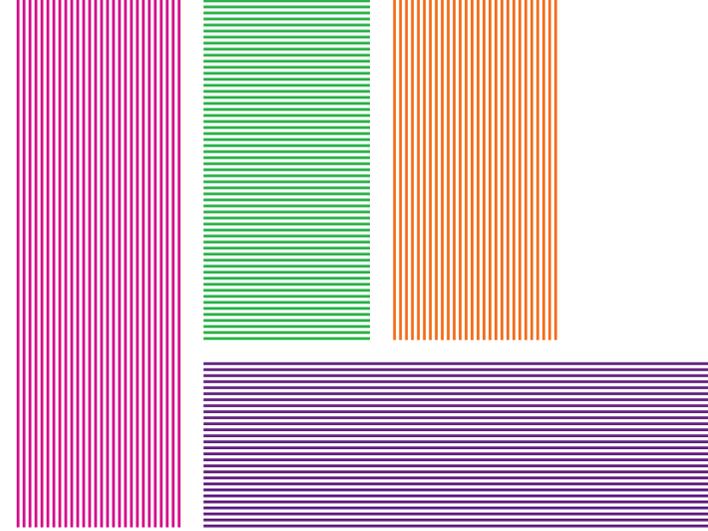
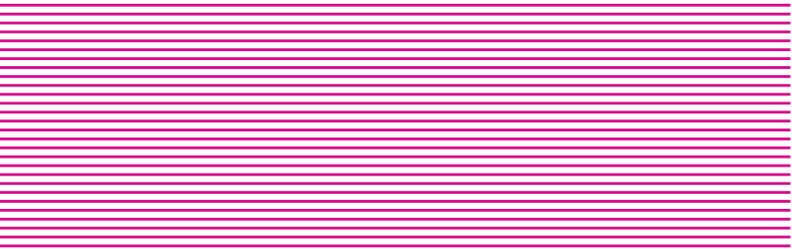
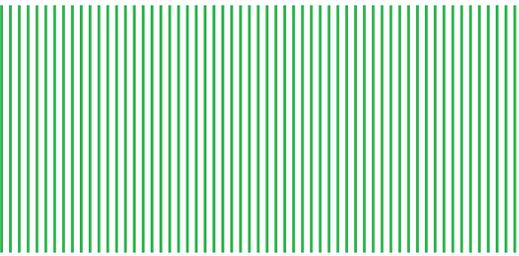


FURNISHED
AND
FLEXIBLE



Rathbone Studios W1

9 & 10 Rathbone Place W1

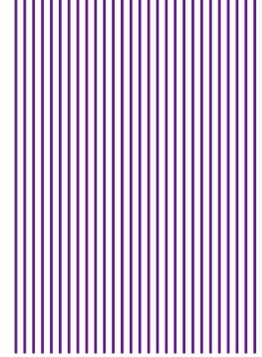


Building

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.**

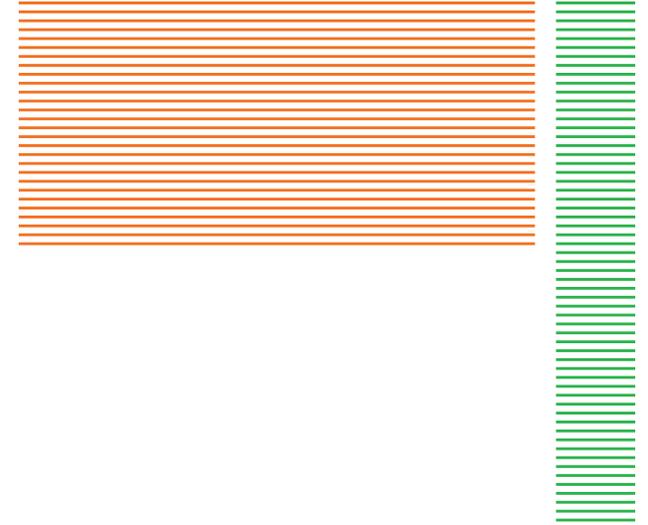


Building

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

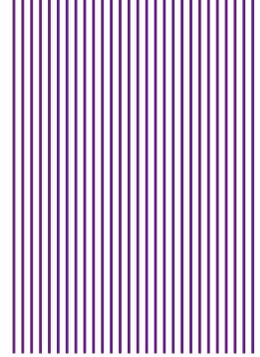
Floor	Sq ft	Sq m
4th	565	52
2nd	665	62
1st	1,204	112
Total	2,434	226

