

**ONE
VINE
W1**

**3,850 – 19,700 SQ FT
OF TRANSFORMED
WORKSPACE OVER
LEVELS 3, 4 & 5**

INSPIRATION FOR TOMORROW

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

Available now, this building offers three exceptional new opportunities for progressive businesses to thrive.

9,500 and 3,850 sq ft of adaptable CAT A space on levels 3 and 5, ready to be tailored to your vision, and 6,500 sq ft of beautifully designed, fully fitted space on level 4, curated to elevate the modern workday experience.

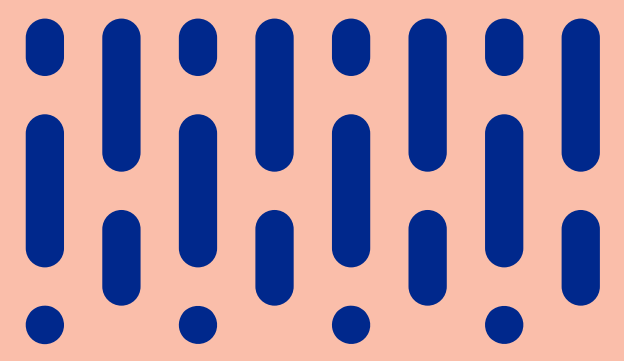
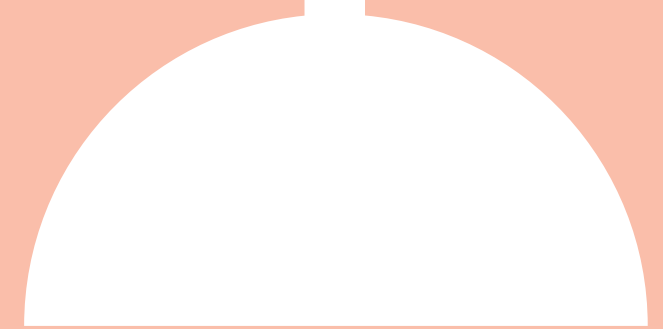
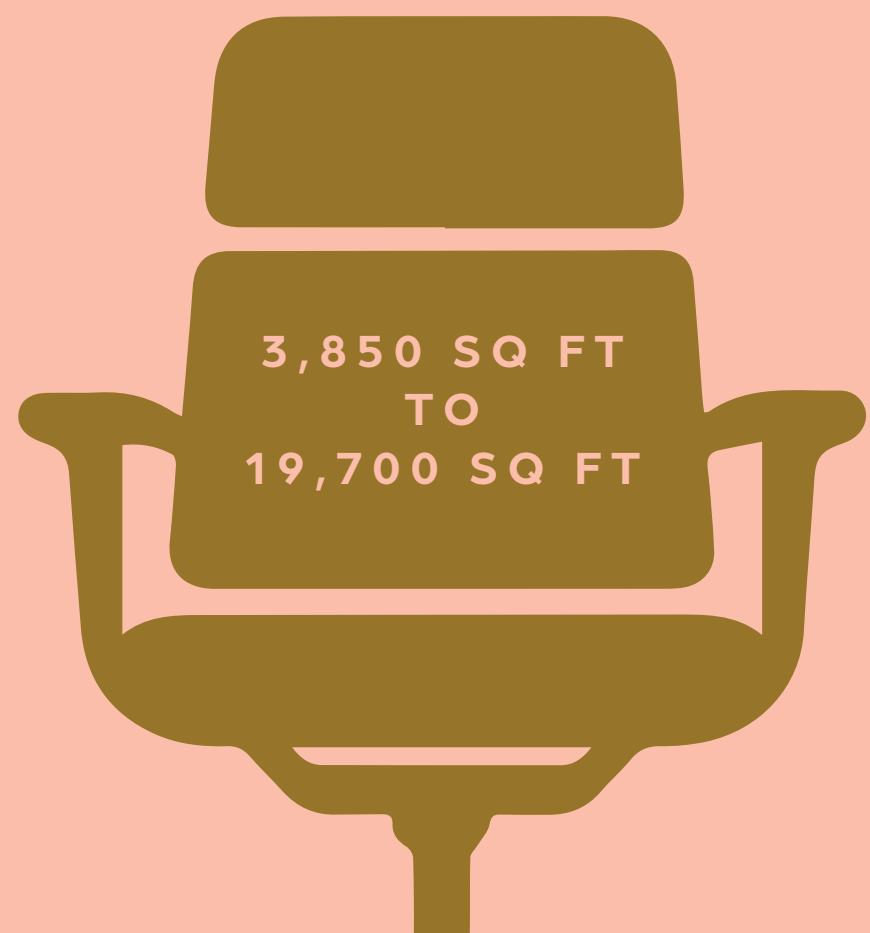
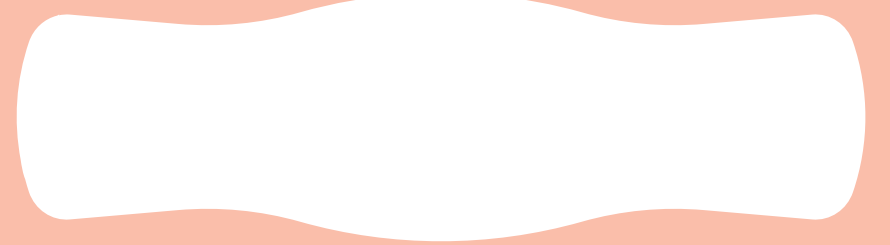




