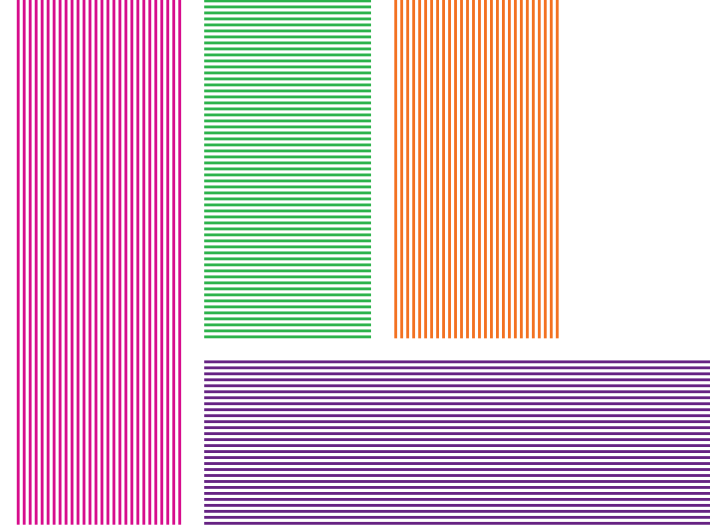


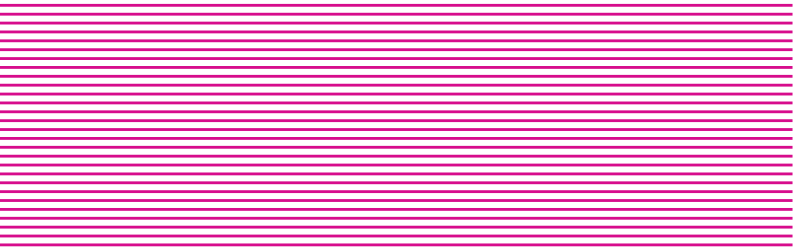
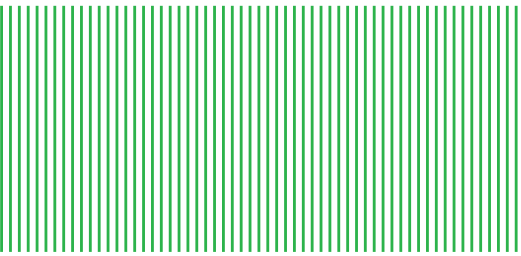
FURNISHED \* FLEXIBLE \*



# Rathbone Studios

## W1

9 & 10 Rathbone Place W1

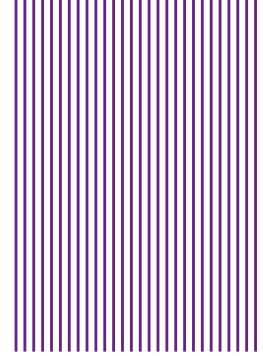
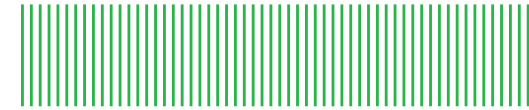


Building

Location

Derwent  
London

Agents



# Introduction

Sympathetically refurbished to enhance its original period features, Rathbone Studios benefits from its close proximity to Oxford Street and Soho Square. The area, which has become a prime destination for creative businesses benefits from excellent transport links across the city, ensuring the area's continuing growth as a thriving commercial centre.

These characterful buildings benefit from an abundance of natural light, openable windows and their own front door on Rathbone Place, making them desirable working environment for any aspiring business.



