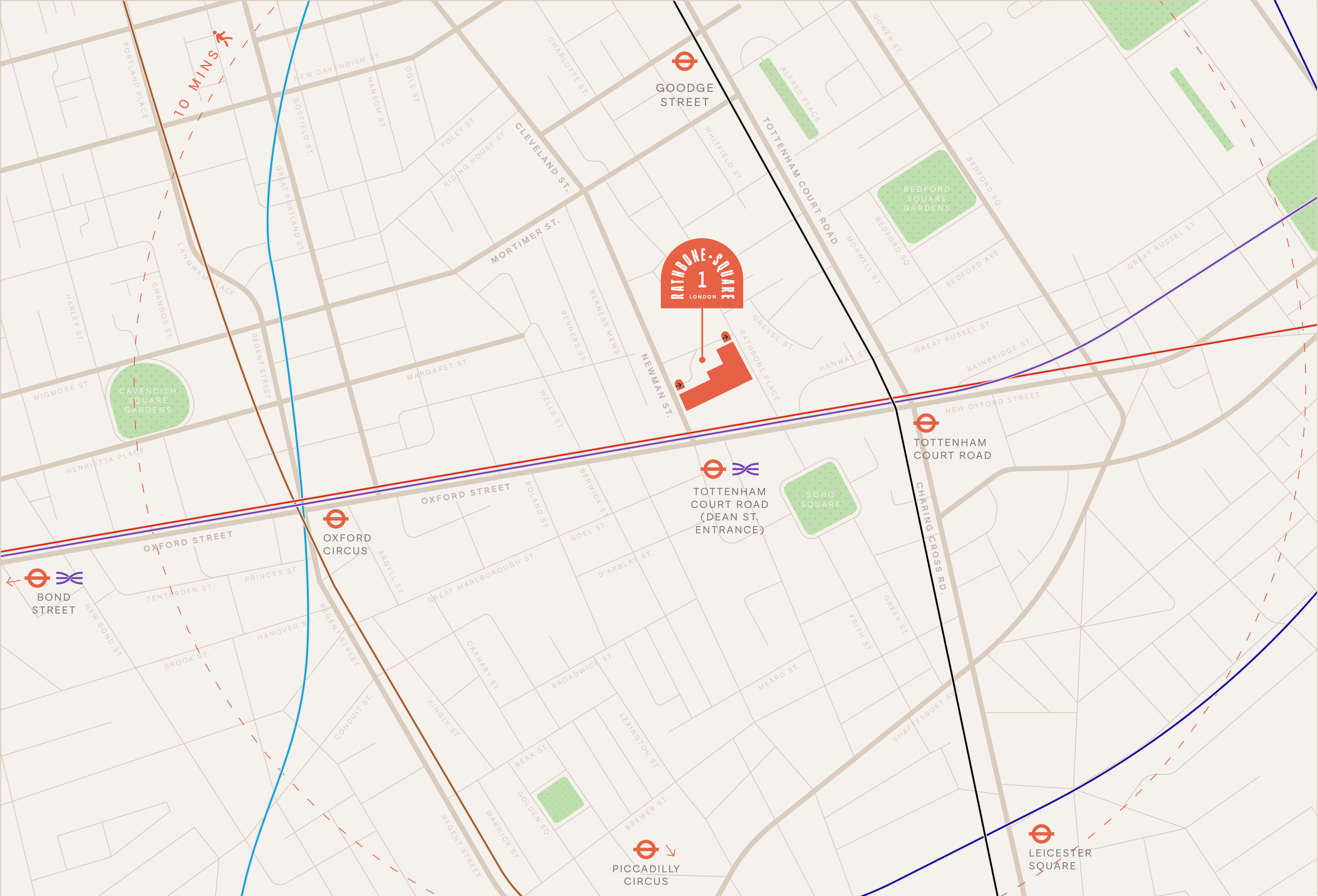
VICTORIA 3 MIN

Victoria line via Oxford Circus

WATERLOO 4 MIN

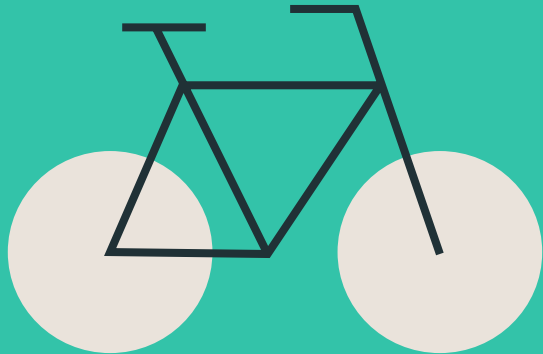
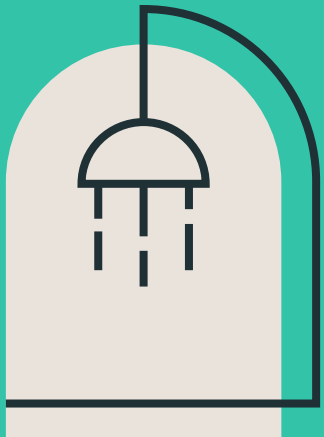
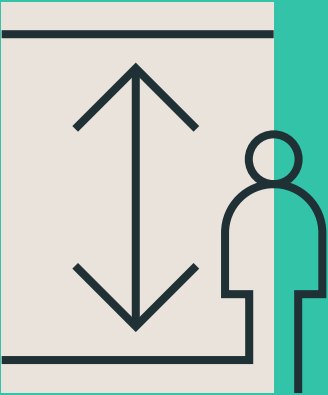
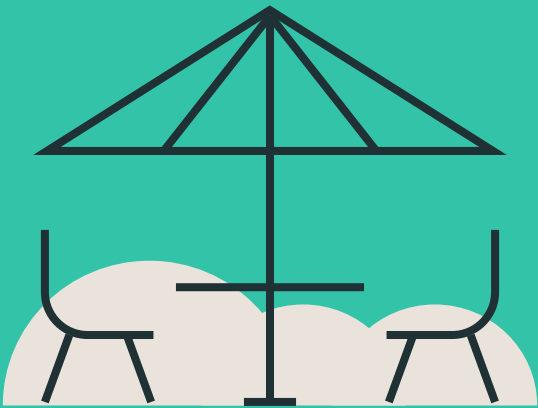
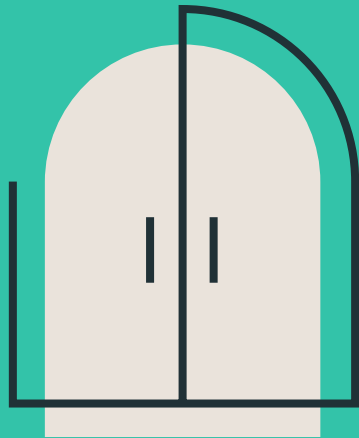