OFFERING
CAT A OR CAT B
WORKSPACE



LONDON'S
FINEST
LEISURE



END OF TRIP
FACILITIES
AVAILABLE

OVERLOOKING REGENT STREET



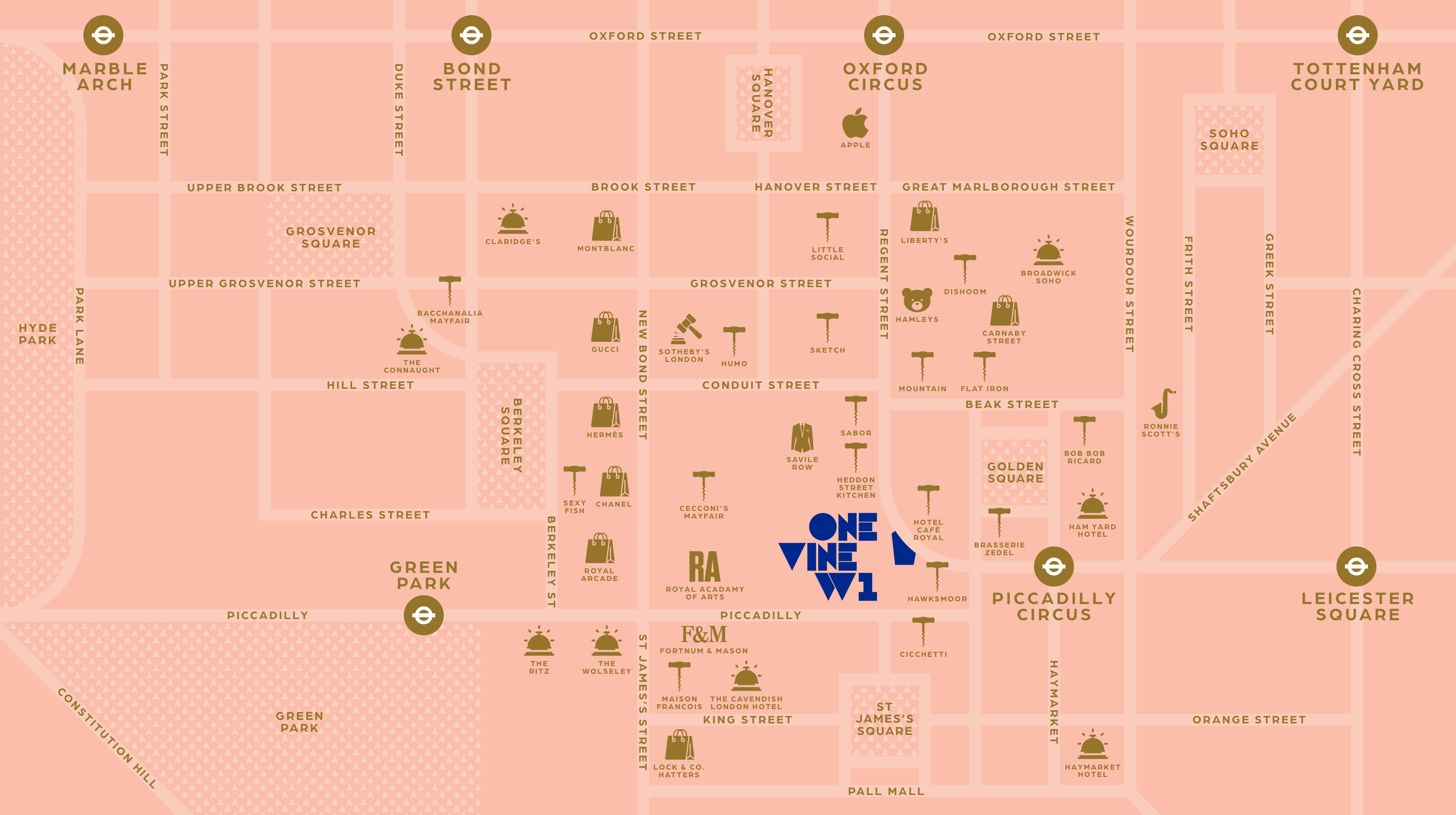
One Vine W1 is moments from London's cultural heartland, luxurious retail, prestigious restaurants, iconic garden squares, Royal Palaces and historic parks.

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

LOCATION



TAMM



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

SOOTHEBY'S LONDON

HUMO

SKETCH

MOUNTAIN

FLAT IRON

HYDE PARK

PARK LANE

HILL STREET

NEW BOND STREET

CONDUIT STREET

BEAK STREET

WOURDOUR STREET

FRITH STREET

GREEK STREET

CHARING CROSS STREET

BERKELEY SQUARE

HERMÈS

SAVILE ROW

SABOR

GOLDEN SQUARE

BOB BOB RICARD

RONNIE SCOTT'S

CHARLES STREET

SEXY FISH

CHANEL

CECCONI'S MAYFAIR

HEDDON STREET KITCHEN

HOTEL CAFÉ ROYAL

HAM YARD HOTEL

GREEN PARK

ROYAL ARCADE

RA ROYAL ACADEMY OF ARTS

ONE VINE V1

HAWKSMOOR

BRASSERIE ZEDEL

PICCADILLY

PICCADILLY

PICCADILLY CIRCUS

LEICESTER SQUARE

THE RITZ

THE WOLSELEY

F&M FORTNUM & MASON

CICCHETTI

MAISON FRANCOIS

THE CAVENDISH LONDON HOTEL

ST JAMES'S SQUARE

HAYMARKET HOTEL

GREEN PARK

ST JAMES'S STREET

LOCK & CO. HATTERS

KING STREET

HAYMARKET

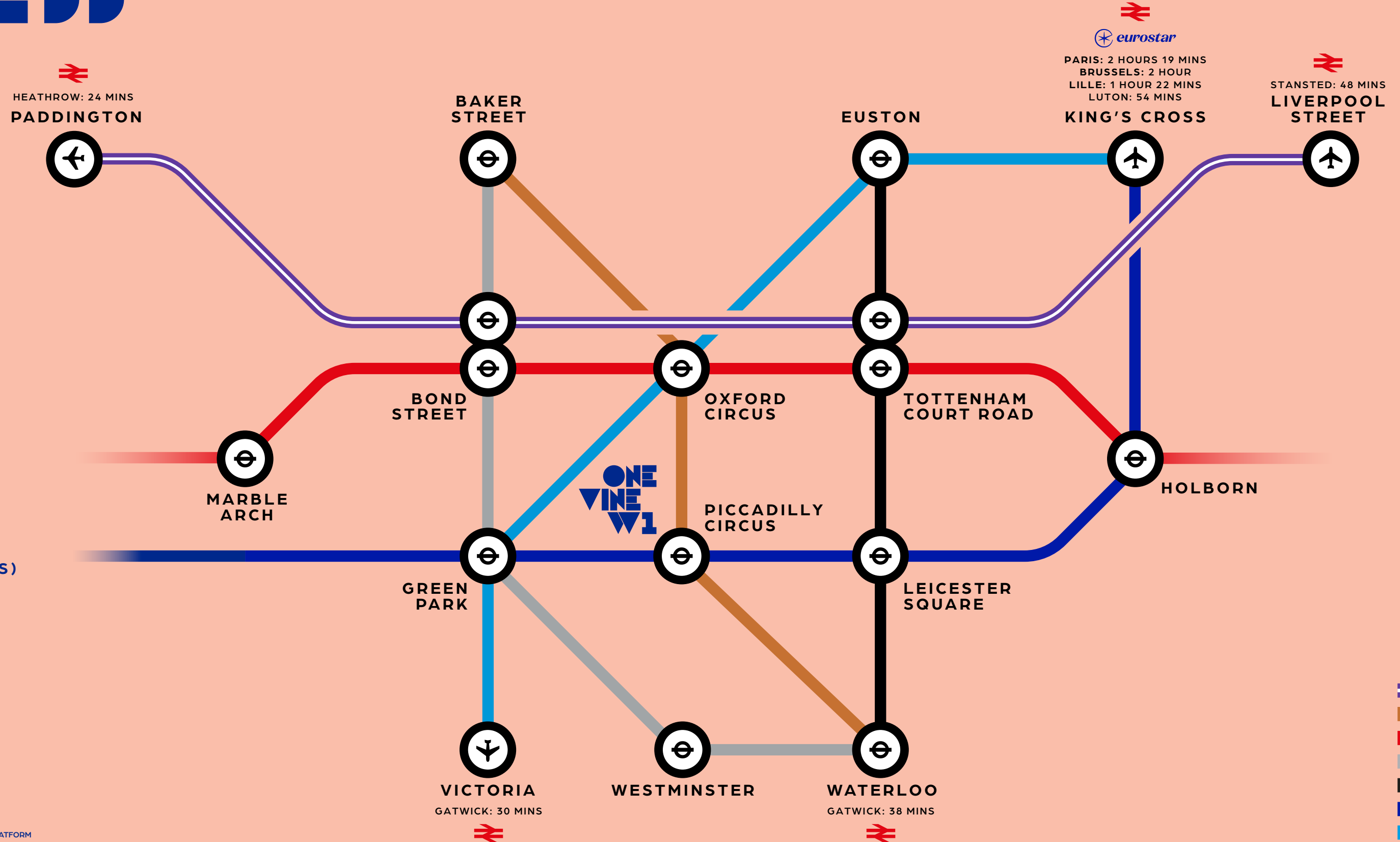
ORANGE STREET

CONSTITUTION HILL

PALL MALL



ACCESS



TRAVELTIMES (MINS)

