

15 RATHBONE STREET

**3,153 sq ft of prime Fitzrovia
fitted office space**

May suit Restaurant / Cafe / Gallery

Fabrix



15 Rathbone Street with its late-19th/early-20th-century brick façades has since been reimagined as a bright, modern workspace. Warehouse-style character, large windows, contemporary glazing at ground level, and generous ceiling heights give the building a distinctive creative feel.

The ground & lower ground are now available, ideal for businesses seeking both character and high-quality fitted space in the heart of Fitzrovia.

FLOOR	AVAILABLE SPACE NIA (SQ FT)
Ground & Lower Ground	3,153

GROUND & LOWER GROUND FLOOR

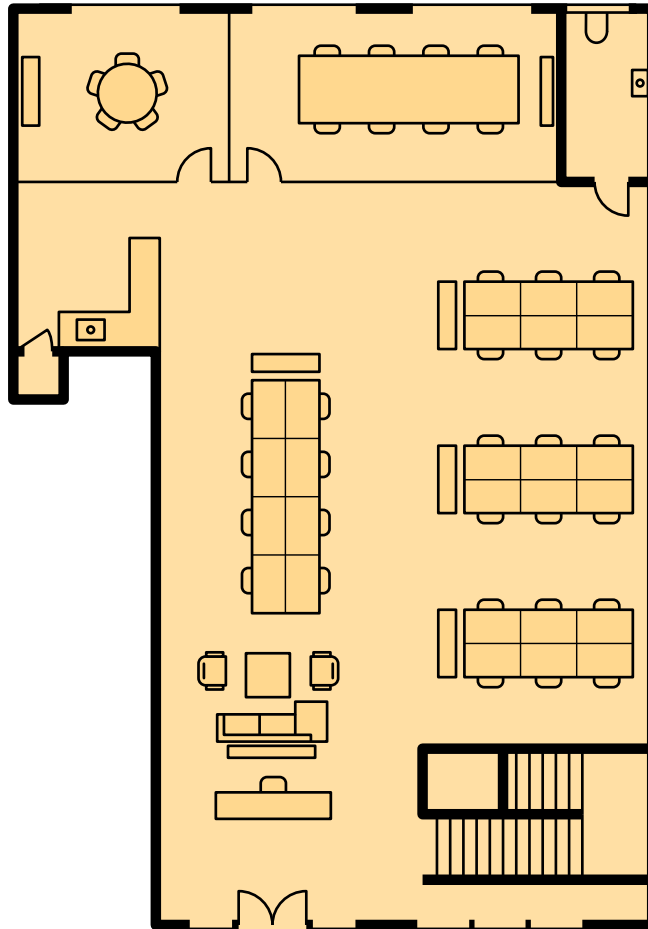


INDICATIVE IMAGES

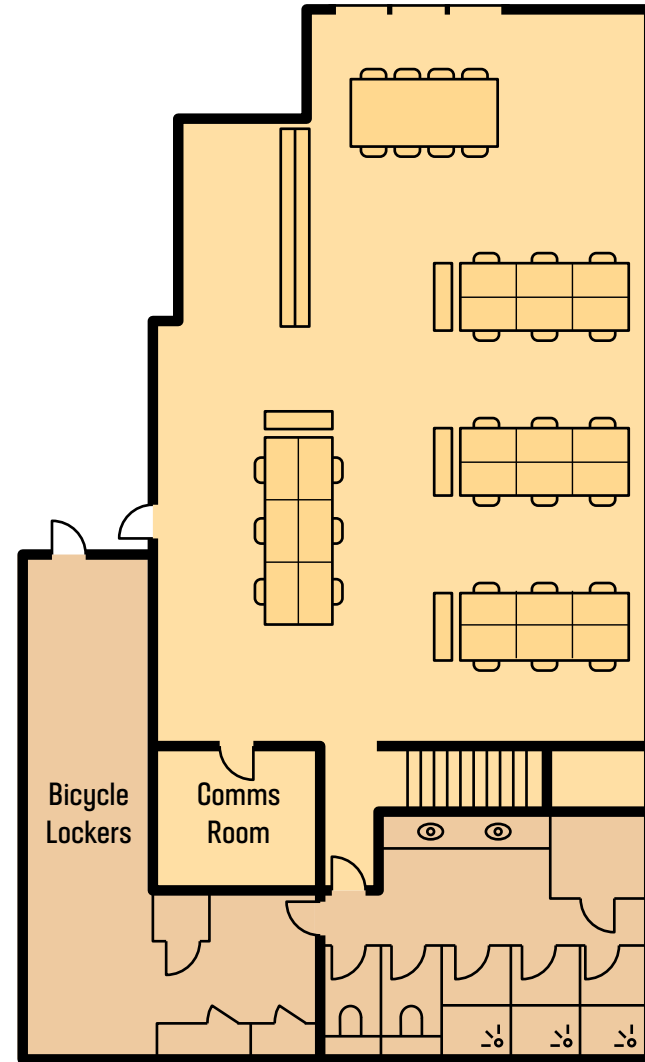
GROUND & LOWER GROUND FLOOR

3,153 SQ FT / 293 SQ M


- 50 x 1,400mm desks
- 8 x hot desk
- 1 x 8 person meeting room
- 1 x 5 person meeting room
- 1 x kitchenette



Rathbone Street

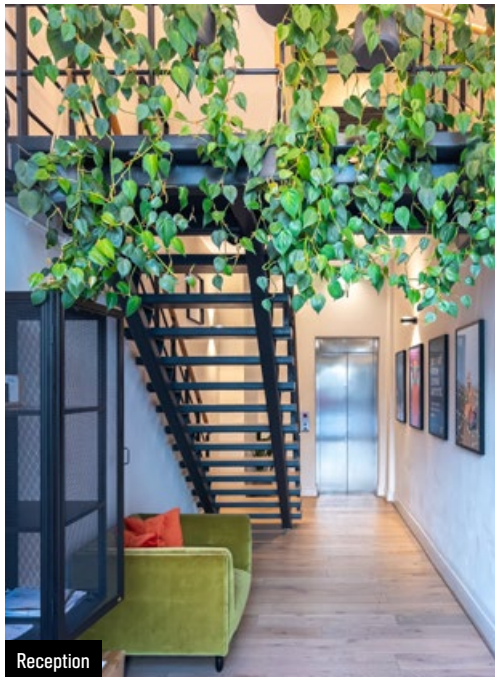


Rathbone Street

 Indicative Only
Not to scale



Shower facilities



Reception

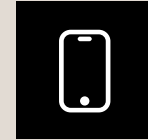


Bicycle storage

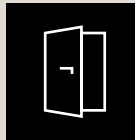
SPECIFICATION



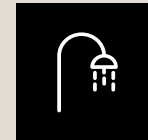
Wooden raised access flooring



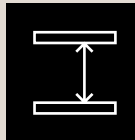
Entry phone system



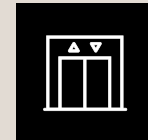
Large openable windows