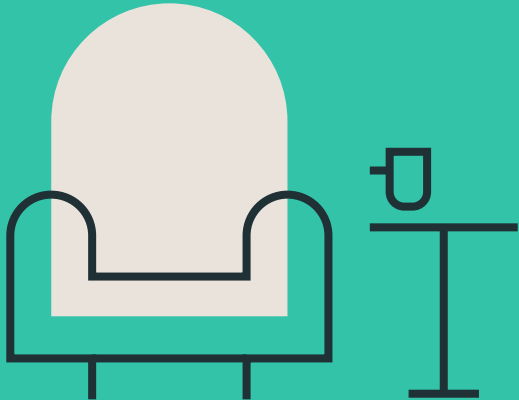
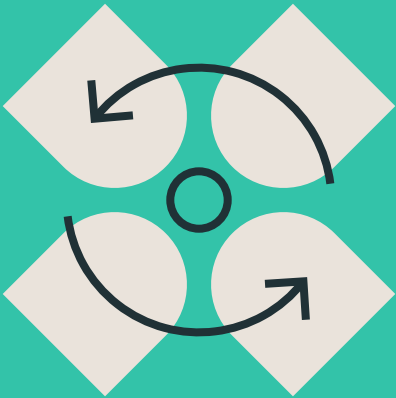
Northern line via Tottenham Court Road

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

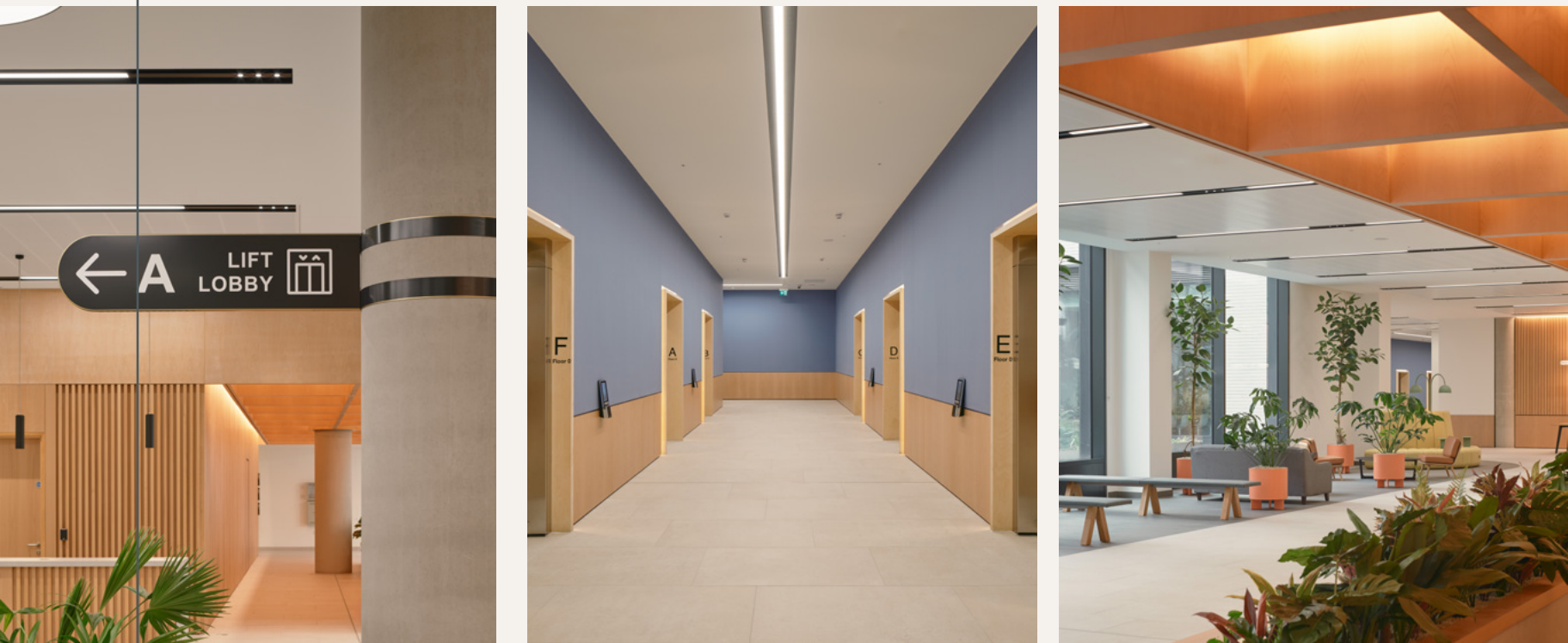
Available via an assignment or sublease for a term by arrangement.

