

ONE
VINE
W1

**6,500 – 16,000 SQ FT
OF TRANSFORMED
WORKSPACE
OVER LEVELS 3/4**

INSPIRATION FOR TOMORROW

One Vine W1, defines the prominent corner of Vine and Swallow Street.

Launching Q2 2025, this building offers two exceptional new opportunities for progressive business to thrive.

9,500 sq ft of adaptable Cat A space on level three, ready to be tailored to your vision, and 6,500 sq ft of beautifully designed, fully fitted space on level four, curated to elevate the modern workday experience.

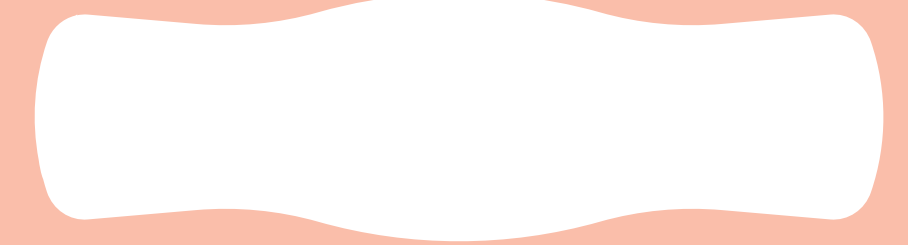




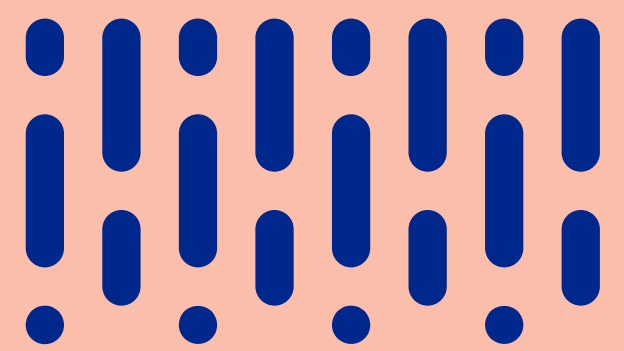
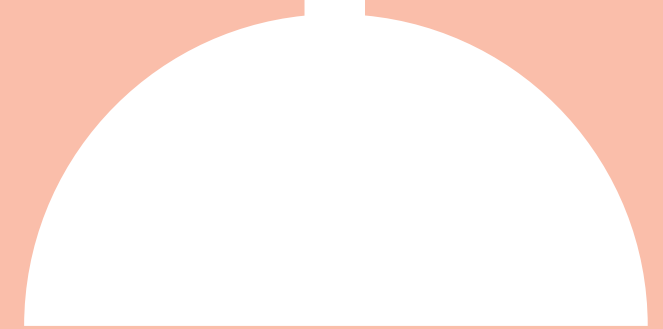
OFFERING
CAT A OR CAT B
WORKSPACE



LONDON'S
FINEST
LEISURE



6,500 SQ FT
TO
16,000 SQ FT



SUPERB END OF TRIP
FACILITIES

OVERLOOKING REGENT STREET



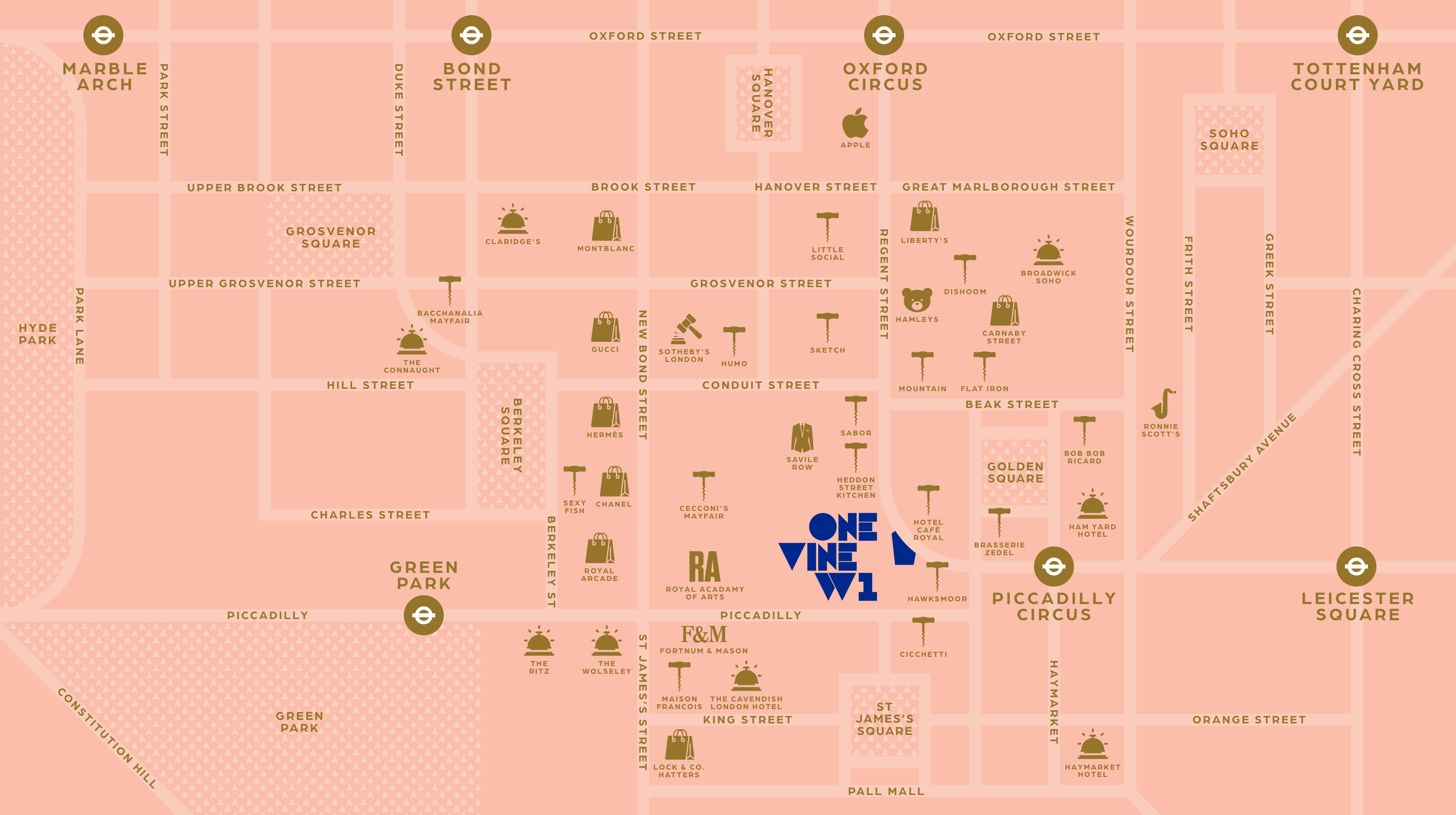
One Vine W1 is moments from London's cultural heartland, luxurious retail, prestigious restaurants, iconic garden squares, Royal Palaces and historic parks.

