



THREE RATHBONE PLACE, WI

2,979 sq ft of Furnished + Flexible workspace on the second floor

DERWENT LONDON, YOUR LANDLORD

We are London's leading specialist in crafting design-led, sustainable workplaces that inspire, enhance wellbeing, and support business aspirations.

- A proven track record and expertise
- Largest central London office-focused REIT
- £5.2bn investment portfolio
- 5.3m sq ft in central London

We are a different kind of investor, developer and commercial landlord. Our strategic and considered approach focuses on the following areas, setting us apart from others:

- Innovative and inspiring architecture and design
- A personal and relationship-driven ethos
- A unique approach to service and amenity, which authentically considers the needs of the business and the individuals within our buildings
- Complimentary DL/Member benefits package for every office occupier with tangible benefits and enhanced experience for your Talent
- A commitment to sustainability in everything we do

Vision

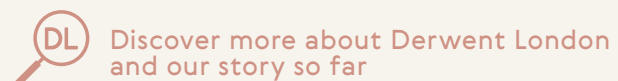
We craft inspiring and distinctive space where people thrive.

Purpose

We design and curate long-life, low carbon, intelligent offices that contribute to London's position as a leading global city.

Values

We build long-term relationships. We lead by design.
We act with integrity.



25 Savile Row W1



DL/MEMBERS BY DERWENT LONDON

Derwent London Membership is a complimentary benefits package available to every occupier and their employees working in a Derwent London building. Membership status is automatic and as DL/Members, all employees can enjoy access to:

DL/Lounges

Our two Lounges, DL/78 in Fitzrovia W1 and DL/28 in Old Street EC1 for work, meetings and informal catch ups. They include:

- Communal collaboration and working areas
- Bookable meeting rooms configured to your needs
- Phone booths and library for quiet working (DL/28)
- Event / town hall space available for exclusive hire
- DL/Service café serving delicious food and drink
- All connected via the DL/App

DL/Service

Preferential Member rates on high-quality, seasonal, food and drink at the five DL/Service cafés within our buildings and Lounges.

DL/App

An ever-growing package of exclusive benefits on the DL/App, including specially negotiated discounts from a diverse collection of businesses, local coffee shops, restaurants and wellness brands.

Member Events

A packed calendar of exciting events curated by our dedicated DL/Member Experience team.

Three Rathbone Place is a 7-minute walk from DL/78 in Fitzrovia W1.



DL/MEMBERS
by DERWENT LONDON

DL/Service at DL/78 in Fitzrovia W1



DL/78 in Fitzrovia W1



Welcome to your precisely functional and effortlessly liveable working environment in Fitzrovia.

Three Rathbone Place comprises four self-contained and fully furnished floors, with 2,979 sq ft now available on the second floor.

Designed with deep insight into the needs and attitudes of modern businesses, with sustainability as a priority and enhanced by a dedicated street entrance and lobby-style reception. Positioned moments from Tottenham Court Road, Soho Square and Charlotte Street.

The attractive red-brick façade feels at home on this street, one of central London's most prized. The elegant double-fronted glazed entrance could front a boutique hotel – it equally suits a progressive commercial business.

Three Rathbone Place entrance



Three Rathbone Place reception



In the ground floor reception, the air of high-end hospitality continues. End-grain timber flooring, painted wall panelling, and a curated collection of mid-century style furniture and light fittings could belong in a member's club or hotel lobby. From here, you can take the lift to all floors or use the feature staircase.

Bright, open plan office space



Stylish reception and lounge



AVAILABILITY

The second floor perfectly maximises space, combining fitted workstations and meeting rooms with informal breakout spaces and hot desks. The space benefits from abundant natural light from dual aspect on both front and rear elevation.