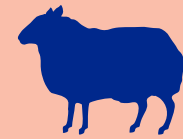
- 01 Charing Cross
- 04 Holborn
- 04 Waterloo
- 06 Victoria
- 06 Euston
- 08 King's Cross
- 13 Bank
- 13 Paddington
- 15 Liverpool Street
- 16 Canary Wharf
- 45 Heathrow

NOTE: ALL TRAVEL TIMES ARE PLATFORM TO PLATFORM

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

LOCAL OCCUPIERS

Accel



BBH

CARLYLE



Paul|Weiss



bluecove



GEMCORP

RioTinto



Bregal Investments

EISLER
— CAPITAL —

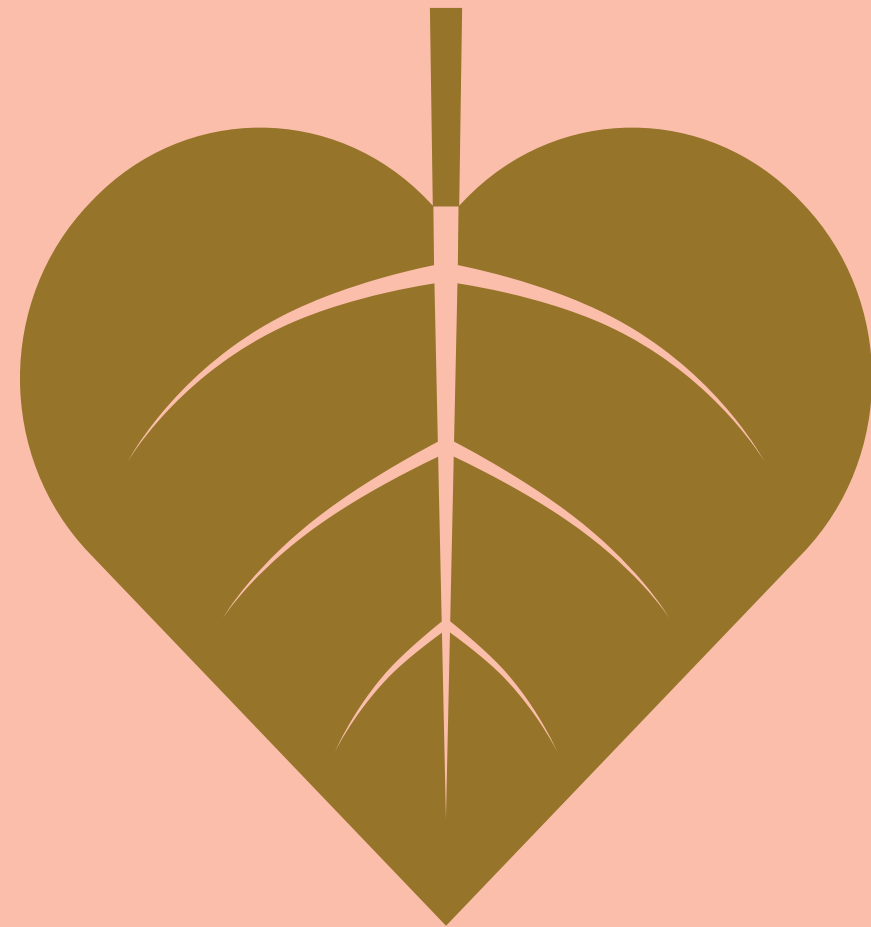
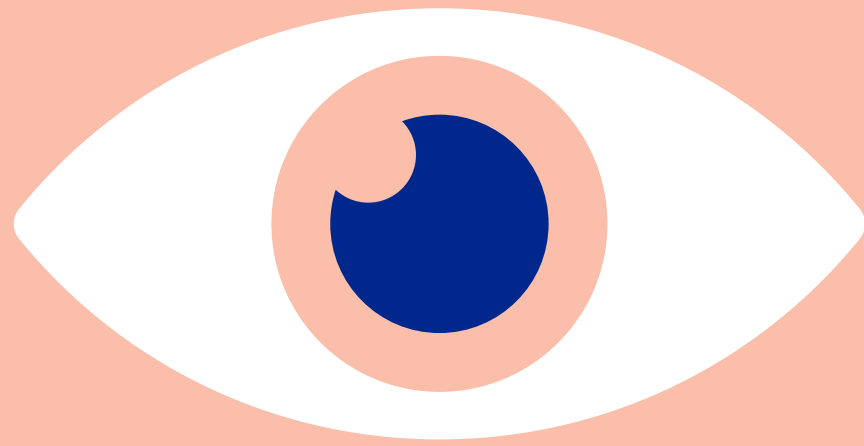
M&CSAATCHI