Offering such a prestigious location, with unrivalled access to the London's finest, One Vine W1 will always be central to the capital.

LOCATION



TAAMI



MARBLE ARCH

PARK STREET

BOND STREET

DUKE STREET

OXFORD STREET

OXFORD CIRCUS

OXFORD STREET

TOTTENHAM COURT YARD

HANOVER SQUARE

SOHO SQUARE

UPPER BROOK STREET

BROOK STREET

HANOVER STREET

GREAT MARLBOROUGH STREET

GROSVENOR SQUARE

CLARIDGE'S

MONTBLANC

LITTLE SOCIAL

LIBERTY'S

BROADWICK SOHO

UPPER GROSVENOR STREET

BACCHANALIA MAYFAIR

GROSVENOR STREET

REGENT STREET

HAMLEYS

DISHOOM

CARNABY STREET

THE CONNAUGHT

GUCCI

SOTHEBY'S LONDON

HUMO

SKETCH

MOUNTAIN

FLAT IRON

HYDE PARK

PARK LANE

HILL STREET

NEW BOND STREET

CONDUIT STREET

MOUNTAIN

FLAT IRON

BEAK STREET

RONNIE SCOTT'S

BERKELEY SQUARE

HERMÈS

SAVILE ROW

SABOR

GOLDEN SQUARE

BOB BOB RICARD

CHARLES STREET

SEXY FISH

CHANEL

CECCONI'S MAYFAIR

HEDDON STREET KITCHEN

HOTEL CAFÉ ROYAL

BRASSERIE ZEDEL

HAM YARD HOTEL

GREEN PARK

ROYAL ARCADE