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

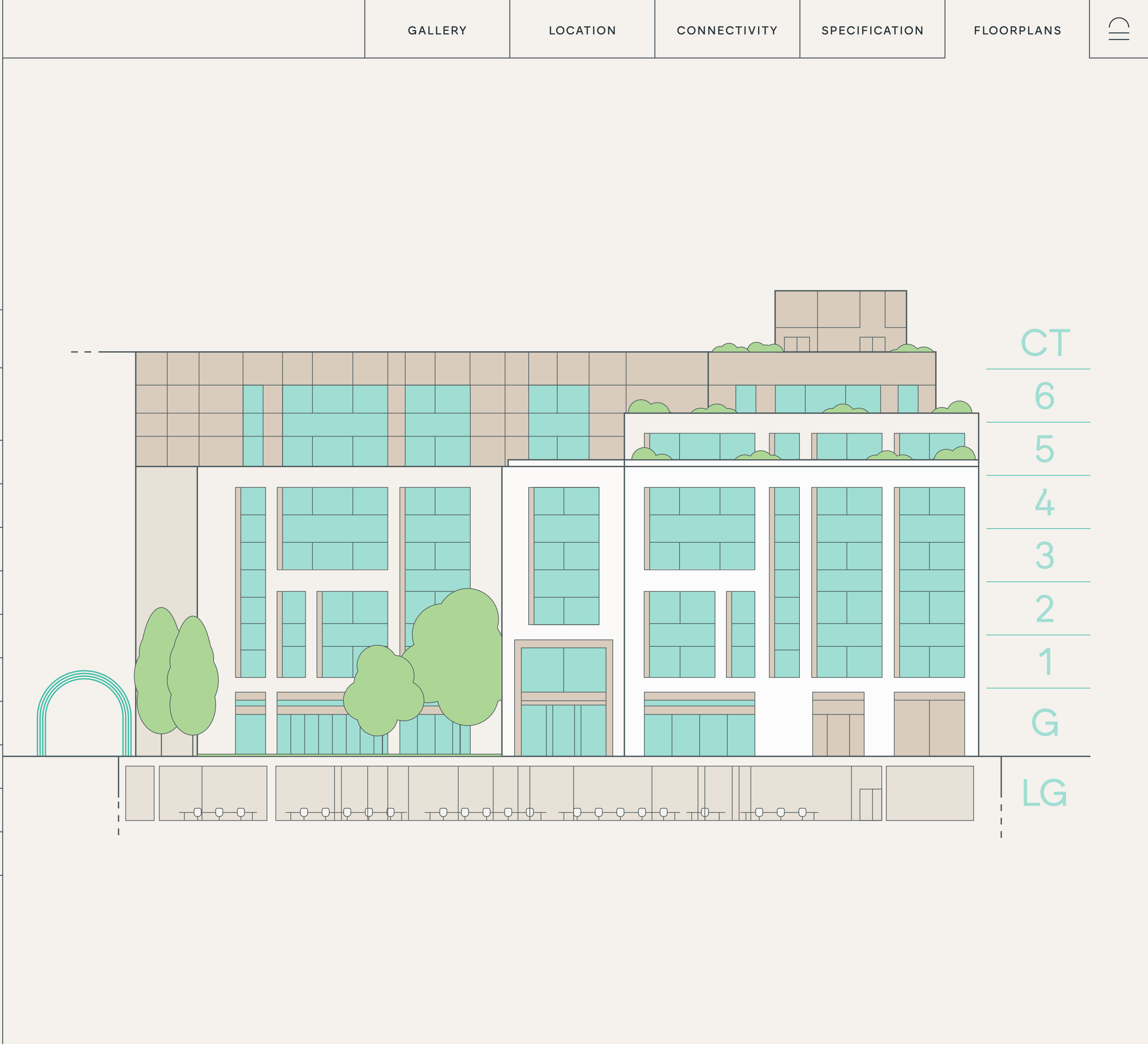
Central space in
a unique place.