RSA
Ridley Scott
Associates

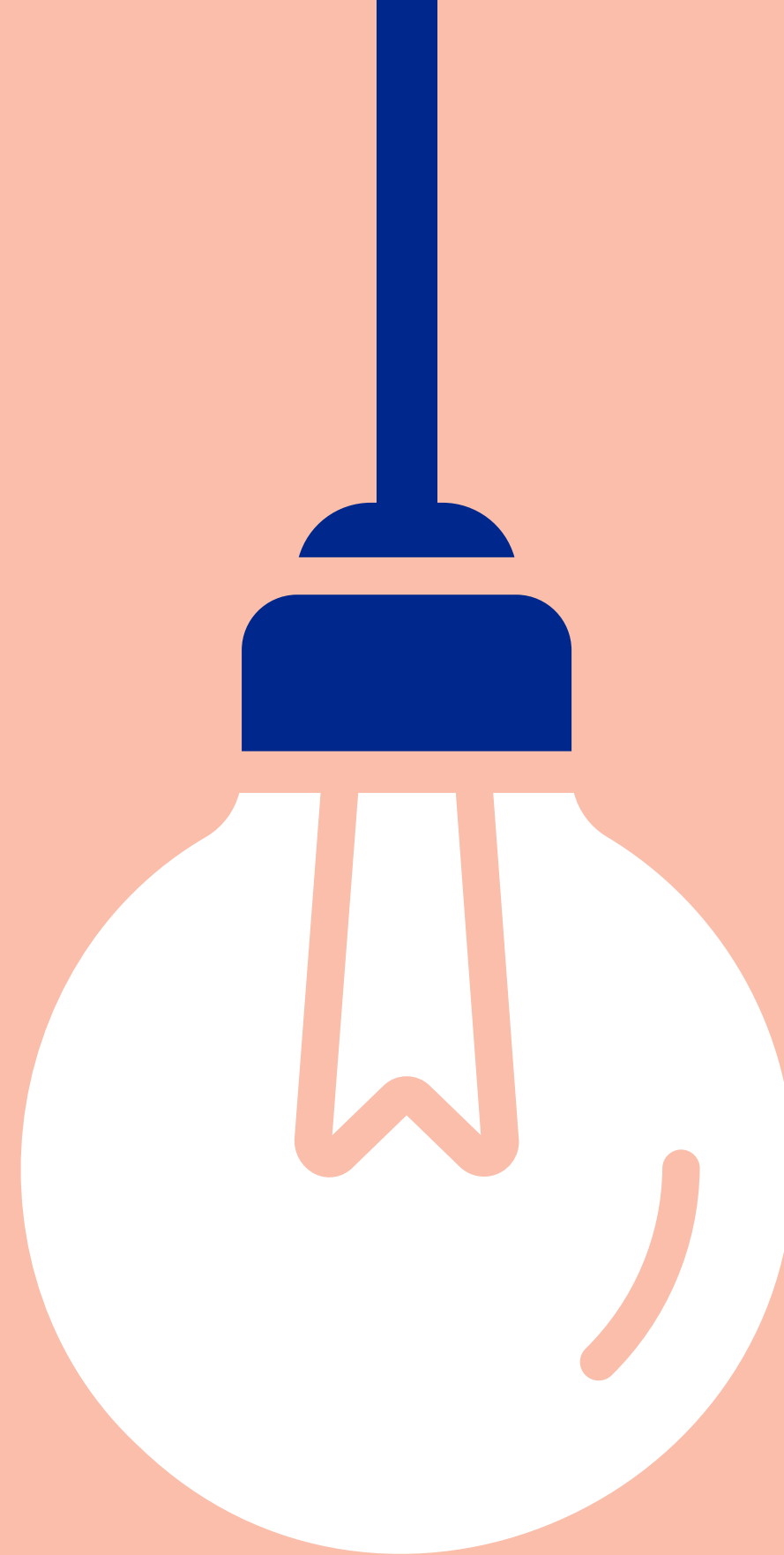
ONE VINE V1



24HR ACCESS AND SECURITY



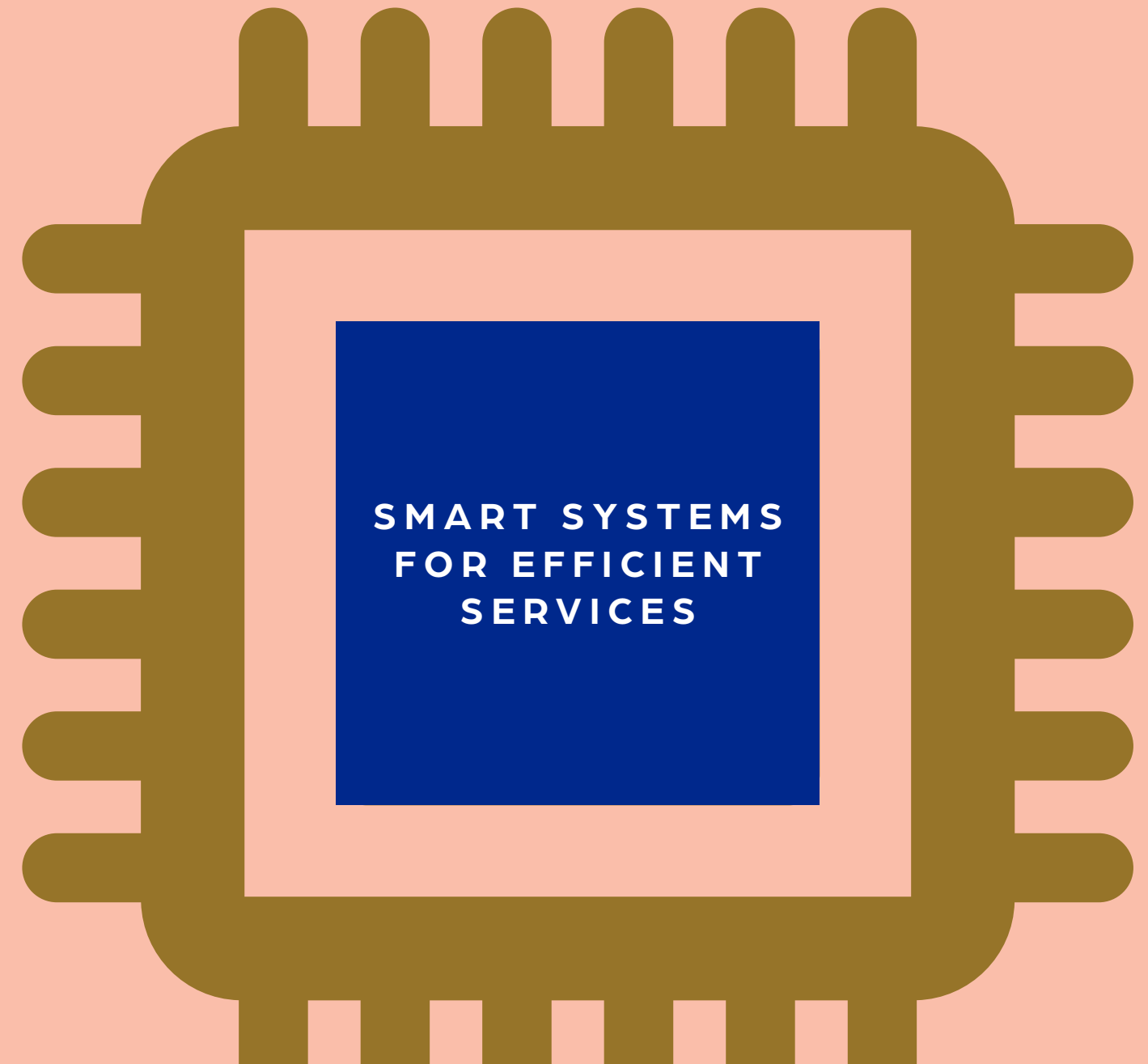
100% GREEN POWER PURCHASE AGREEMENT



100% RENEWABLE UTILITIES

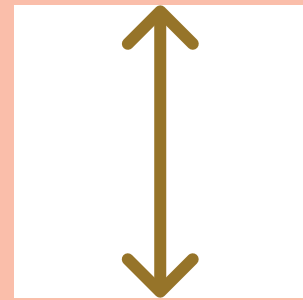


NATURAL LIGHT FROM ATRIUM



SMART SYSTEMS FOR EFFICIENT SERVICES

SUMMARY SPEC



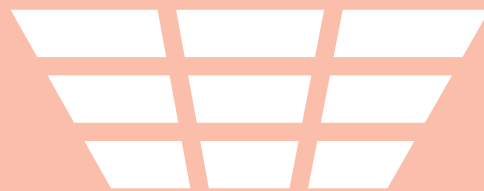
FLOOR-TO-CEILING
2.7METRES



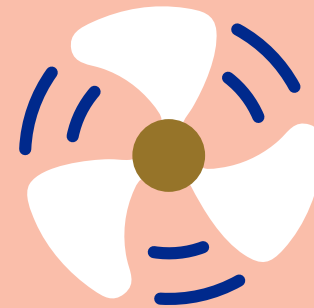
CLEAR RAISED FLOOR
150MM



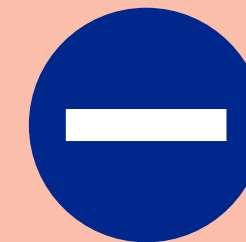
ACOUSTIC CRITERIA
NR38



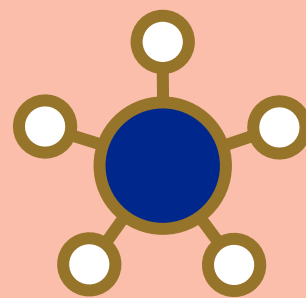