RA ROYAL ACADEMY OF ARTS

ONE VINE V1

HAWKSMOOR

PICCADILLY CIRCUS

PICCADILLY

PICCADILLY

PICCADILLY

HAWKSMOOR

LEICESTER SQUARE

THE RITZ

THE WOLSELEY

ST JAMES'S STREET

F&M FORTNUM & MASON

MAISON FRANCOIS

THE CAVENDISH LONDON HOTEL

CICCHETTI

ST JAMES'S SQUARE

HAYMARKET

HAYMARKET HOTEL

GREEN PARK

KING STREET

LOCK & CO. HATTERS

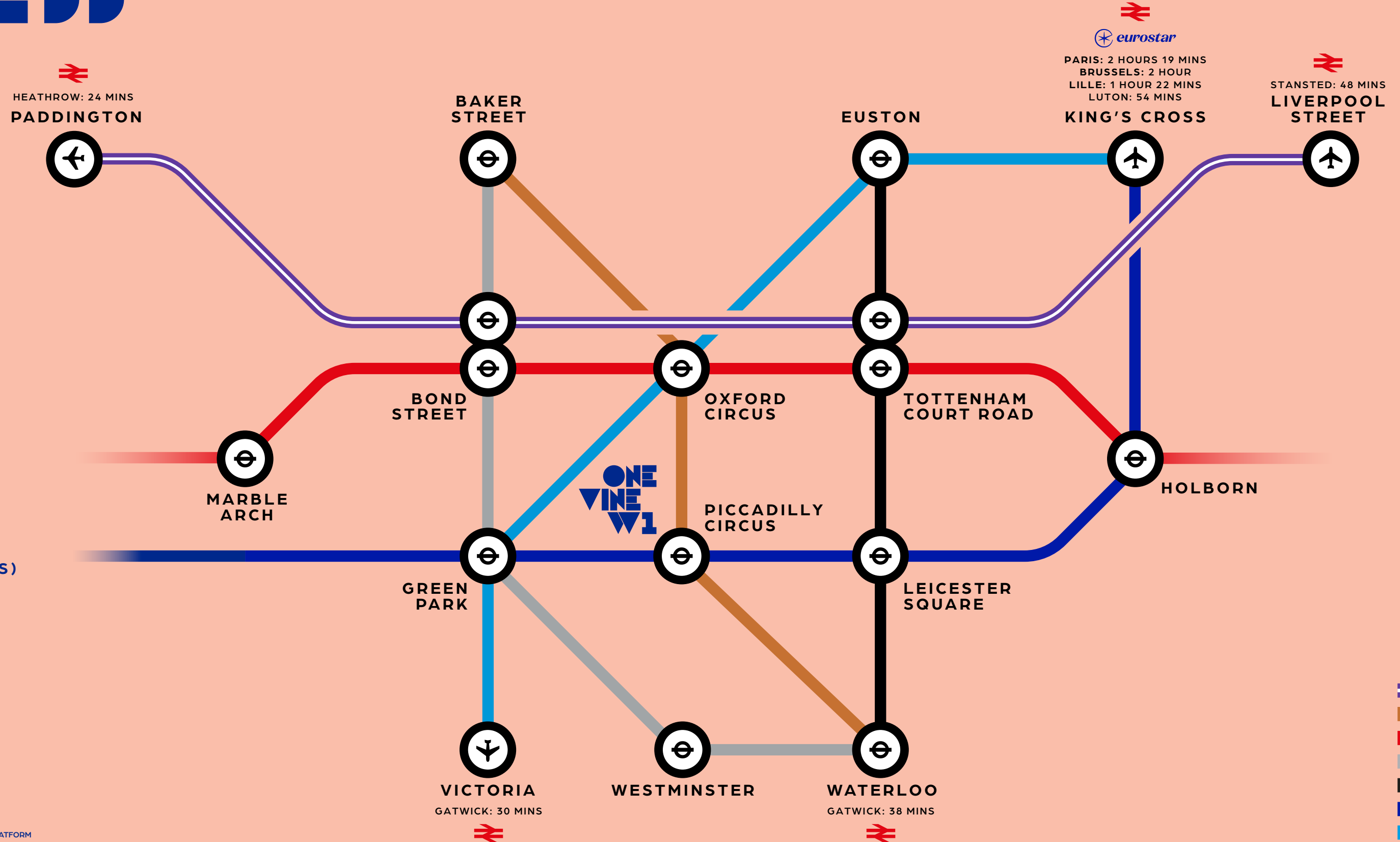
PALL MALL

ORANGE STREET

CONSTITUTION HILL



ACCESS



TRAVELTIMES (MINS)

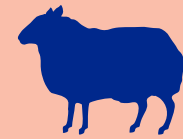
- 01 Charing Cross
- 04 Holborn
- 04 Waterloo
- 06 Victoria
- 06 Euston
- 08 King's Cross
- 13 Bank
- 13 Paddington
- 15 Liverpool Street
- 16 Canary Wharf
- 45 Heathrow

NOTE: ALL TRAVEL TIMES ARE PLATFORM TO PLATFORM

- Elizabeth
- Bakerloo
- Central
- Jubilee
- Northern
- Piccadilly
- Victoria

OCCUPIERS

Accel



BBH

CARLYLE



Paul|Weiss



bluecove



GEMCORP

RioTinto



BregalInvestments

EISLER
— CAPITAL —

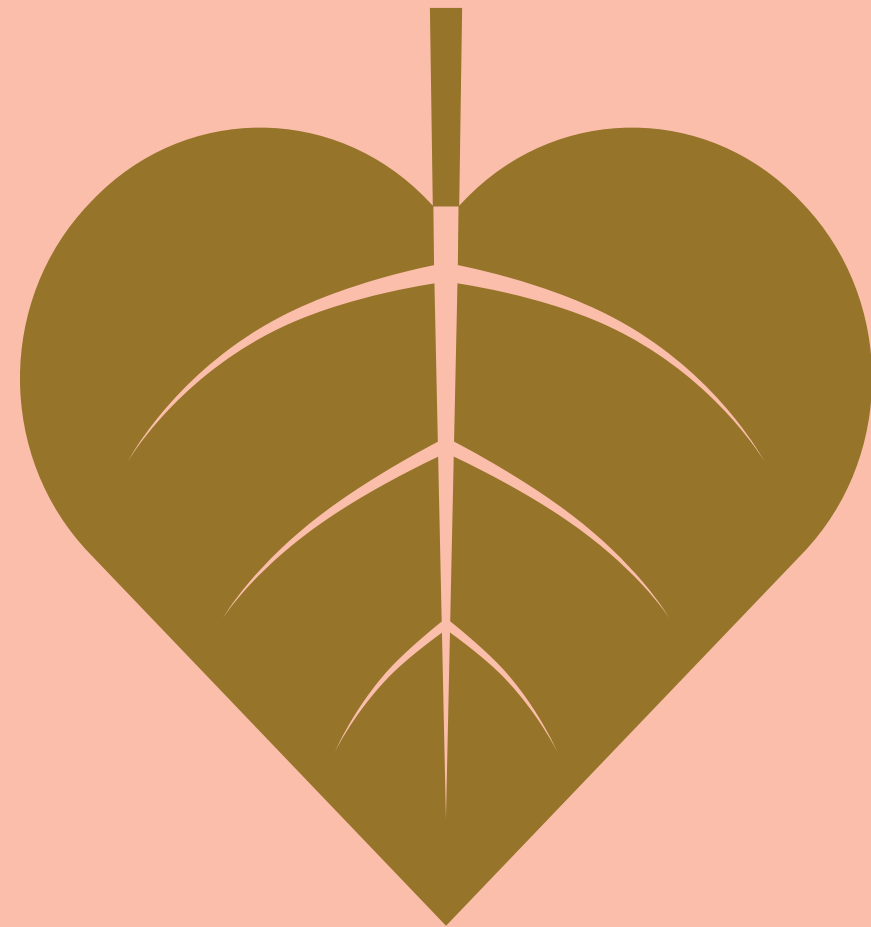
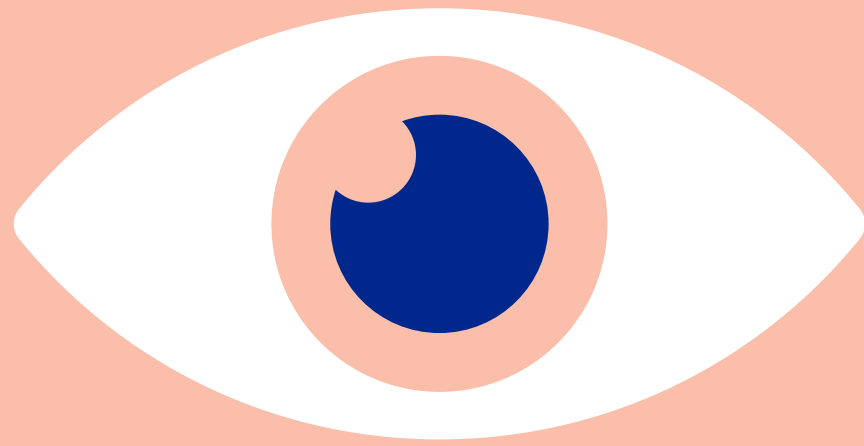
M&CSAATCHI