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 Goodge Street



Meraki, 80-82 Great Titchfield Street



Charlotte Street Hotel, 15-17 Charlotte Street



Arros, 64 Eastcastle Street



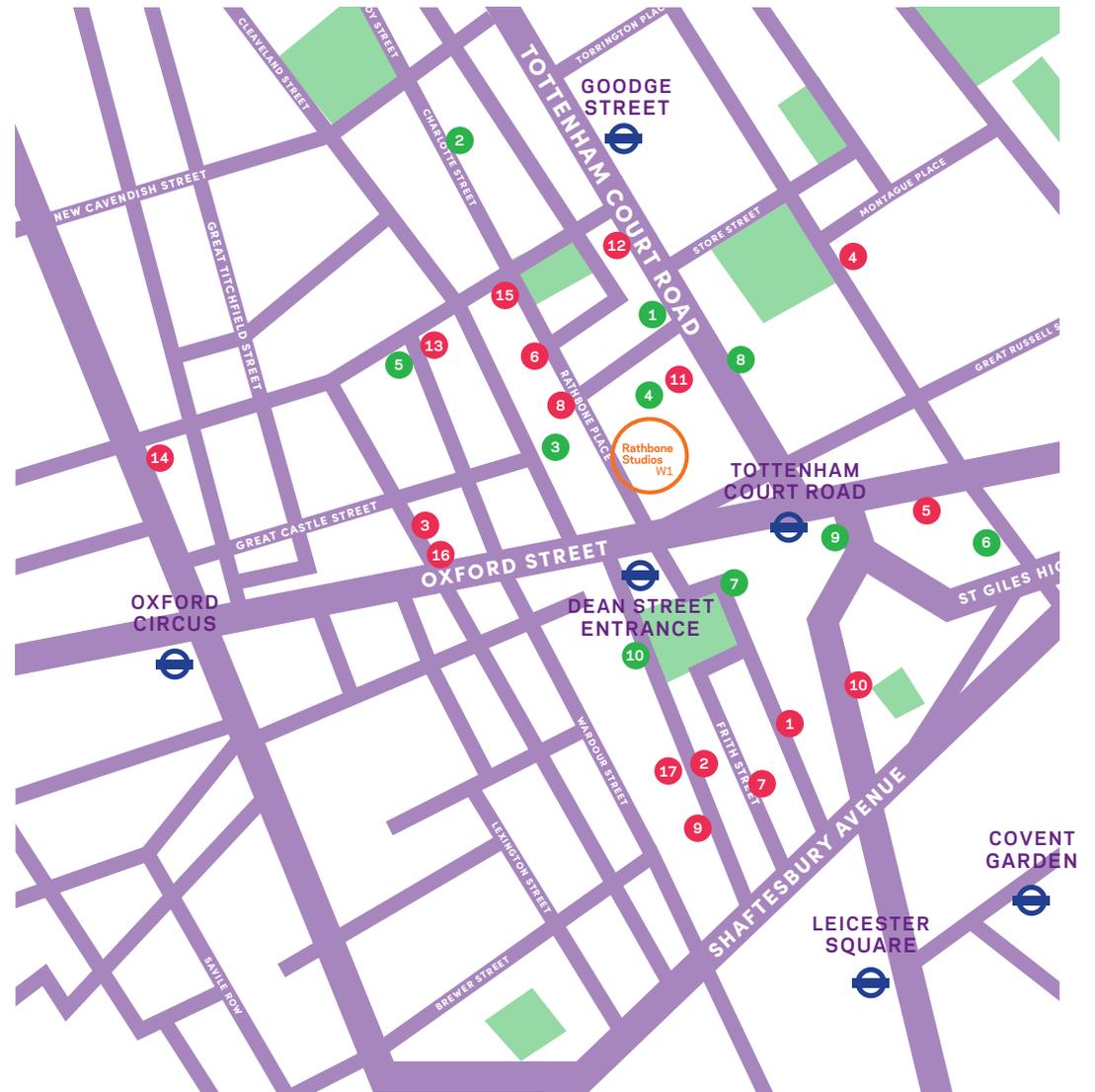
Local occupiers and amenities

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

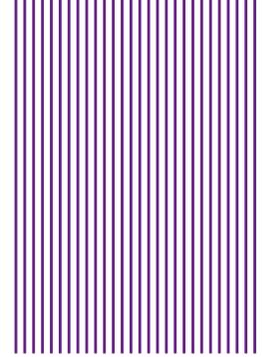


Building

Location

Derwent
London

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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