**From 565 sq ft - 2,434 sq ft of  
unique office space arranged  
across three floors in the heart  
of Fitzrovia.**

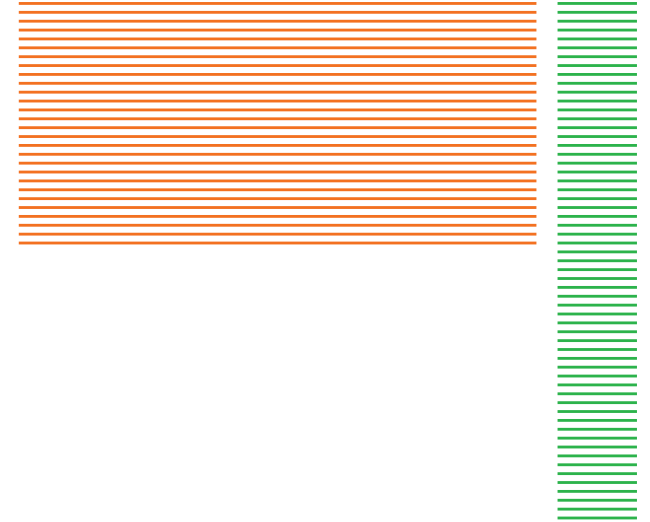


Building

Location

Derwent  
London

Agents



# Overview

## Key Features

Original period features

Excellent floor to ceiling height with abundant natural light

Central heating with tubular steel radiators

Feature lighting

Two private terraces (1st floor only)

Access to shower facilities

24 hour access

## Schedule of Areas

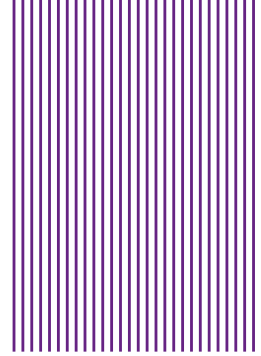
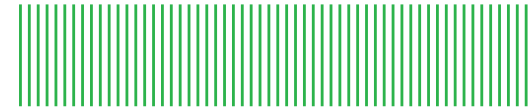
Floor	Sq ft	Sq m
4th	565	52
2nd	665	62
1st	1,204	112
<b>Total</b>	<b>2,434</b>	<b>226</b>

Building

Location

Derwent  
London

Agents



# On your doorstep

Fitzrovia retains plenty of its historically Bohemian and creative flavour. Bordered by Soho, Mayfair, Marylebone, Regent's Park and Bloomsbury, this artisan district provides an eclectic story with its mix of architectural styles and wide streets entwined with cosy side alleys and lots of hidden gems waiting to be uncovered.

Today, occupiers, residents and visitors are attracted to this thriving urban village to enjoy some of its many independent restaurants, pubs and cafés. Contemporary fashion and lifestyle brands are complimented by five-star boutique hotels, private art galleries and some of London's most renowned museums.