NEW SUSPENDED
CEILING



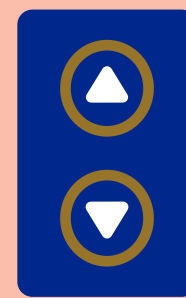
4 PIPE FAN COIL
AIR CONDITIONING



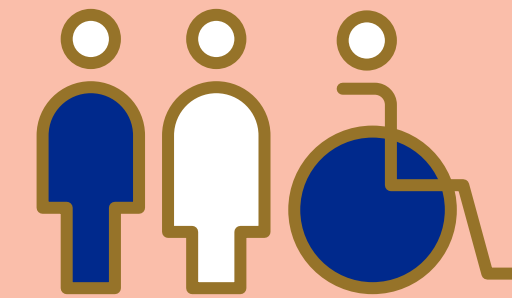
CAPPED OFF SERVICES
FOR CAT A LAYOUT



UPDATED POWER AND
DATA INFRASTRUCTURE



3 X 13 PERSON PASSENGER
LIFTS AND GOODS LIFTS



MALE, FEMALE AND DDA
COMPLIANT WCS ON ALL LEVELS

SCHEDULE

LEVEL	SQ FT	SQ M	AVAILABILITY
5	3,855	358	Q2 2026
4	6,526	606	AVAILABLE NOW
3	9,313	865	AVAILABLE NOW
TOTAL	19,694	1,829	

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

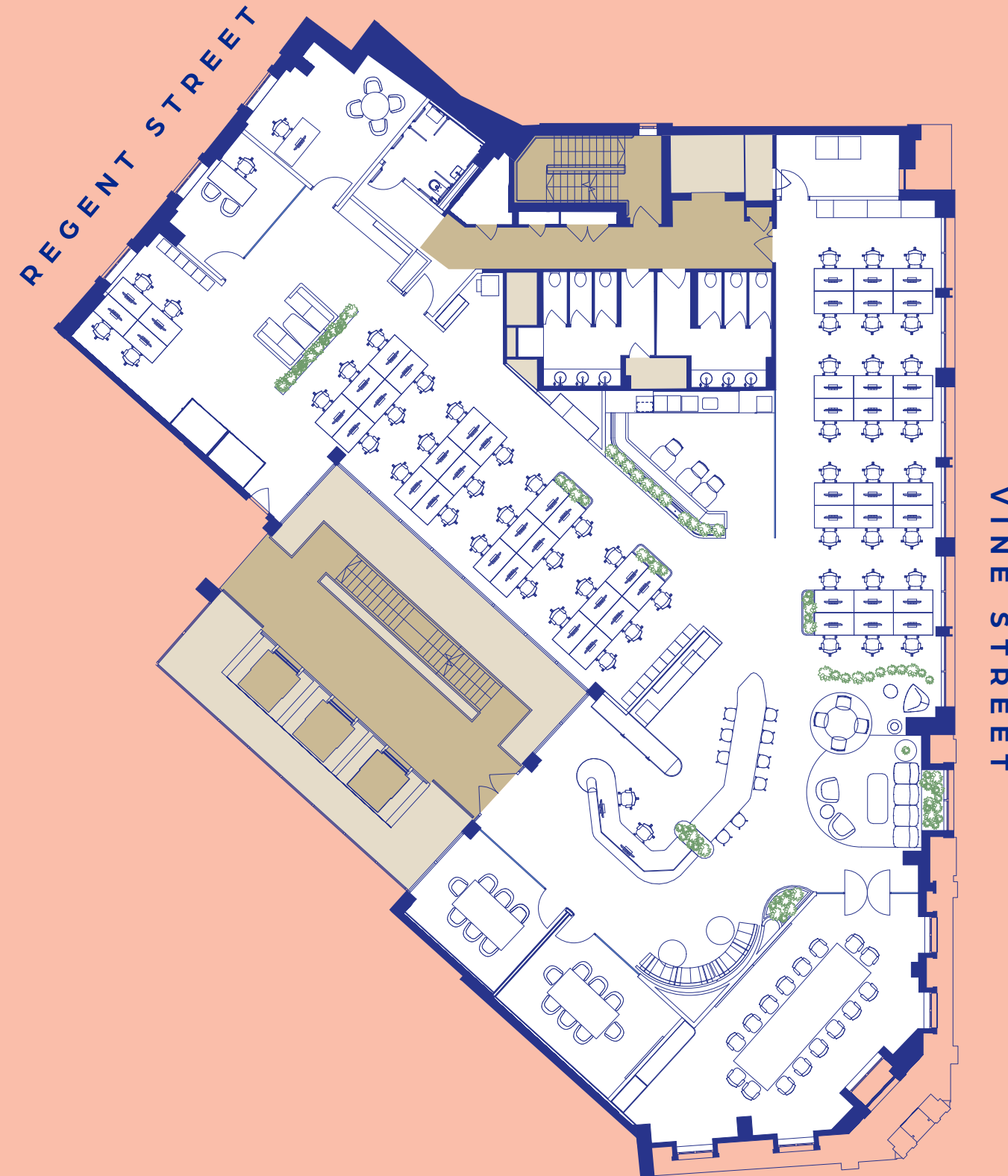
FLOOR OCCUPANCY

52 Workstations

2 Offices