RSA
Ridley Scott
Associates

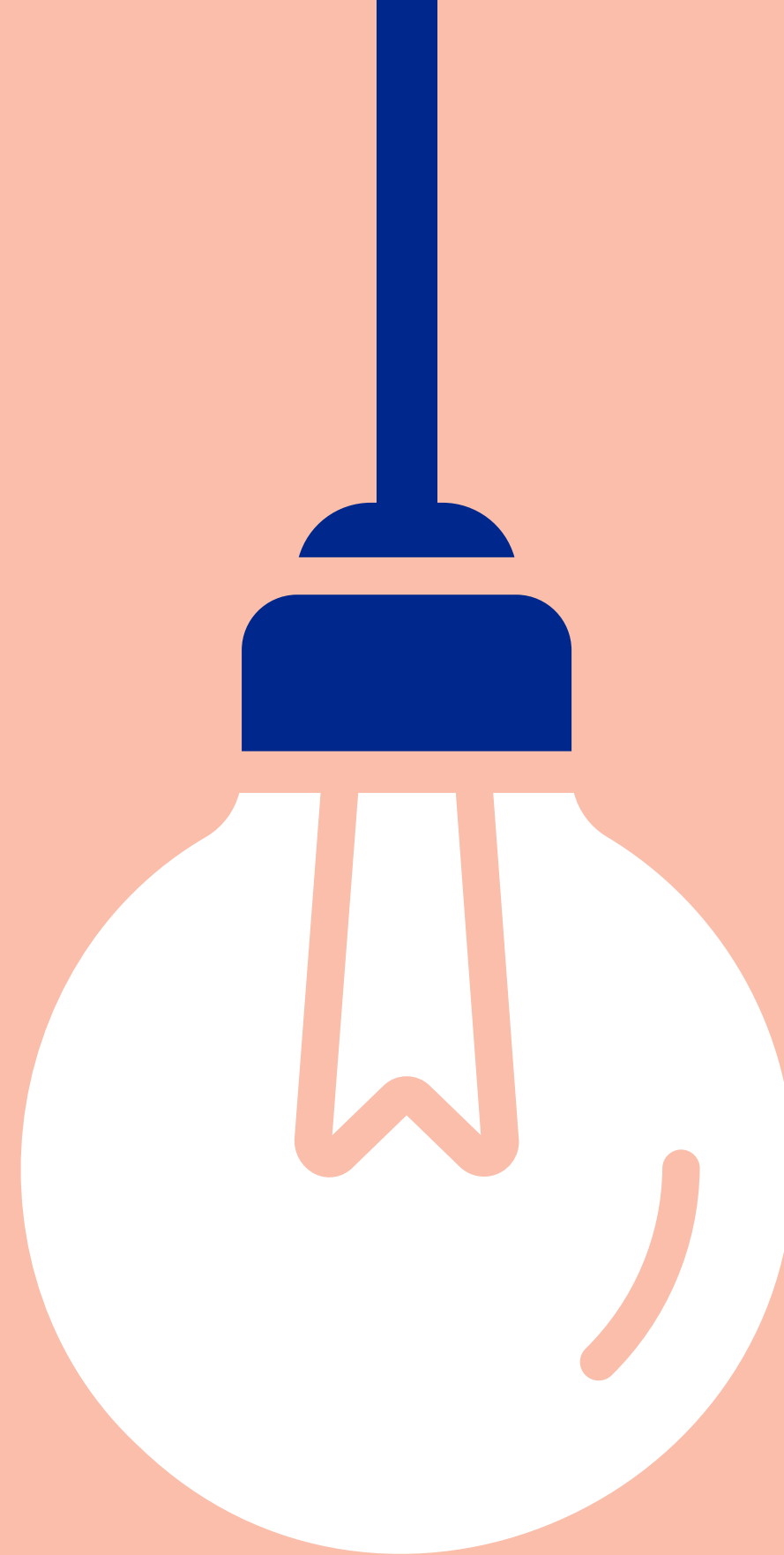
ONE VINE V1



24HR ACCESS AND SECURITY



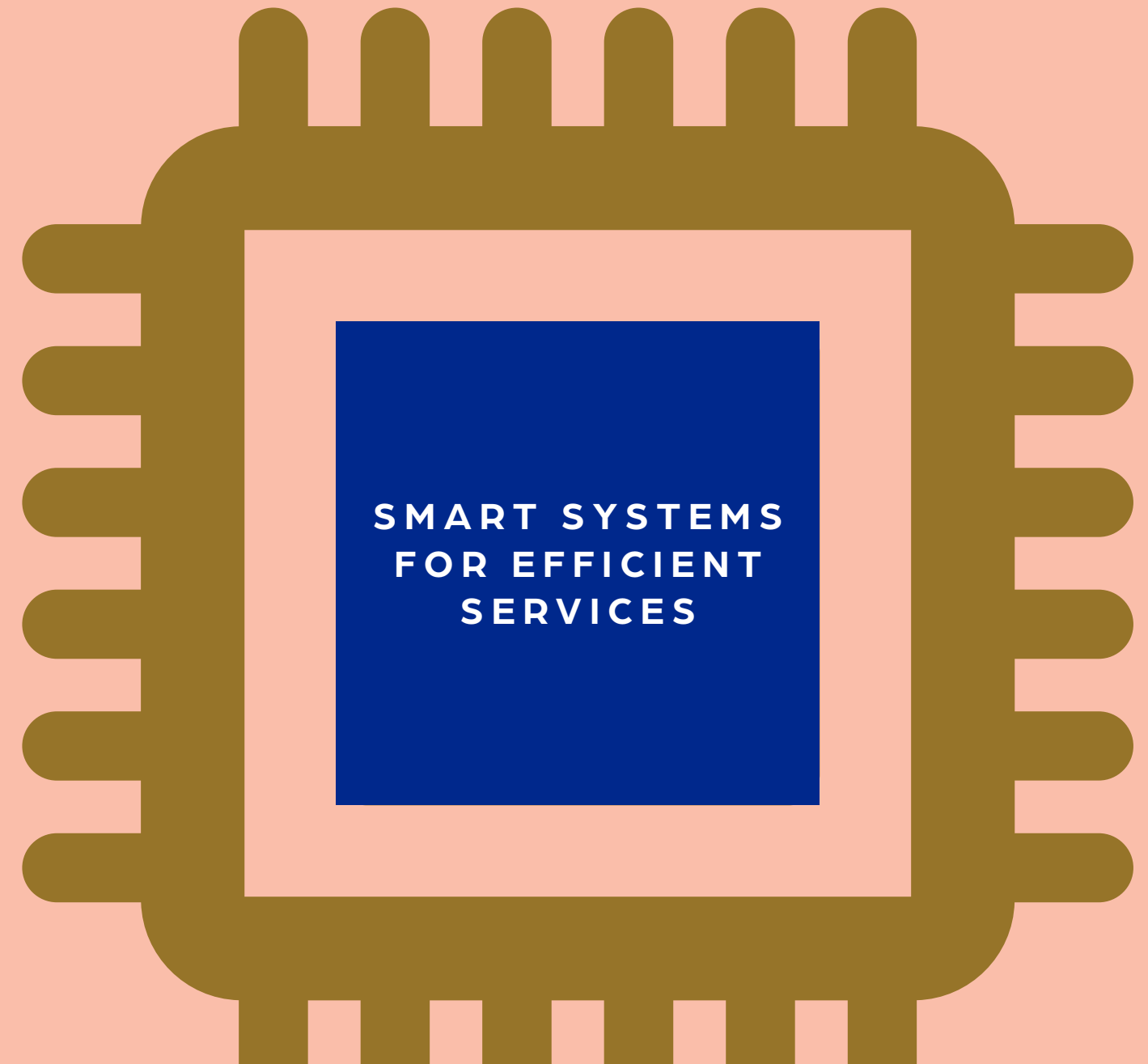
100% GREEN POWER PURCHASE AGREEMENT



100% RENEWABLE UTILITIES

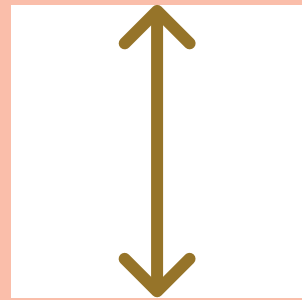


NATURAL LIGHT FROM ATRIUM



SMART SYSTEMS FOR EFFICIENT SERVICES

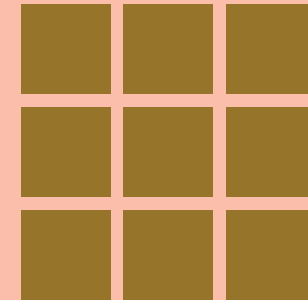
SUMMARY SPEC



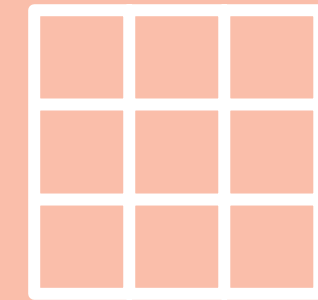