Rovi, 59 Wells Street



Barrica, 62 Goodle Street



Meraki, 80-82 Great Titchfield Street



Charlotte Street Hotel, 15-17 Charlotte Street



Arros, 64 Eastcastle Street



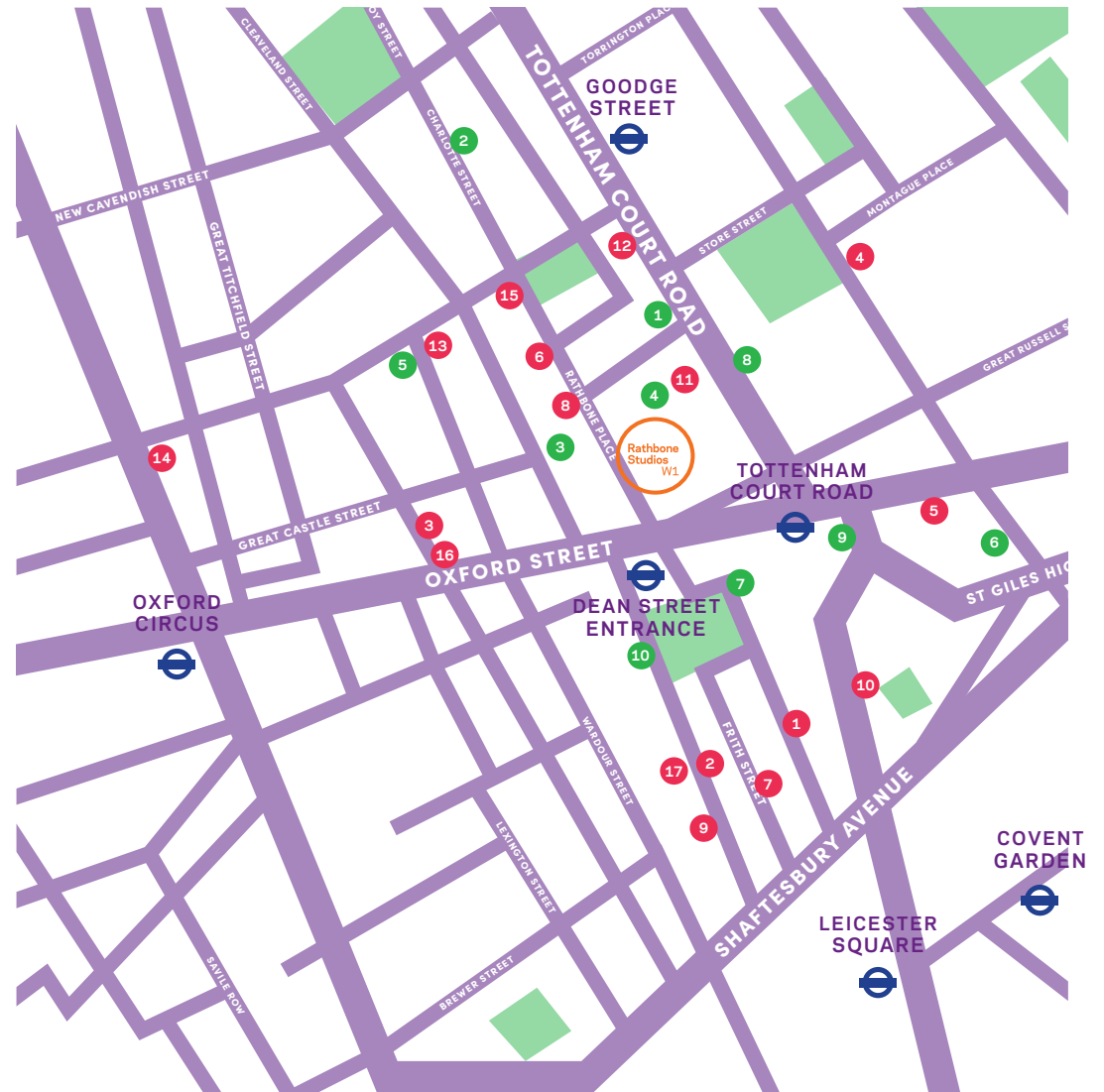
# Local occupiers and amenities

## Occupiers

1. 1+2 Stephen Street  
*Occupiers: AnaCap Financial Partners, BrandOpus, Fremantle Media and Freud Communications*
2. 80 Charlotte Street  
*Occupiers: Arup, Boston Consulting Group, Lee & Thompson*
3. Facebook
4. Charlotte Building  
*Occupiers: First Quantum Minerals, The&Partnership*
5. Estée Lauder Companies
6. Google London
7. Plantir
8. Skyscanner
9. Soho Place  
*Occupiers: Apollo Global Management and G-Research*
10. TripAdvisor

## Amenity

1. 10 Greek Street
2. Barrafina
3. Berners Tavern
4. The British Museum
5. Centre Point: Arcade Food Market
6. Charlotte Street Hotel
7. Chotto Matte
8. Circolo Popolare
9. Dean Street Townhouse
10. Flat Iron
11. Hakkasan
12. LEON
13. Mr Fogg's
14. Psycle
15. ROKA Charlotte Street
16. Sainsbury's
17. Soho House

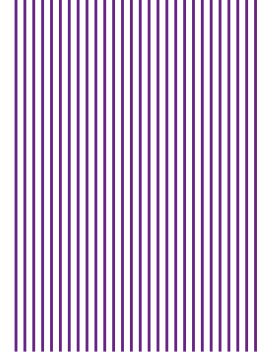
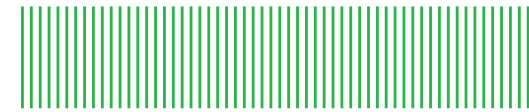


Building

Location

Derwent  
London

Agents



# Connectivity

## Underground journey times from Tottenham Court Road station

### Stations

Charing Cross	2 mins
Euston	4 mins
Waterloo	5 mins
Victoria	7 mins
Liverpool Street	8 mins
King's Cross	9 mins
Paddington	12 mins