3 Meeting rooms

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



6,526 SQ FT

606 SQ M

NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY

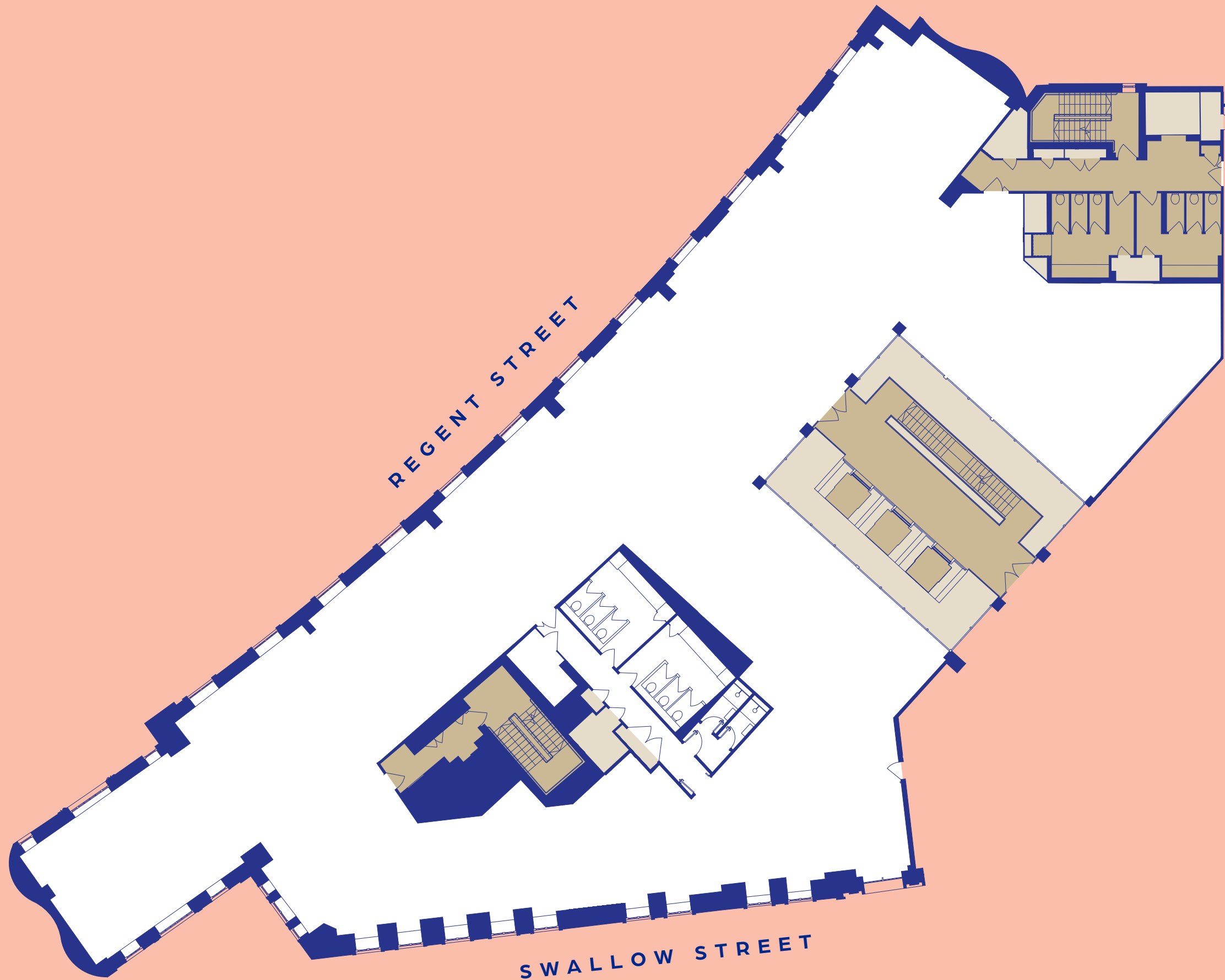






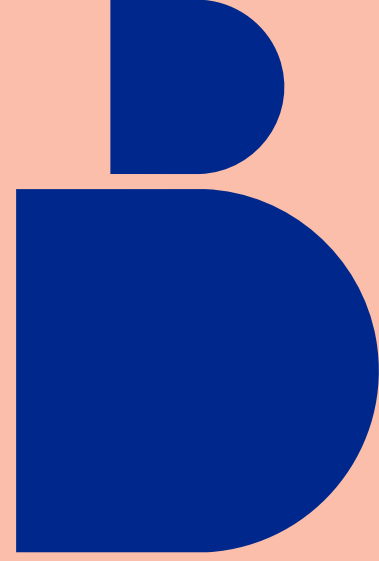






LEVEL B

9,313 SQ FT
865 SQ M



VINE STREET

REGENT STREET

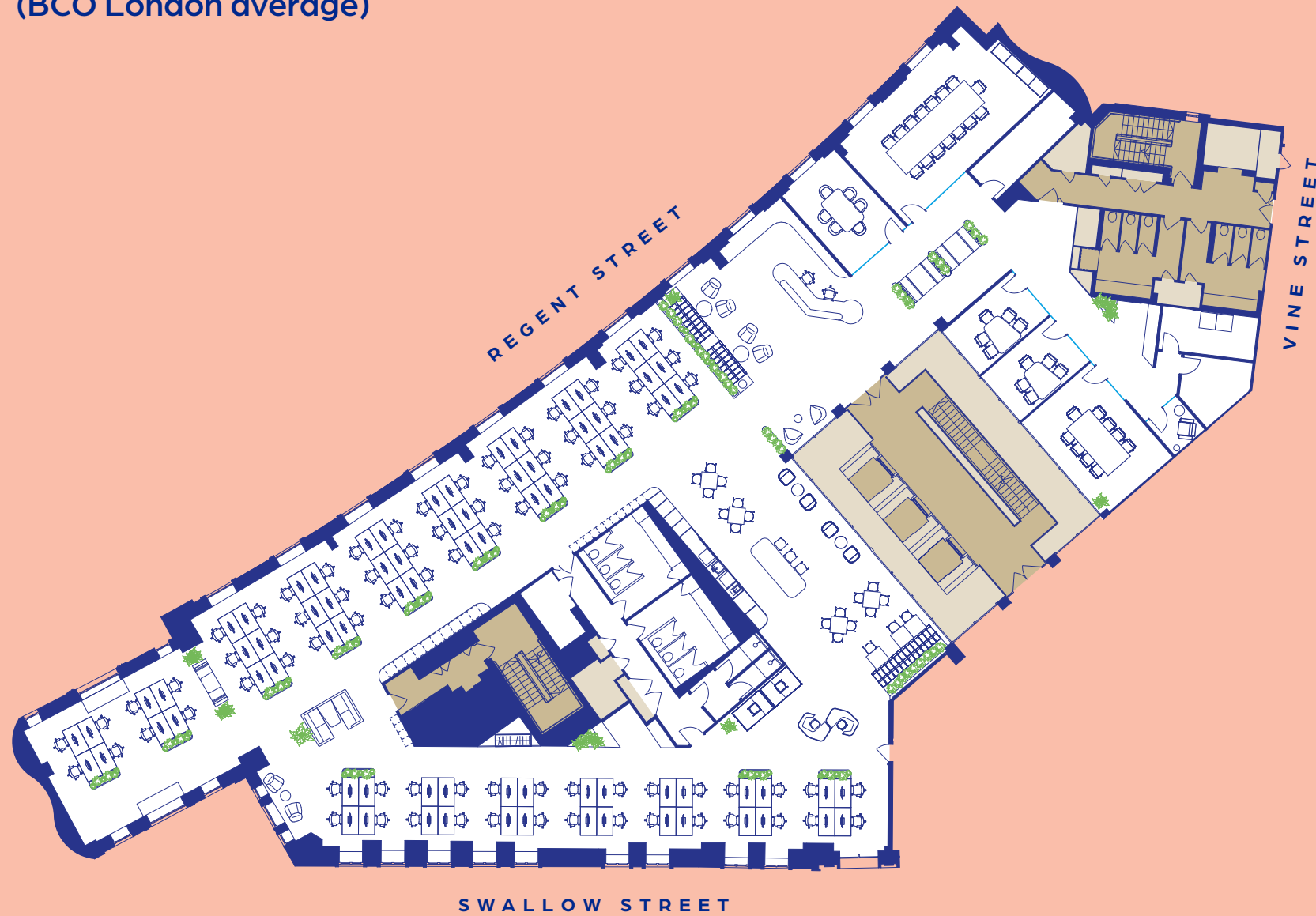
SWALLOW STREET

NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY



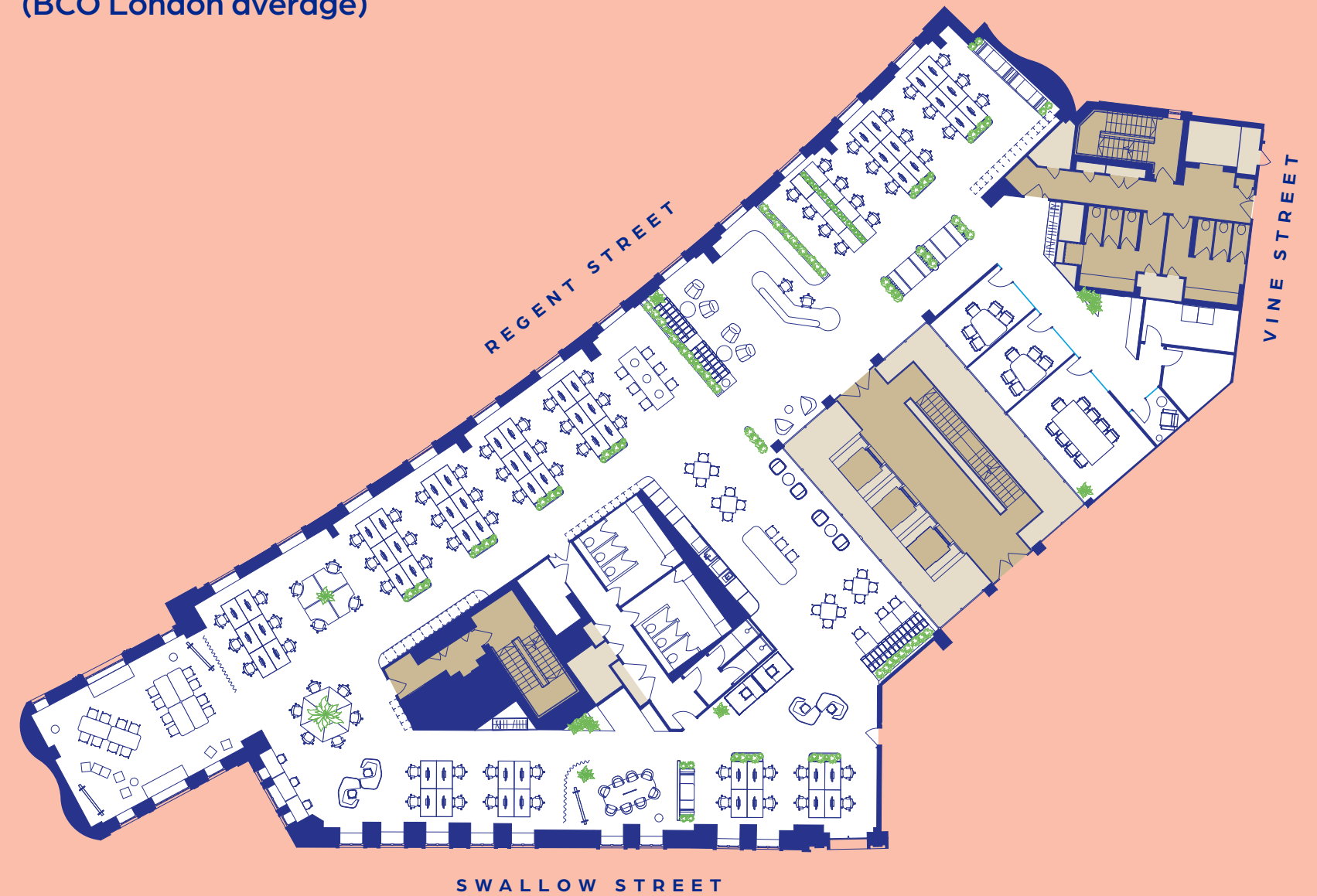
TRADITIONAL

- 78 Desks including Offices
 - 16 Collaboration Seats
 - 39 Breakout Seats
 - 35 Meeting Room Seats
 - 05 Quiet Rooms/Phone Booths