FLOOR-TO-CEILING
2.7METRES



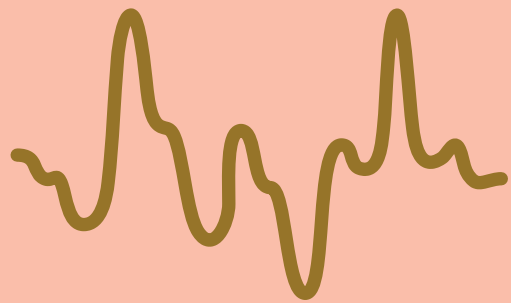
CLEAR RAISED FLOOR
150MM



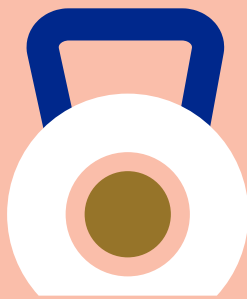
STRUCTURAL GRID
00 X 00M



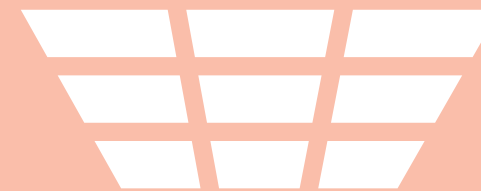
PLANNING GRID
00 X 00M



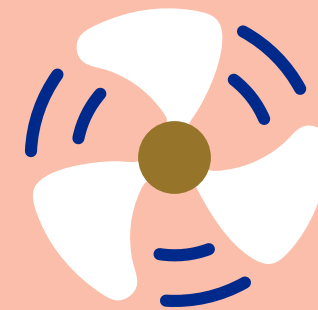
ACOUSTIC CRITERIA
NR38



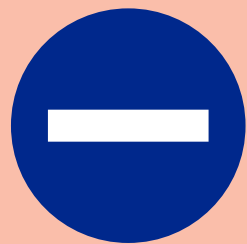
FLOOR LOADING X.X KN/SQ M
+ 1.0 KN/SQ M (PARTITIONS)