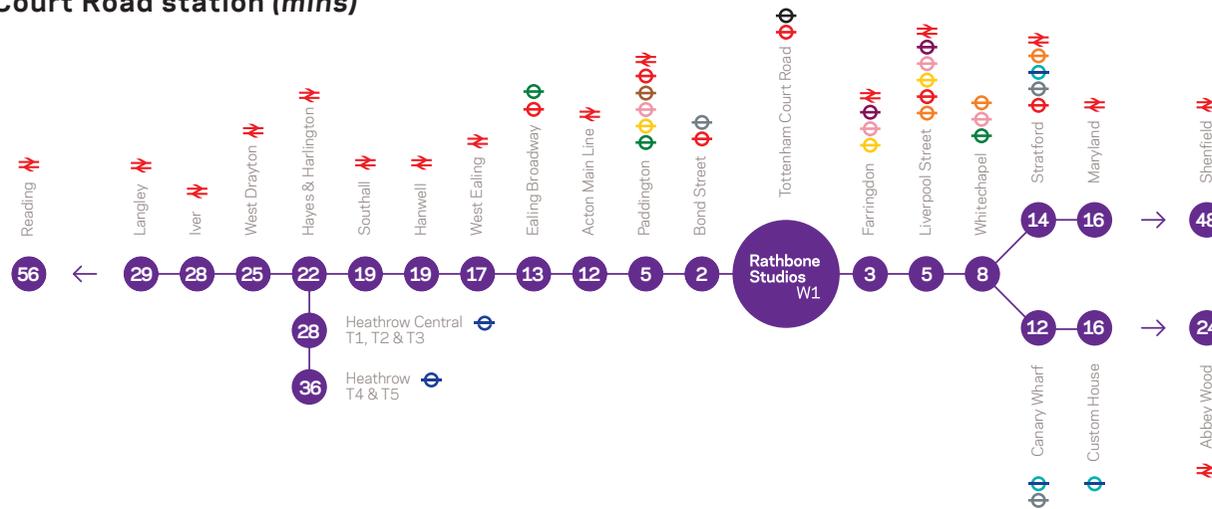
Airports

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.

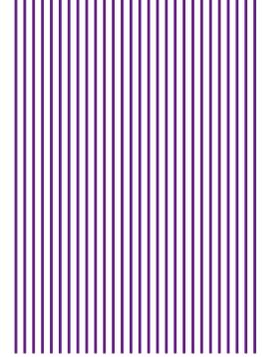


Building

Location

Derwent
London

Agents



Soho Place

W1



Soho, W1

Size: 285,000 sq ft

Completion: 2021

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

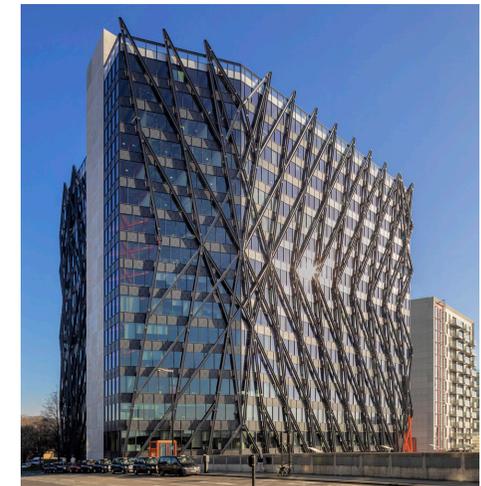
Size: 47,200 sq ft

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

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**DERWENT
LONDON**