- Occupancy density – 1:11 sq m
(BCO London average)



AGILE

- 79 Desks including Offices
 - 32 Collaboration Seats
 - 39 Breakout Seats
 - 38 Meeting Room Seats
 - 04 Quiet Rooms/Phone Booths
- Occupancy density – 1:11 sq m
(BCO London average)



LEVEL

9,313 SQ FT
865 SQ M

NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY



MAX PACK

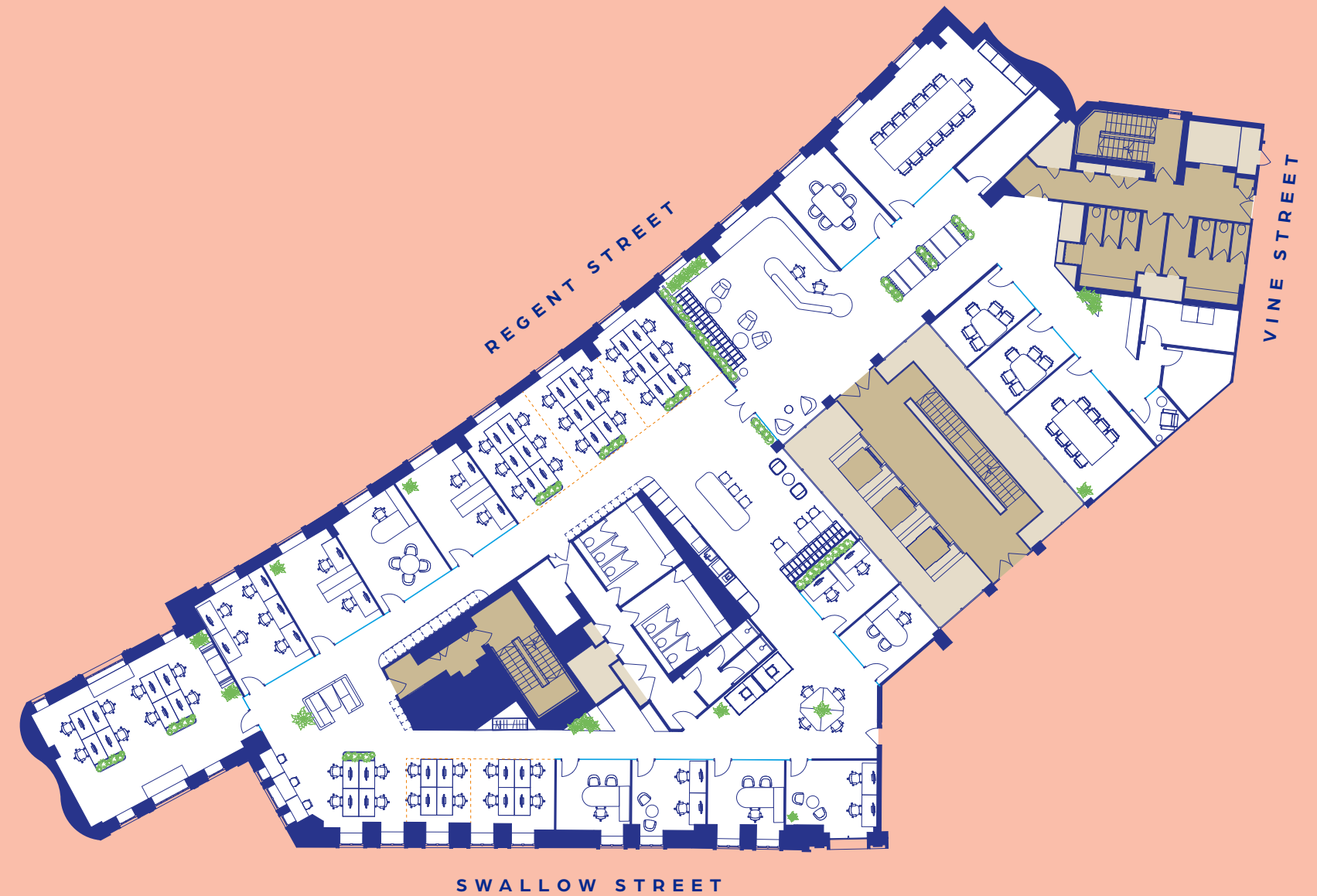
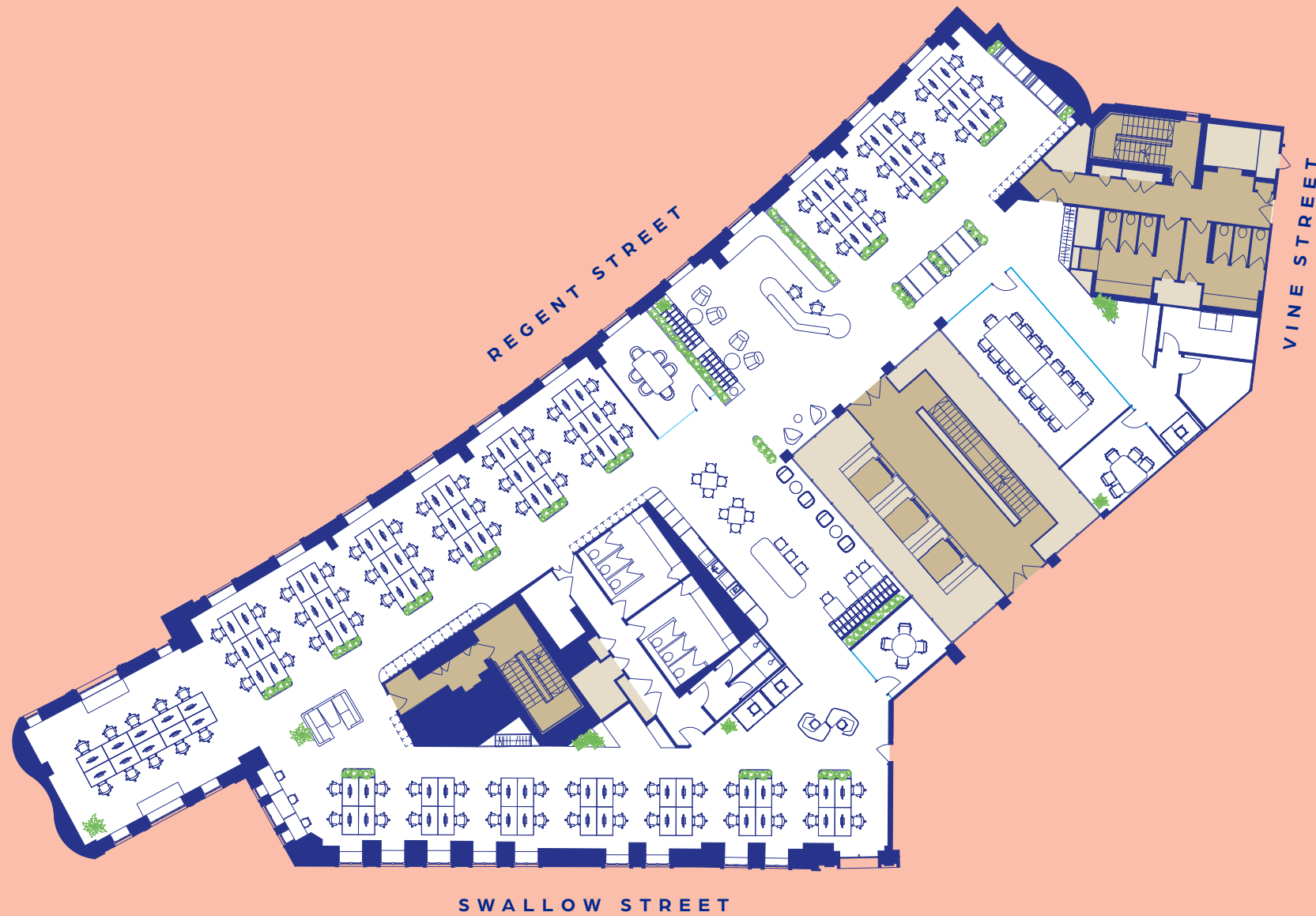
- 92 Desks including Offices
 - 21 Collaboration Seats
 - 31 Breakout Seats
 - 32 Meeting Room Seats
 - 03 Quiet Rooms/Phone Booths
- Occupancy density – 1:9 sq m