Three Rathbone Place entrance



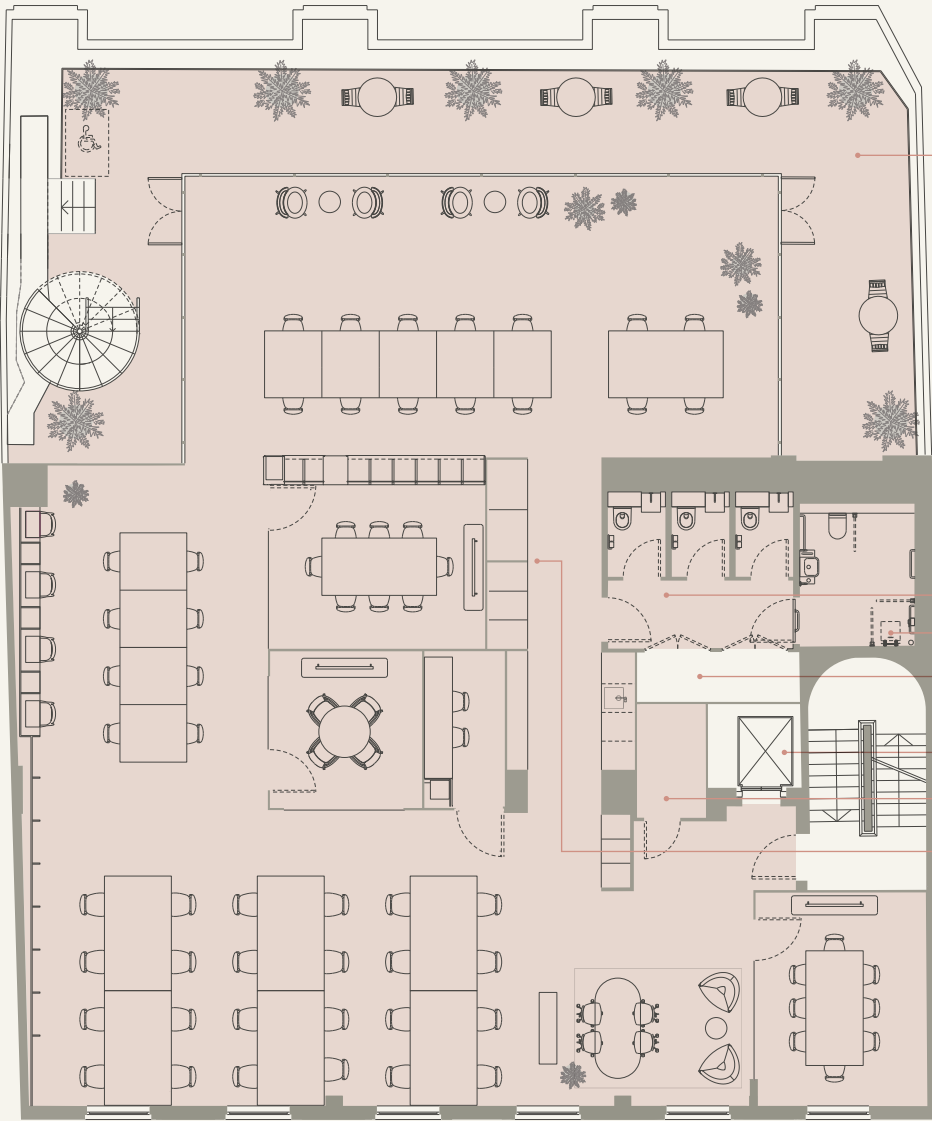
KEY FEATURES

- Open plan workspace ready for occupation
- Efficient heating and cooling VRF system
- Bespoke lighting
- Dedicated ground floor reception
- Cycle storage in Evelyn Yard, at the rear of Three Rathbone Place
- Private on-floor WCs and shower facilities
- Cabled and enabled with high-speed fibre
- EPC Rating 'B'
- Access to DL/Members Lounges including DL/78, just an 7-minute walk from Three Rathbone Place
- All-inclusive, flexible lease available

SECOND FLOOR

OFFICE
2,979 SQ FT | 279 SQ M

TERRACE
928 SQ FT | 86 SQ M



RATHBONE PLACE

WHAT'S INCLUDED

-  Informal reception / lounge
-  2 x 8-person meeting room
-  1 x 4-person meeting room
-  46 x fitted desks
-  4 x hot desks
-  1 x phone booth
-  Kitchenette
-  Breakout space
-  Private on-floor WCs & shower
-  Private terrace



Spacious private meeting room overlooking reception



Light-filled breakout space



Feature wall with bespoke carpentry and hot desks



Private terrace



Kitchenette





Kiss the Hippo, Mortimer Street



The Blue Posts, Newman Street



Goode Flowers, Charlotte Street



Charlotte Street Hotel



Charlotte Street



Kaffeine, Eastcastle Street

NICHE NEIGHBOURHOODS AND WEST END WOW

Fitzrovia is a thriving urban village with a mix of architectural styles and wide streets entwined with cosy side alleys, and lots of hidden gems waiting to be uncovered. Rathbone Place is a few steps from Charlotte Street, where places to dine and drink are both plentiful and upscale.

This is London's vibrant heart, beating proudly with the very best a world-class city can offer.

A PLACE FOR BUSINESS AND PLEASURE

Fitzrovia has become a prime destination for creative businesses and benefits from excellent transport links across the city, including the Elizabeth line at Tottenham Court Road station, ensuring its continuing growth as a thriving commercial centre.