Cycle storage and showers



3m+ ceiling height



8 person passenger lift



10GB ultra-fast fibre



Self-contained entrance



Lantana – Charlotte Place



The Queen Charlotte – Gooch Street



Circolo Popolare – Rathbone Place



Rathbone Square



Charlotte Street Hotel – Charlotte Street

15 Rathbone Street is located in the heart of Fitzrovia, one of London's most vibrant neighbourhoods. Oxford Street, Soho, Marylebone, and Mayfair are all within easy walking distance and less than five minutes from the Elizabeth Line at Tottenham Court Road Station.

LOCATION + CONNECTIVITY

Hotels

- 1 Charlotte Street Hotel
- 2 The Soho Hotel
- 3 The Rathbone Hotel
- 4 The Mandrake Hotel
- 5 The Bloomsbury Hotel
- 6 Kettner's

Bars & Restaurants

- 1 Rovi
- 2 Roka
- 3 Berners Tavern
- 4 Riding House Café
- 5 Circolo Popolare
- 6 Honey & Smoke
- 7 Steak & Lobster
- 8 Lantana
- 9 The Queen Charlotte
- 10 64 Goodge Street
- 11 Ducksoup
- 12 Café Deco
- 13 10 Greek Street
- 14 Soho House, Greek Street
- 15 Soho House, Dean Street
- 16 Quo Vadis

Health & Wellbeing

- 1 54 Fit
- 2 The GYM Oxford Street
- 3 Fitness First
- 4 F45
- 5 Fitness Lab

Local Occupiers

- 1 Estée Lauder
- 2 West One Music Group
- 3 Netflix
- 4 Pixelogic Media
- 5 Freud Communication & Epic Games
- 6 United Talent Agency & Bazaarvoice
- 7 Palamon & Revcap
- 8 Boston Consulting Group & Arup
- 9 Wiggin LLP