CELLULAR/LEGAL

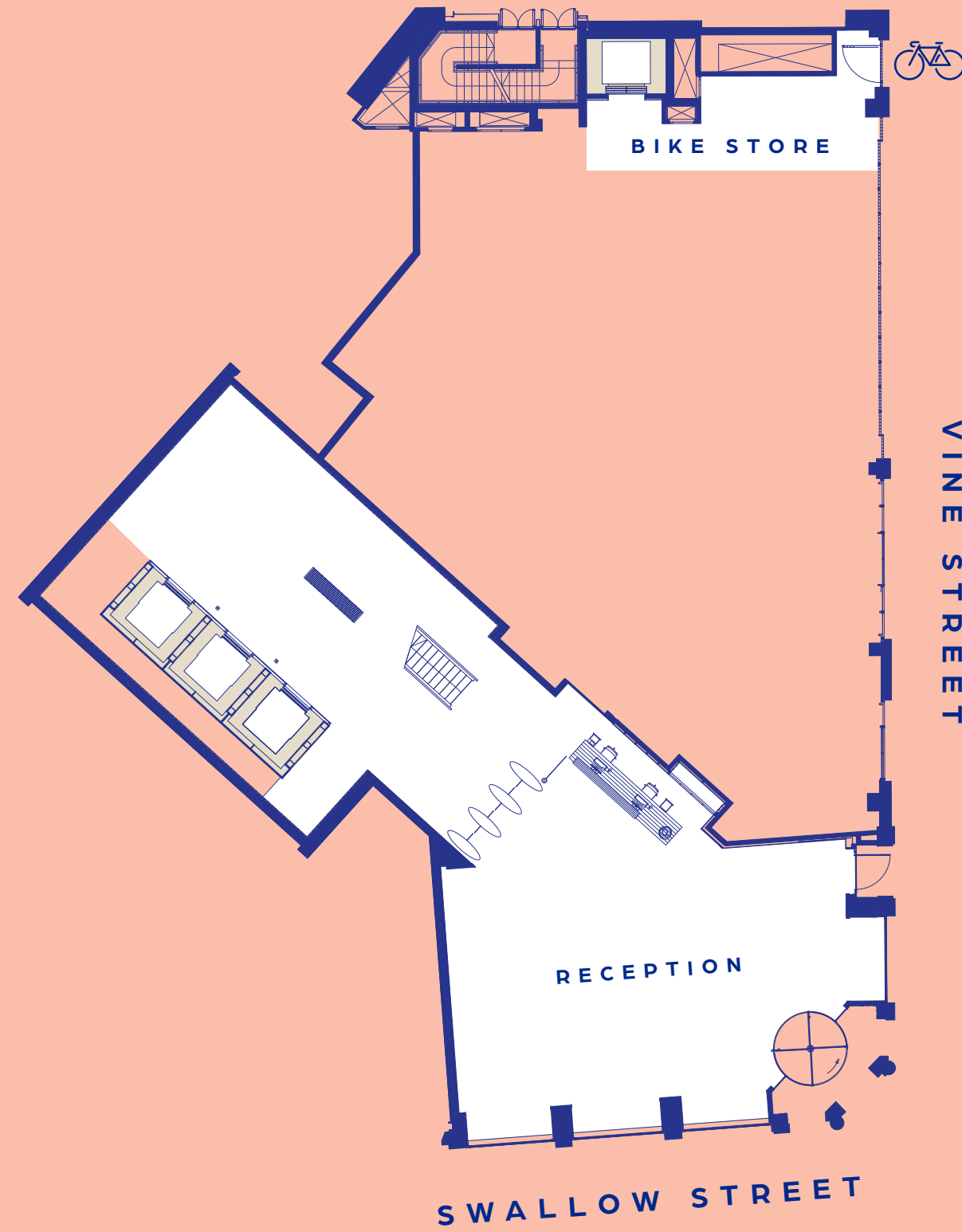
- 64 Desks including Offices
 - 12 Collaboration Seats
 - 20 Breakout Seats
 - 35 Meeting Room Seats
 - 05 Quiet Rooms/Phone Booths
- Occupancy density – 1:13 sq m



9,313 SQ FT
865 SQ M









Introducing Workspaces+ by The Crown Estate.

DELIVERING MORE THAN JUST OFFICE SPACE

Workspaces+ gives you the flexibility to work your way. Enjoy access to collaborative workspaces, bookable meeting rooms, event space hire, wellbeing facilities, and a vibrant community of like-minded professionals. Plus, with its range of exclusive perks, from fitness classes to an on-site Community Team, Workspaces+ creates an office experience unlike any other.

WORKSPACES+



WORKPLACES+ BENEFITS

As a customer of The Crown Estate you will have the option of privileged access to 6 Babmaes Street and the amenities it offers.

ACCESS TO FITNESS &
WELLBEING CLASSES

ACCESS
TO TALKS

BESPOKE PERKS
AROUND THE PORTFOLIO

NETWORKING
EVENTS

EXCLUSIVE
DISCOUNTS FOR
EVENT & MEETING
SPACE



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.



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Designed by sy.london. SYO53547.