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

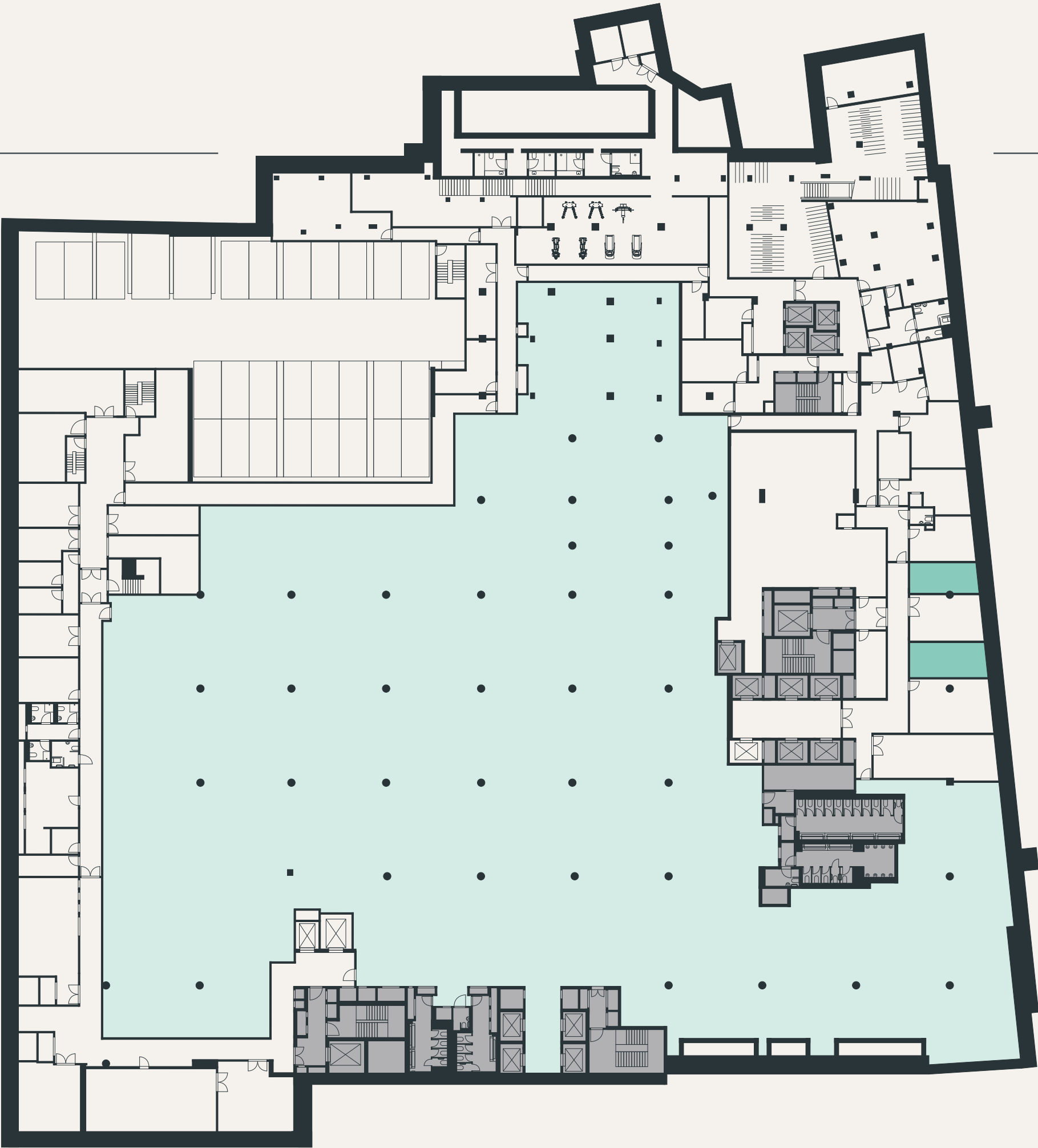
FLOORPLANS



- 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

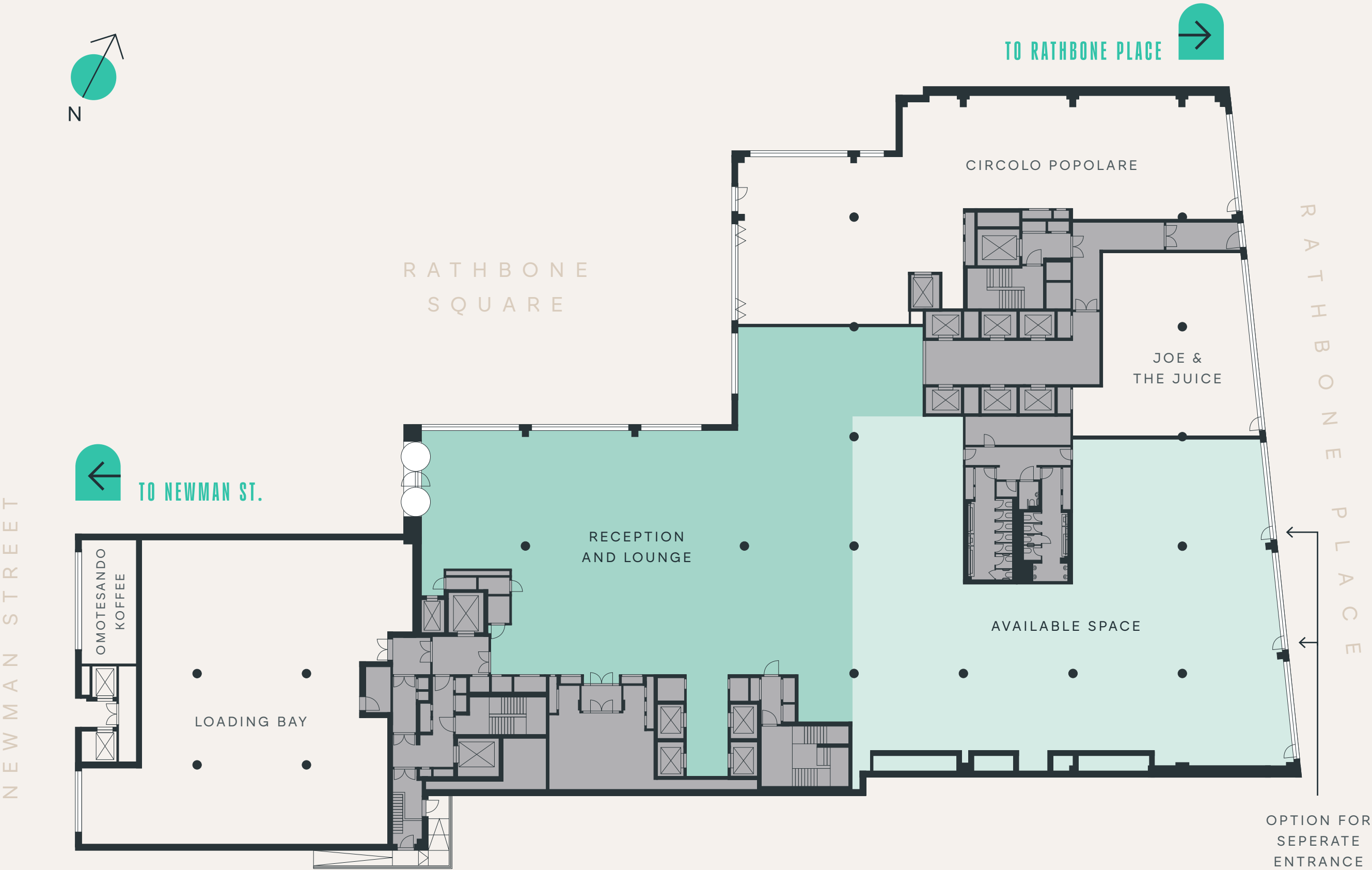
CONNECTIVITY

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
SQUARE

RATHBONE
PLACE

OMOTESANDO
KOFFEE

LOADING BAY

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

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Storage 4,595