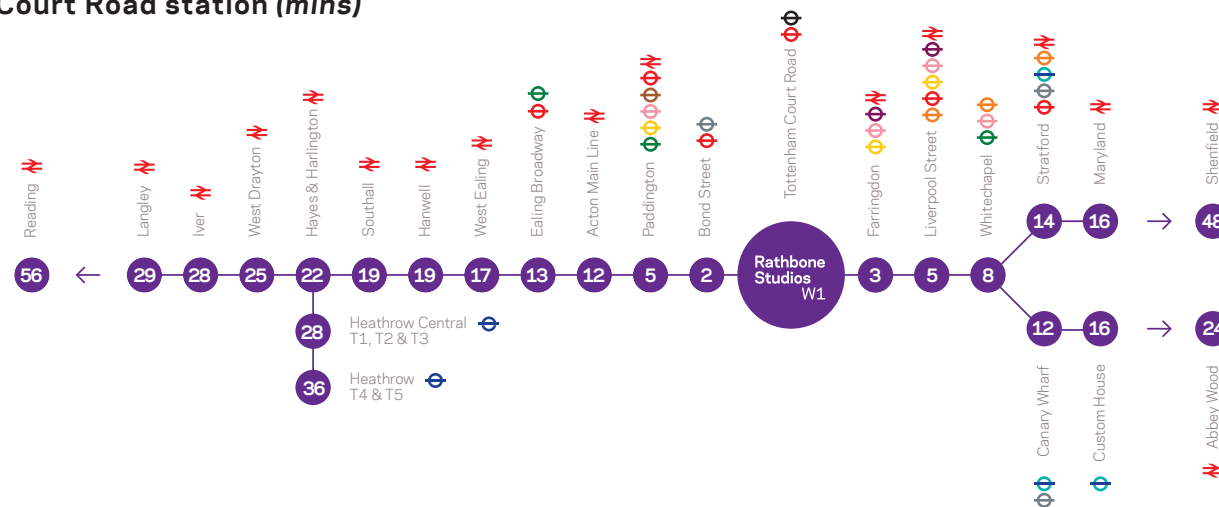
### Airports

London City	32 mins
Heathrow	37 mins
Gatwick	52 mins
Stansted	58 mins
Luton	66 mins

The arrival of the Elizabeth line will transform Tottenham Court Road station into the West End's major transport hub. Occupiers will be connected as never before, with significantly faster connections across London, establishing the surrounding area as one of London's premier business destinations. Rathbone Studios is opposite the new Dean Street entrance to the Elizabeth line.

In addition to the Elizabeth line, Rathbone Studios has a total of seven Underground stations within a 10 minute walk. It's excellently located for bus routes across London, and the national and international rail terminals of Euston, St Pancras, King's Cross and Waterloo are just a short journey away.

## Elizabeth line journey times from Tottenham Court Road station (mins)



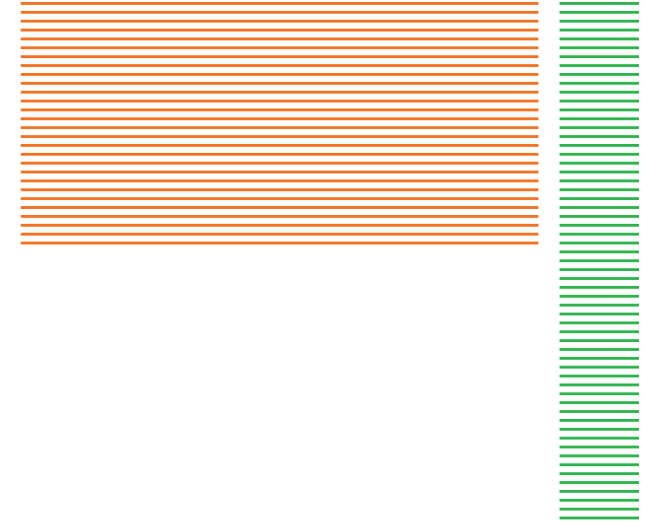
Building

Location

Derwent  
London



Agents



# Derwent London

Derwent London is a different kind of developer - a design-led creative office specialist providing unique workplaces where occupiers become long-term partners. We look for prime sites with hidden potential where we can develop best-in-class buildings with generous volume and excellent natural light. Good transport links are vital. We are known for our flexible approach to changing workspace requirements.