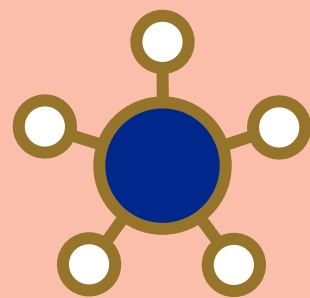
NEW SUSPENDED
CEILING



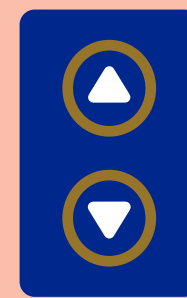
4 PIPE FAN COIL
AIR CONDITIONING



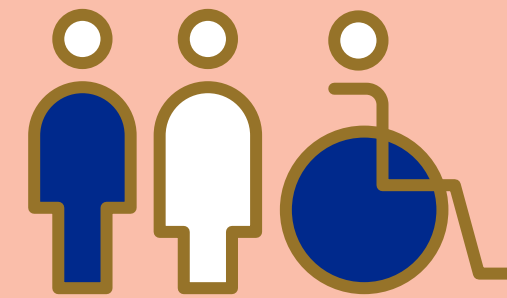
CAPPED OFF SERVICES
FOR CAT A LAYOUT



UPDATED POWER AND
DATA INFRASTRUCTURE



3 X 13 PERSON PASSENGER
LIFTS AND GOODS LIFTS



MALE, FEMALE AND DDA
COMPLIANT WCS ON BOTH LEVELS

SCHEDULE

LEVEL	SQ FT	SQ M
4	6,526	606
3	9,313	865
TOTAL	15,839	1,471

Note: All areas are Net Internal and will be verified upon completion in accordance with RICS Code of measuring Practise.

FLOOR OCCUPANCY

52 Workstations

2 Offices

Occupancy density – 1:11 sq m
(BCO London average)



6,526 SQ FT

606 SQ M

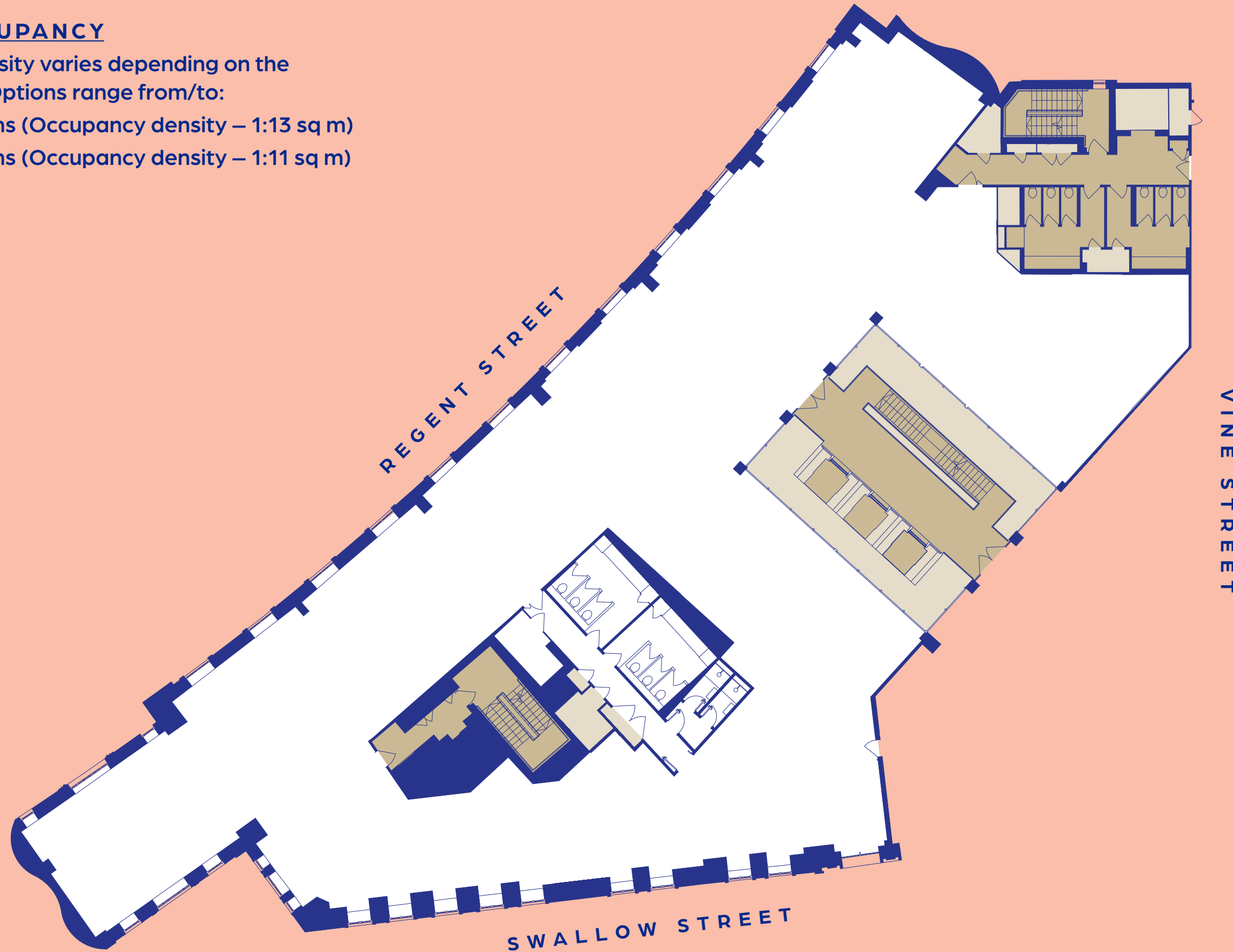
NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY



FLOOR OCCUPANCY

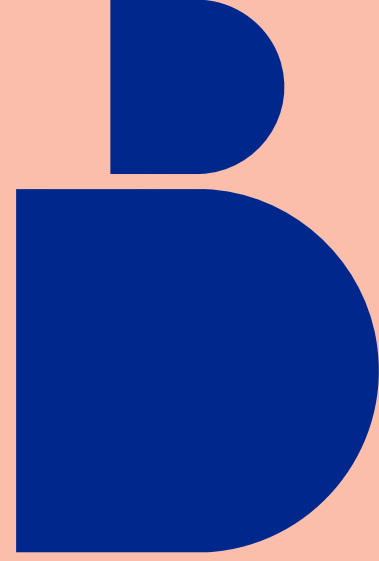
Occupancy density varies depending on the layout option. Options range from/to:

- 64 Workstations (Occupancy density – 1:13 sq m)
- 78 Workstations (Occupancy density – 1:11 sq m)