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PLANS NOT TO SCALE

GALLERY

LOCATION

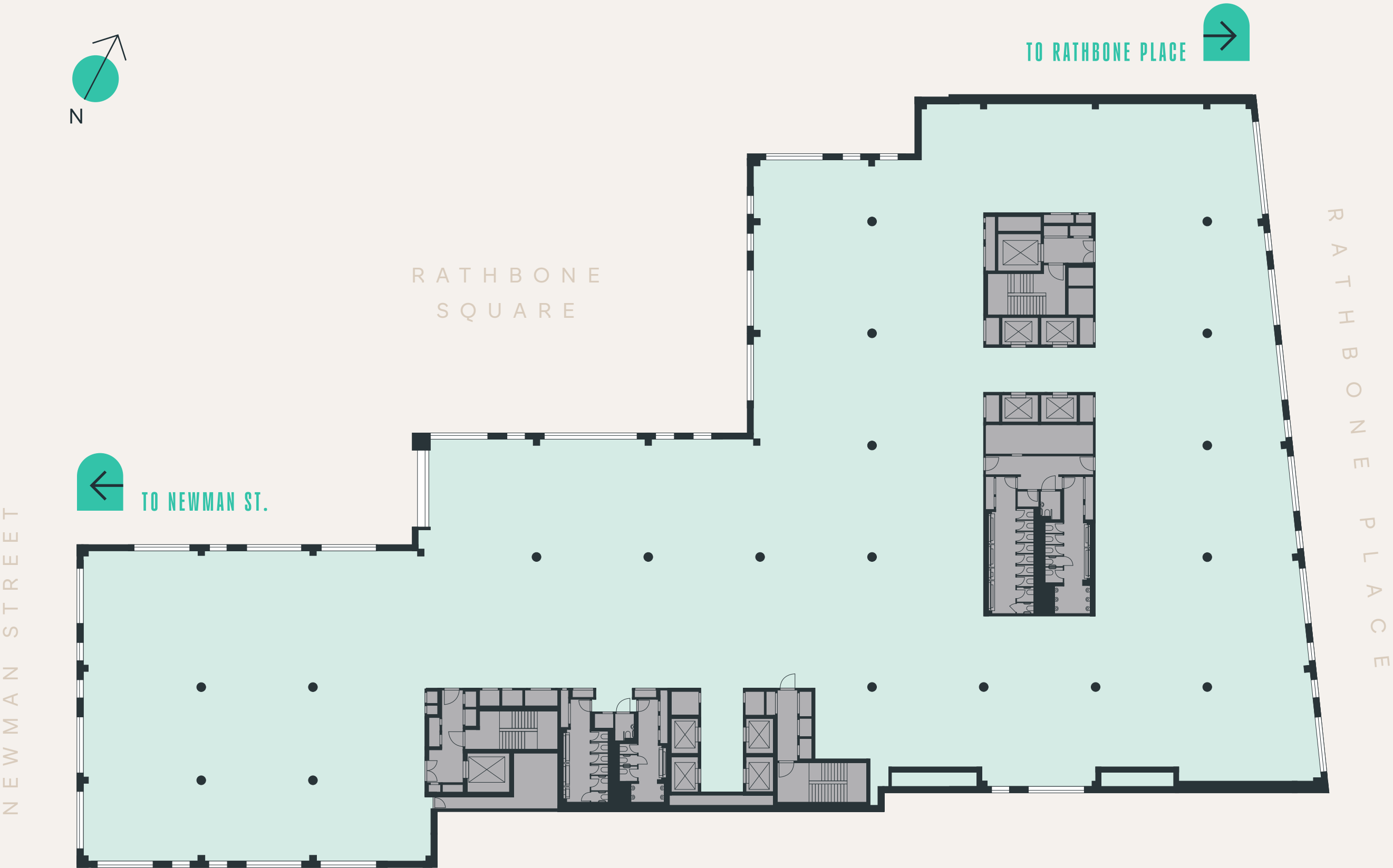
CONNECTIVITY

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

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PLANS NOT TO SCALE

GALLERY

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FLOORPLANS



OFFICE



CORE AREA



TO NEWMAN ST.