Walk

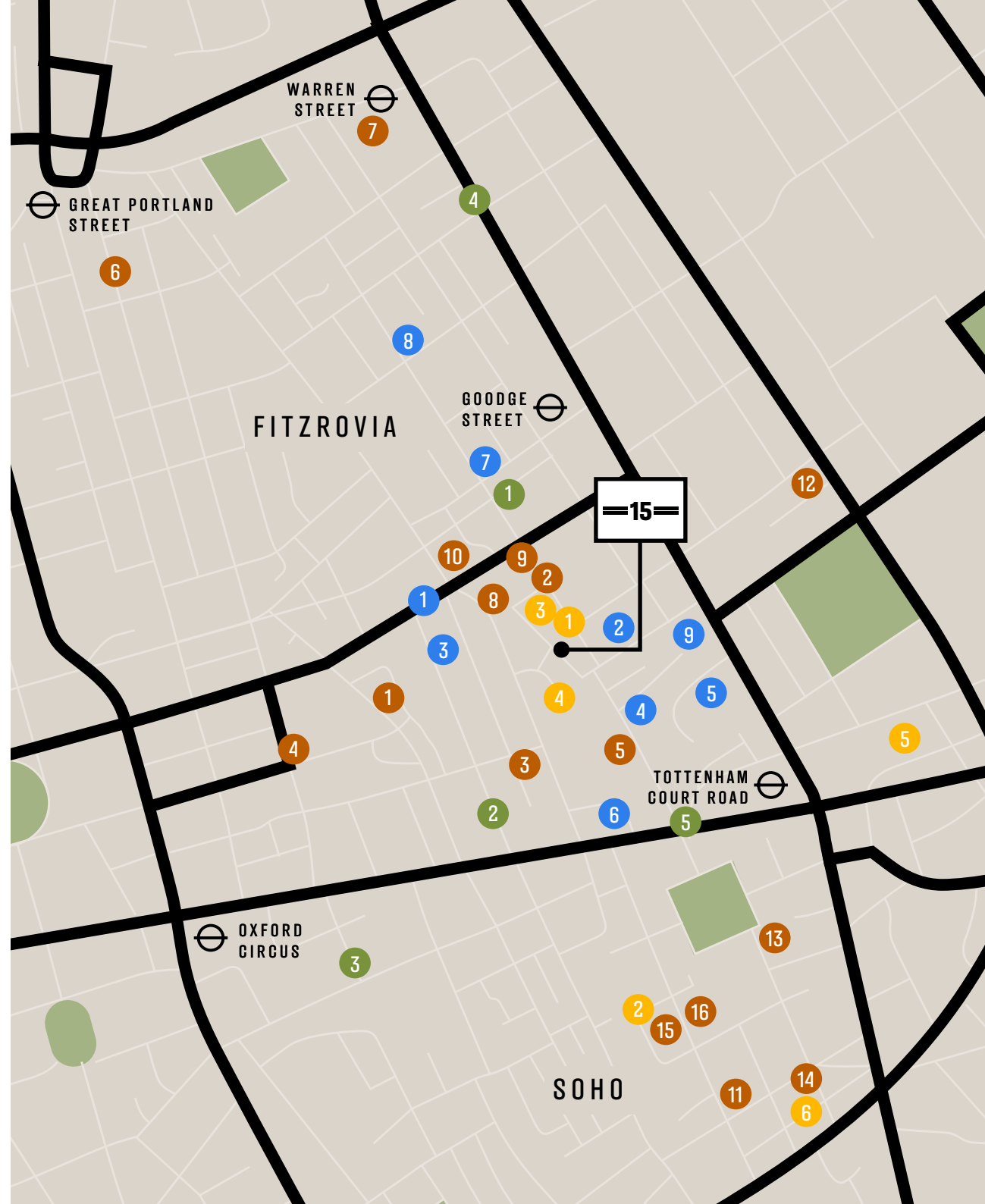
- 5 min Tottenham Court Road (Elizabeth Line)
- 6 min Goodge Street
- 10 min Oxford Circus
- 13 min Leicester Square
- 15 min Russell Square
- 17 min Holborn

Cycle

- 4 min Warren Street Station
- 7 min Euston Station
- 10 min Charing Cross Station
- 11 min King's Cross Station
- 17 min Bank Station

Tube

- 5 min Euston Station
- 6 min Charing Cross Station
- 7 min King's Cross Station
- 8 min Bank Station
- 9 min Liverpool Street Station
- 12 min Waterloo
- 20 min Farringdon
- 30 min Heathrow (Elizabeth Line)



ENQUIRE ABOUT THIS SPACE



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Term

A new flexible lease, including a fully managed offering, is available direct from the Landlord.

Rent

Available upon application

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