LEVEL

9,313 SQ FT
865 SQ M

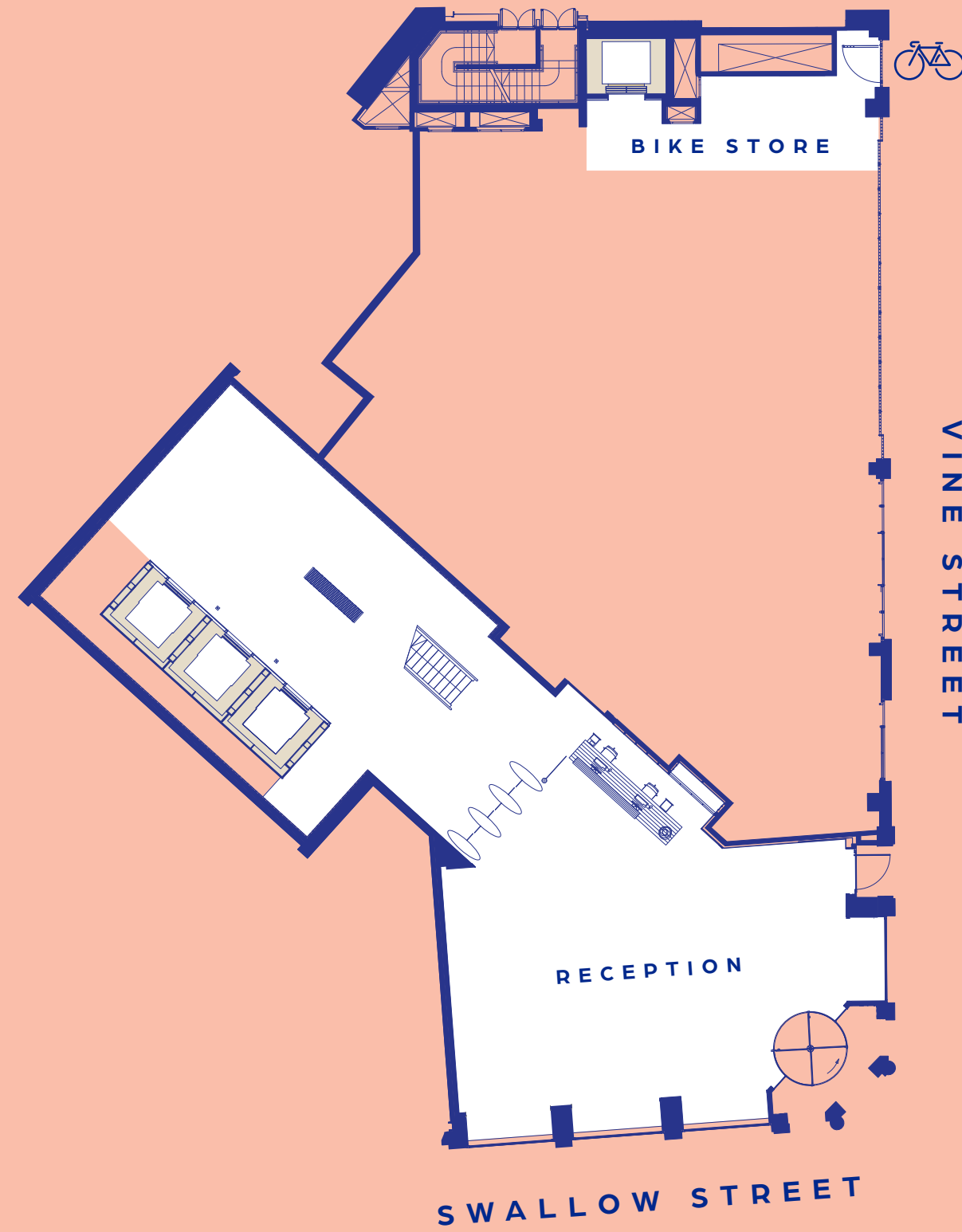


VINE STREET

REGENT STREET

SWALLOW STREET

NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY 



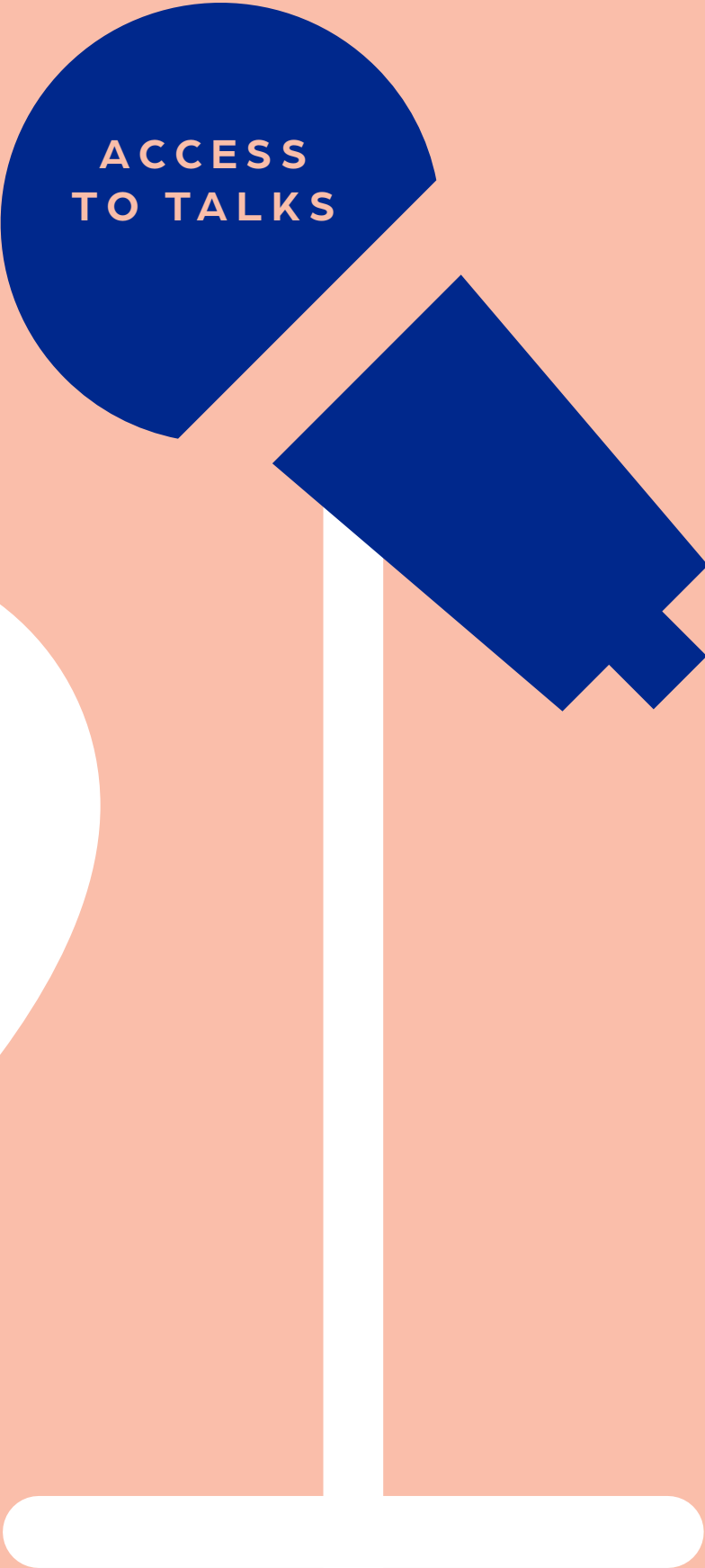


The incoming tenants will benefit from Workplaces by The Crown Estate.

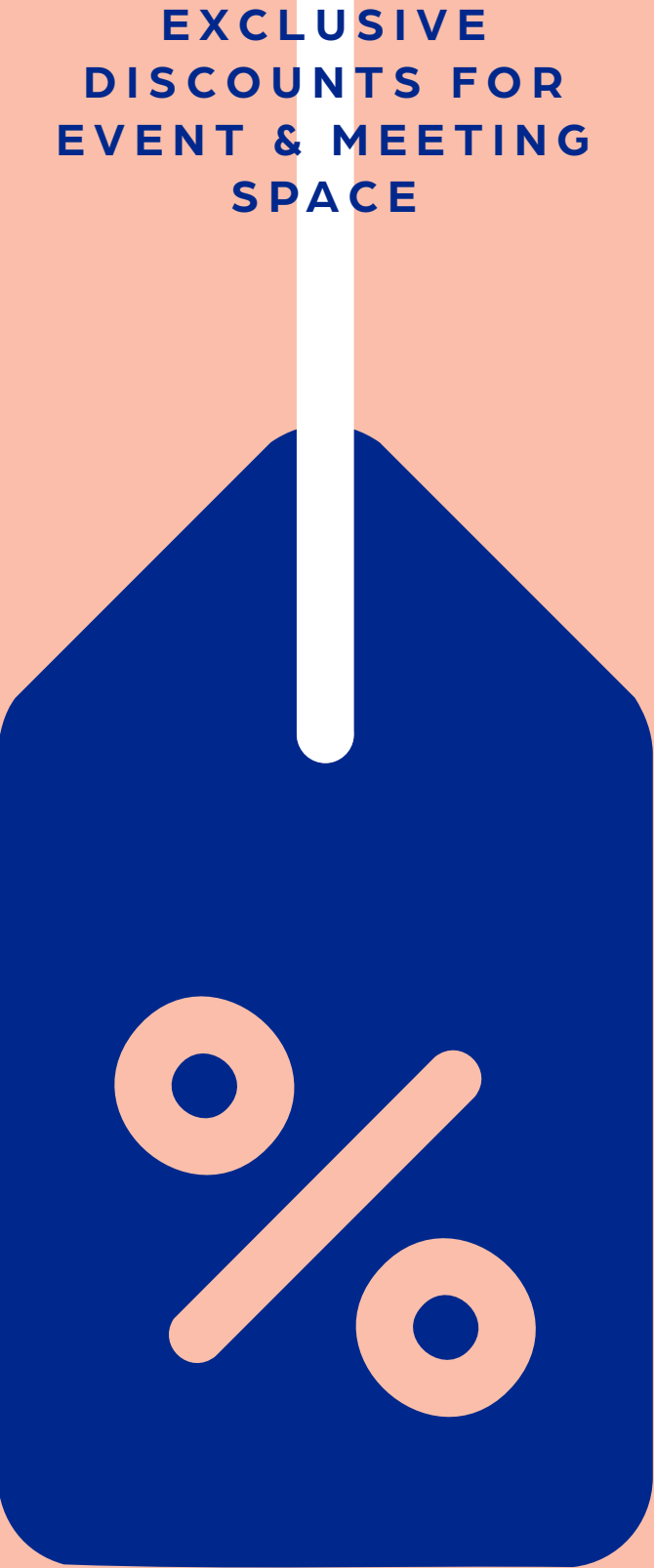
Offering flexible spaces with exclusive perks, premium meeting rooms, wellbeing facilities and a like-minded community.



BENEFITS



BESPOKE PERKS
AROUND THE PORTFOLIO





THE CROWN ESTATE

With a 10 million square foot portfolio across Regent Street and St James's, The Crown Estate is one of the West End's largest property owners, curating top-tier retail, dining, lifestyle, and office spaces.

A £16 billion portfolio includes rural land, urban centres and the seabed around England, Wales and Northern Ireland.

We aim to balance the short-term and long-term, generating profit today while creating value for future generations. We support nature recovery, the energy transition and the nation's road to net zero. We help to create inclusive communities and support economic growth and productivity, delivering in excess of £4 billion over the last 10 years to the treasury.



DEVELOPER

The Crown Estate

ARCHITECT

EMRYS

CONTRACTOR

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Misrepresentation Act 1967 and declaration Levy Real Estate for themselves and for the vendor/lessor as agents for the vendor/lessor gives notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any other third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection. January 2025.

Designed by sy.london. SYO53547.