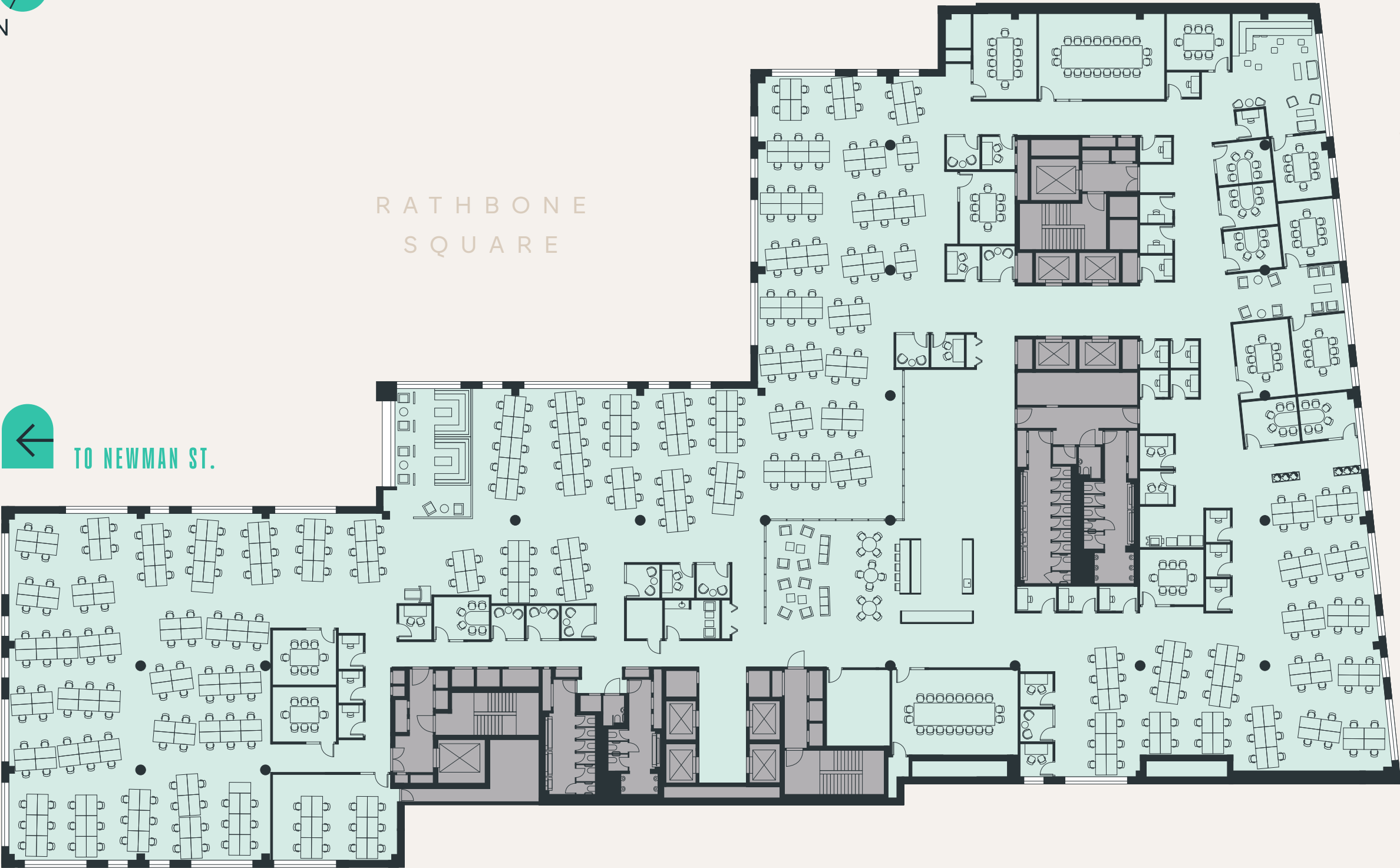


TO RATHBONE PLACE

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

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FLOORPLANS



OFFICE



CORE AREA



TO NEWMAN ST.

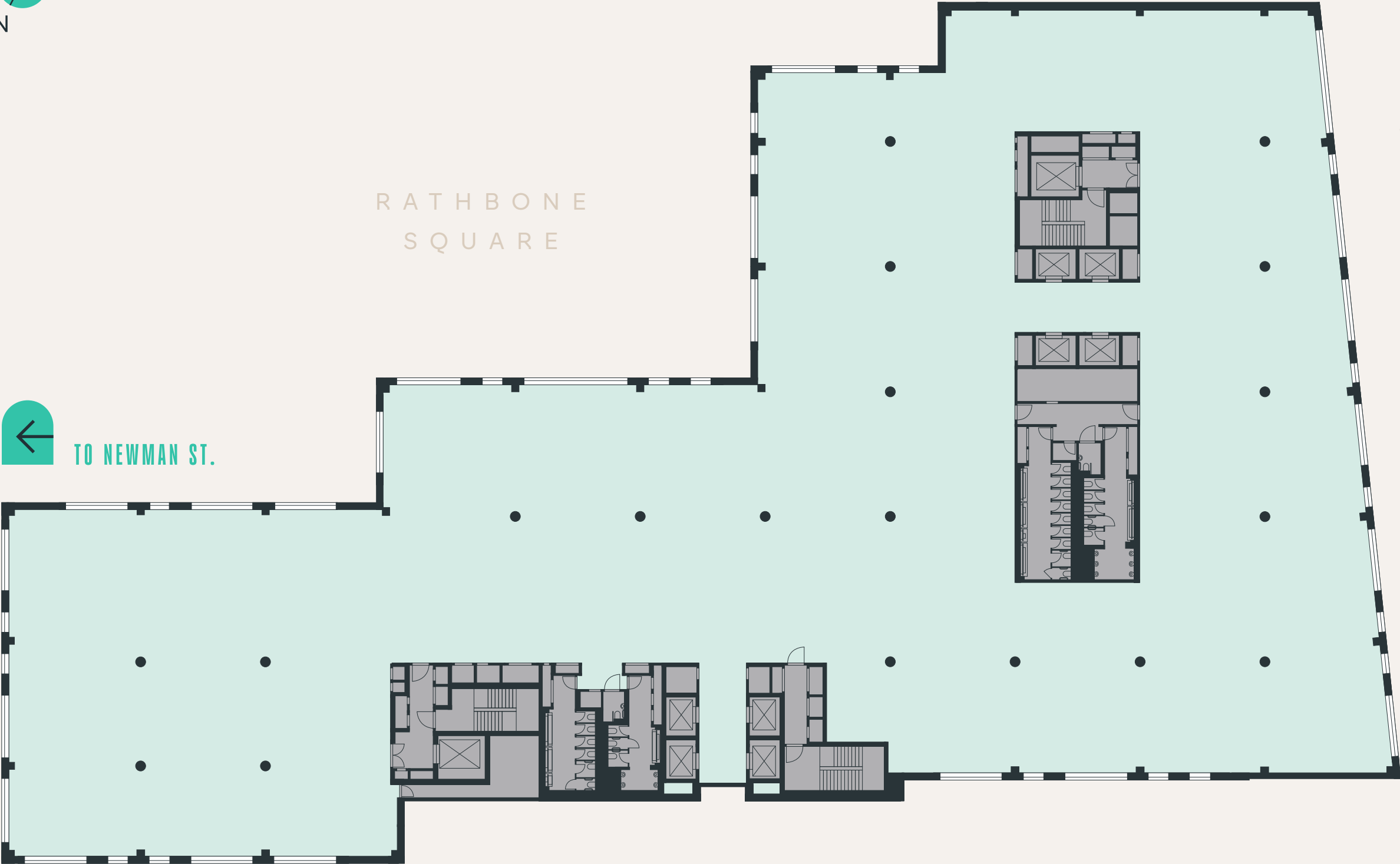


TO RATHBONE PLACE

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

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FLOORPLANS



OFFICE



CORE AREA



TO NEWMAN ST.