Walking times from Three Rathbone Place to local stations:

Tottenham Court Road		3 minutes
Great Portland Street		8 minutes
Oxford Circus		9 minutes
Leicester Square		12 minutes
Bond Street		14 minutes
Euston		20 minutes

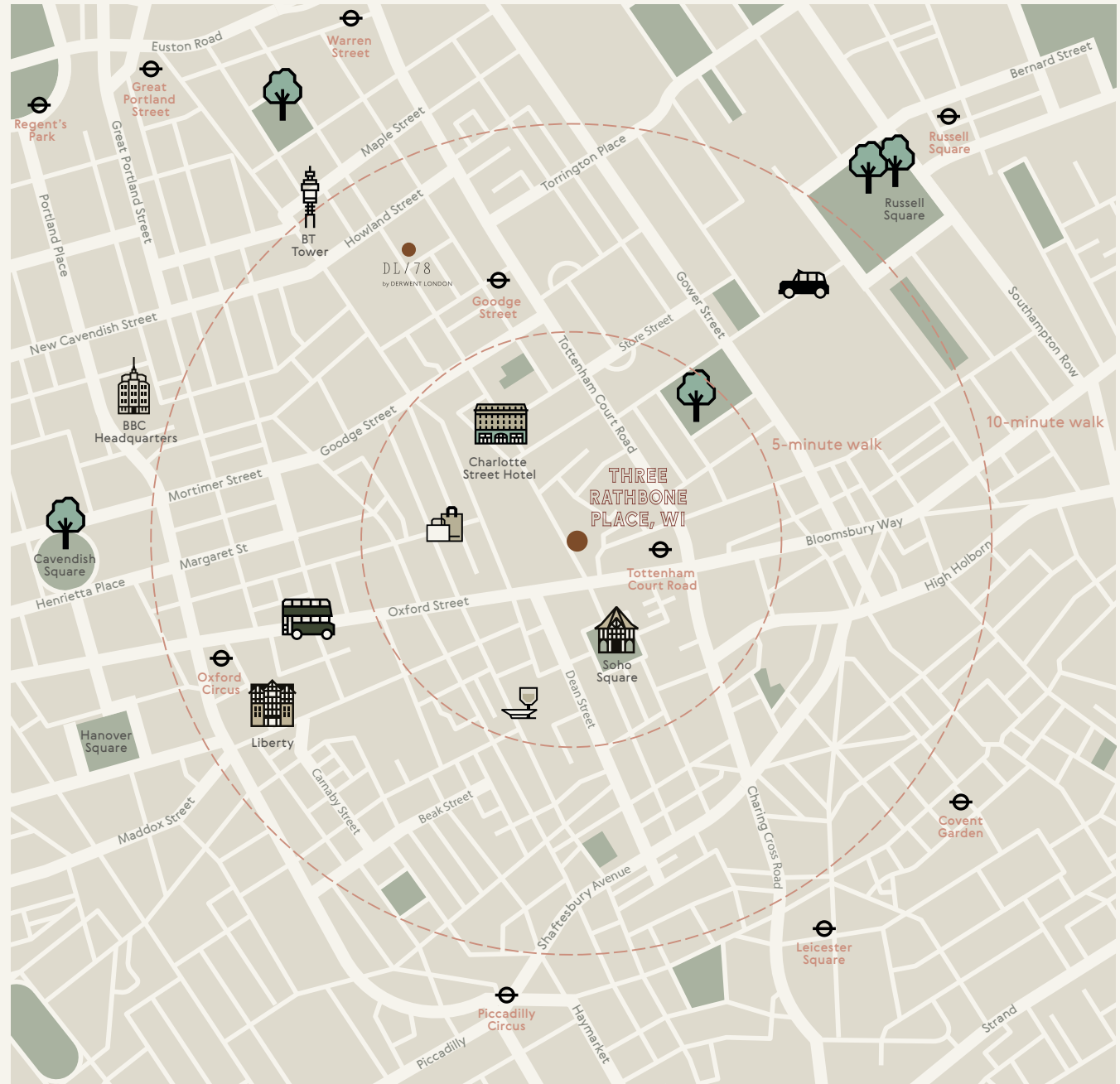
A thriving mix of social amenities to enjoy beyond office hours:

Within a 5-minute walk:

- 10 Greek Street
- Arcade Food Hall
- Berners Tavern
- Circolo Popolare
- Charlotte Street Hotel
- Norma
- ROKA
- The Salad Project

Within a 10-minute walk:

- Attendant
- Barrafina
- British Museum
- DL/Service
- Honey & Co
- Liberty
- Lore of the Land
- Psycle



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All floor areas are approximate. Date of preparation November 2025.

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