A key part of our business model has been an industry-leading commitment to architecture, research and responsibility. We believe this approach helps us to deliver inherently sustainable spaces which are attractive to occupy and efficient to operate. We are keenly committed to making better places and contributing to our local communities.

OUR JOURNEY TO  
**NET ZERO**  
2030

As a responsible business, we understand, balance and manage our environmental, social and governance opportunities proactively; it is visible in our culture, approach and design and management of our buildings.

In February 2020 we announced our commitment to become a Net Zero Carbon business by 2030. We plan to do this through driving down energy demand across our portfolio, investing in renewable energy and offsetting the residual carbon emissions we cannot eliminate.

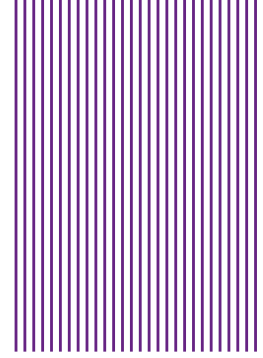
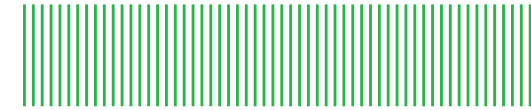


Building

Location

Derwent  
London

Agents



## Soho Place

W1



### Soho, W1

**Size:** 285,000 sq ft

**Completion:** 2022

**Architects:** AHMM

**Tenants:** Apollo Global  
Management and G-Research

80  
CHARLOTTE  
STREET.

FITZROVIA W1



### Fitzrovia, W1

**Size:** 380,000 sq ft

**Completed:** 2020

**Architects:** Make

**Tenants:** Arup, Boston Consulting  
Group and Lee & Thompson

## CHARLOTTE BUILDING



### Fitzrovia, W1

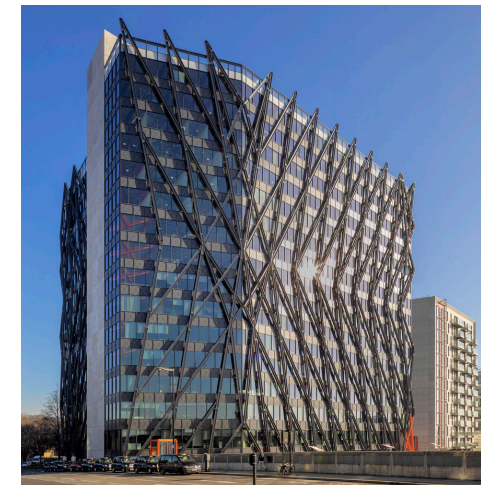
**Size:** 47,200 sq ft

**Completed:** 2009

**Architects:** Lifschutz  
Davidson Sandilands

**Tenants:** First Quantum  
Minerals, Moore Kingston  
Smith and The&Partnership

## BRUNEL • BUILDING



### Paddington, W2

**Size:** 243,200 sq ft

**Completed:** 2019

**Architects:** Fletcher Priest

**Tenants:** Alpha FX, Coach,  
Hellman & Friedman,  
Paymentsense, Premier  
League, Sony Pictures  
Entertainment and Splunk

**Building**

**Location**

**Derwent  
London**

**Agents**



# Agents

**Pilcher London**

020 7399 8600

**David Jackson**

davidjackson@pilcher.london

**Simon Rinder**

simonrinder@pilcher.london

**Julian Wogman**

julianwogman@pilcher.london

**Savills**

020 7409 8764

**Freddie Corlett**

fcorlett@savills.com

**Hannah Buxton**

hbuxton@savills.com

**rathbonestudios.com**



**derwentlondon**

**Misrepresentation Act**

Whilst every effort has been made to ensure accuracy, no responsibility is taken for any error, omission or mis-statement in these particulars which do not constitute an offer or contract. No representation or warranty whatever is made or given either during negotiations or in particular by the vendor, lessors or agents Messrs Pilcher London and Savills. All figures are exclusive of rates, service charge, VAT and all other outgoings. The agents have not tested the services. All floor areas are approximate. Date of preparation February 2021.

**DERWENT  
LONDON**