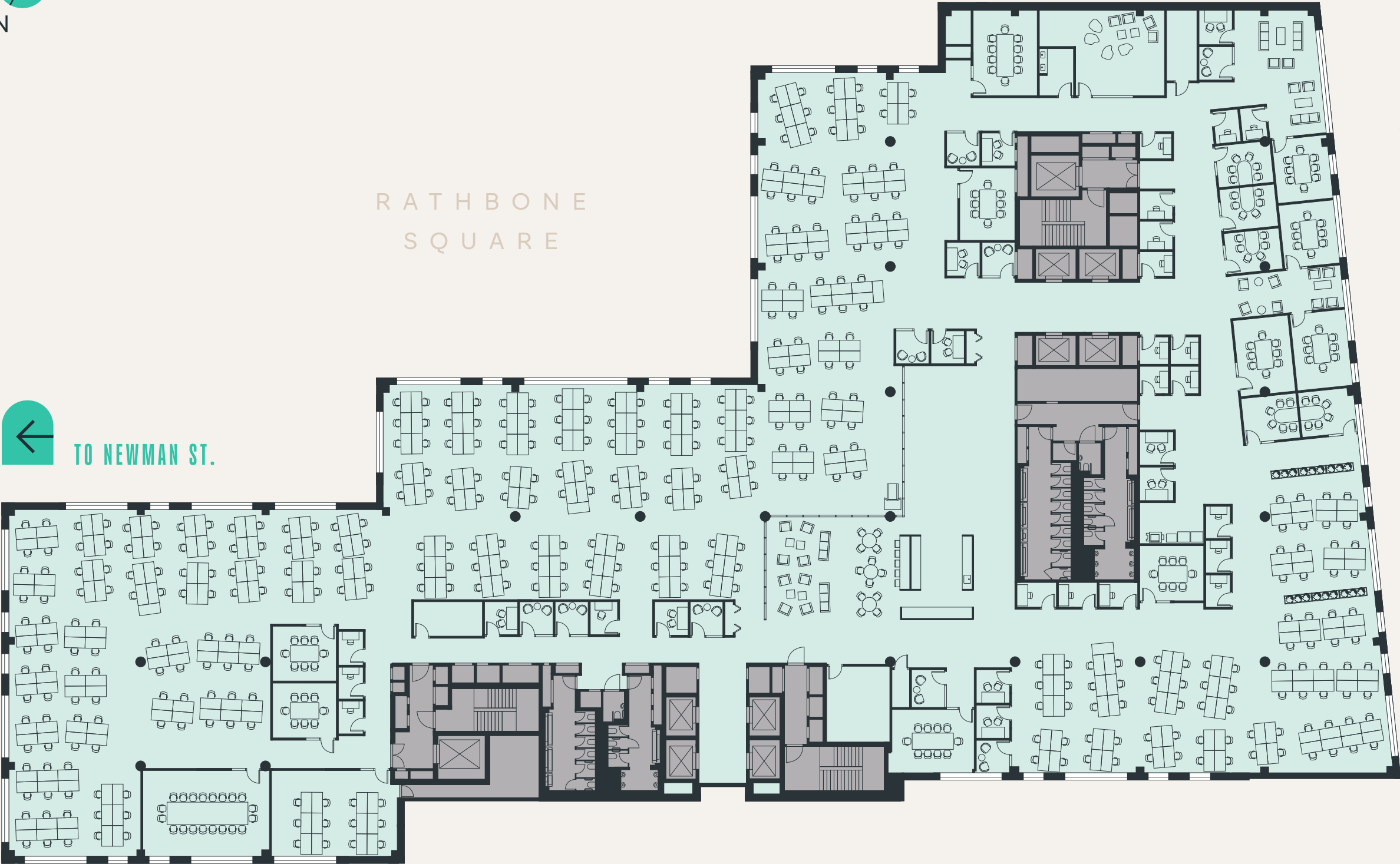


TO RATHBONE PLACE

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

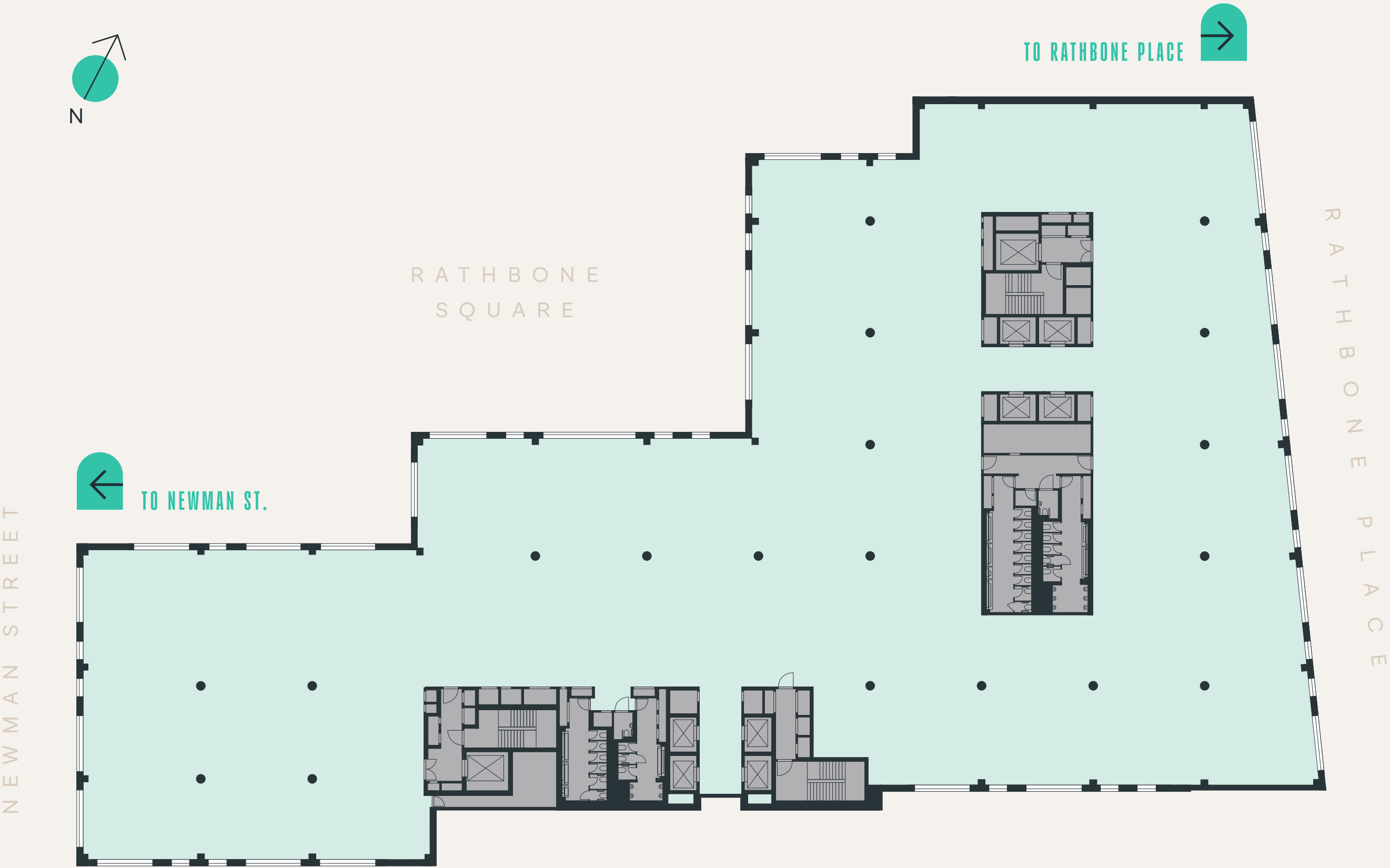
CONNECTIVITY

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	
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ALL AREAS APPROX. NIA

PLANS NOT TO SCALE

GALLERY

LOCATION

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SPECIFICATION

FLOORPLANS



OFFICE



CORE AREA



N

TO RATHBONE PLACE



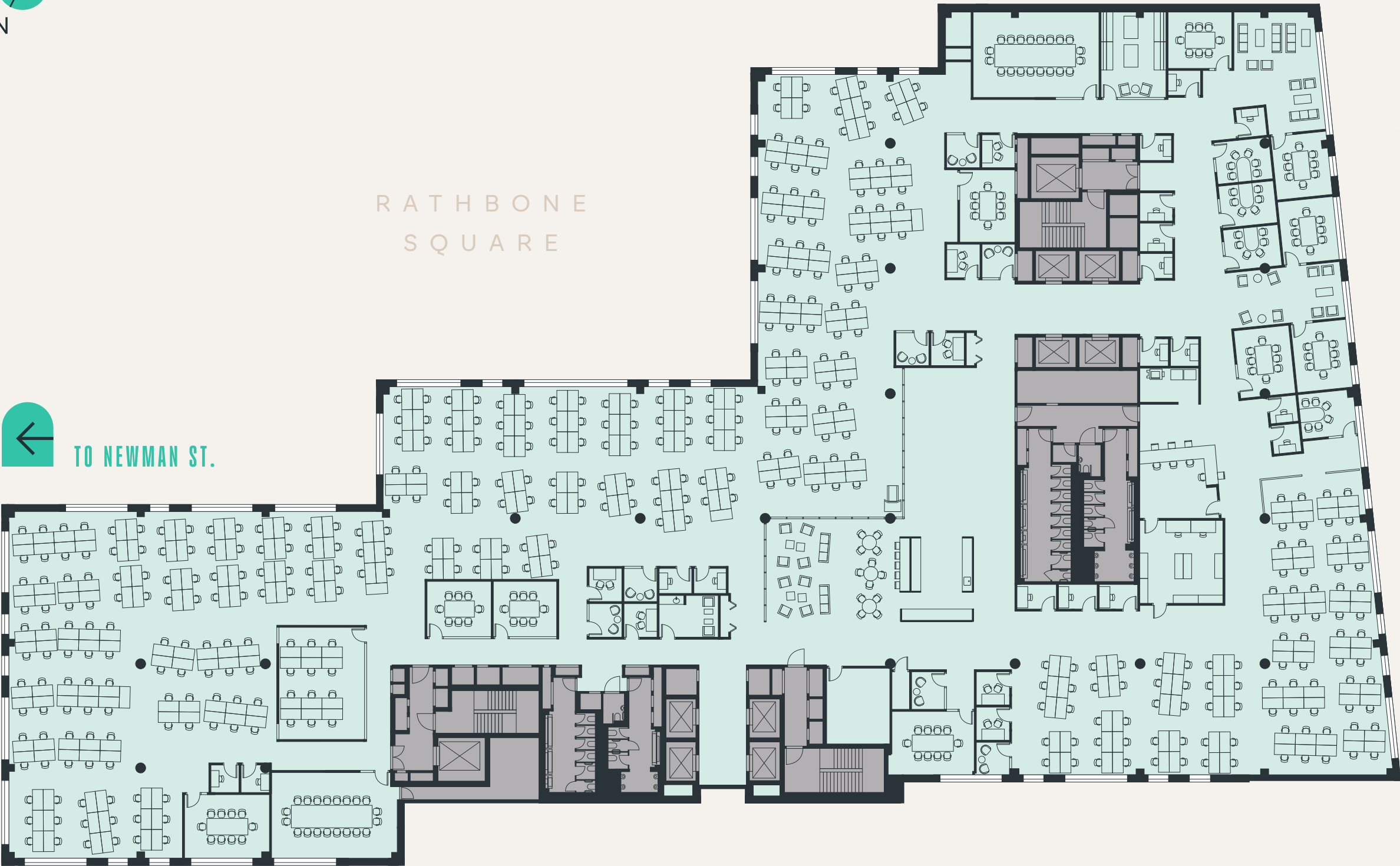
RATHBONE
SQUARE



TO NEWMAN ST.

NEWMAN STREET

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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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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