

# Twenty Rathbone Place

FITZROVIA



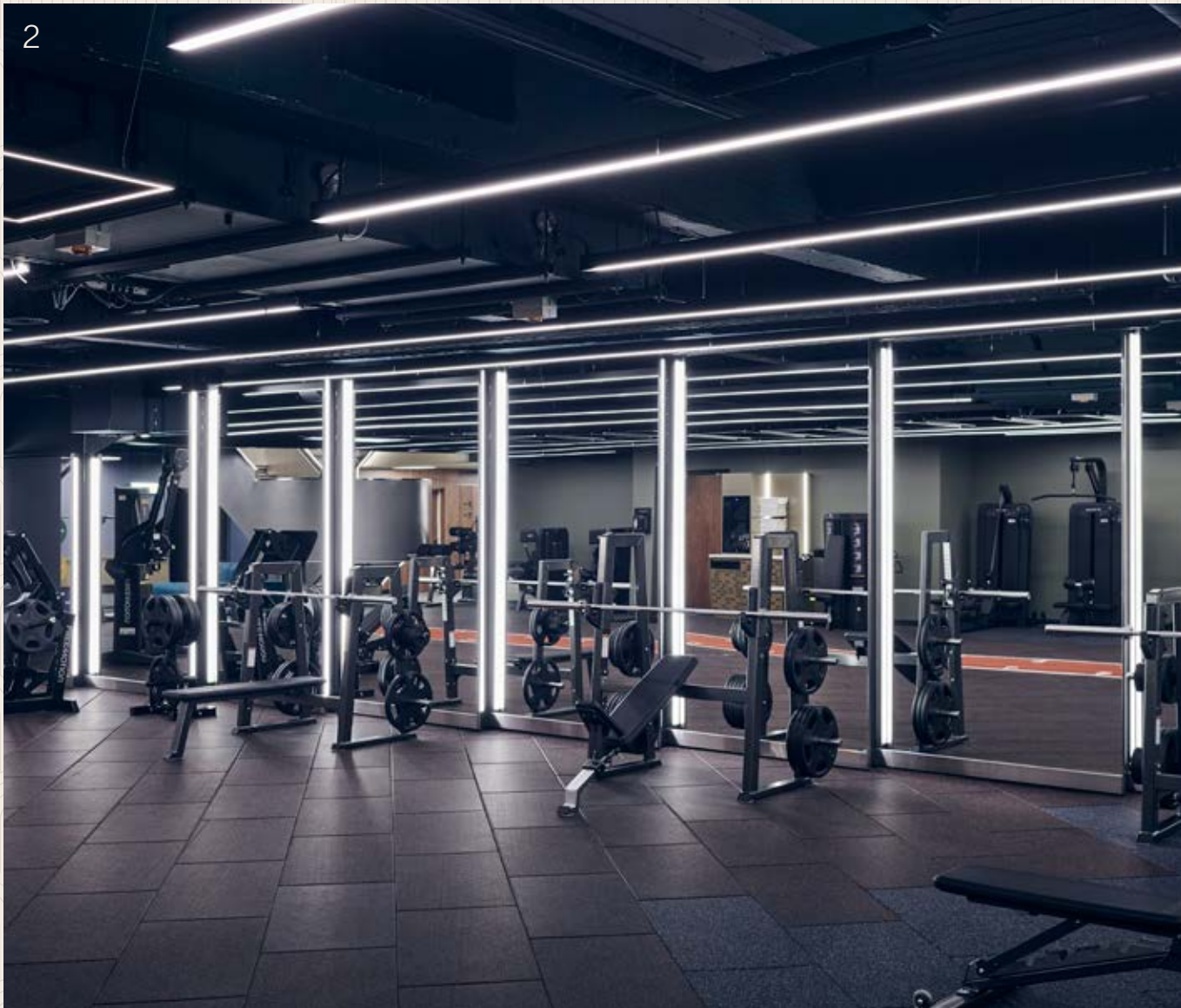
# A place for more

At 20 Rathbone Place, you'll find more than a workspace — it's a place for people who want more. Set within bustling streets, it stands in a part of London ripe with opportunity. It's a place where the elegance of Fitzrovia meets the vibrancy of Soho, the culture of Bloomsbury meets the charm of Covent Garden. Nestled within this dynamic neighbourhood, you'll discover an exciting culinary scene, offering a range of dining options from quaint cafés to Michelin-starred restaurants. A place for relaxation or discovery; connection, innovation, and endless excitement. A place for more.

01

# Discover Connect & Thrive

# A place for indulgence



Amenity

- 1. Charlotte Street Hotel
- 2. Third Space Soho
- 3. Berners Tavern
- 4. Kitchen Table
- 5. Kaffeine



Amenity

- 6. 7 Sky Spa
- 7. Rovi
- 8. The Mandrake
- 9. The Ninth
- 10. Samantha Cusick
- 11. Marquis of Granby

Dining & Nightlife

- 1. Arros
- 2. Berners Tavern
- 3. Sanderson
- 4. Six by Nico
- 5. Circolo Popolare
- 6. Mortimer House Kitchen
- 7. Firebird
- 8. Aulis
- 9. Soho House
- 10. Milk Beach

Retail

- 11. Aimé Leon Dore
- 12. Axel Arigato
- 13. Ganni
- 14. Liberty
- 15. A.P.C
- 16. Rathbone Square Shopping
- 17. Berwick Street Market
- 18. Aesop
- 19. Space NK
- 20. Fitzroy Place

Health & Wellness

- 21. Soho Square
- 22. Bedford Square
- 23. Soul Cycle
- 24. F45
- 25. Fitness First
- 26. Barry's Bootcamp

All on your  
doorstep



# A moment to unwind



- Green space
1. Regent's Park
  2. Soho Square
  3. Russell Square
  4. Bedford Square Gardens



Central London is a treasure trove of parks, gardens and green spaces. In the heart of it all, a short stroll from 20 Rathbone Place, Soho Square emerges as a jewel of the city where you can pause, breathe, and watch the world unfold at your own pace. Here, the rhythms of London life slow, inviting you to a moment of calm in an otherwise effervescent city.

# Seamless connections



Tottenham Court Road



Goodge Street



Oxford Circus



Warren Street



Piccadilly Circus



Russell Square



Waterloo

Via Tottenham Court Road



Paddington

Via Tottenham Court Road



King's Cross St Pancras

Via Oxford Circus



Source: Citymapper

02

# People Purpose & You



RECEPTION

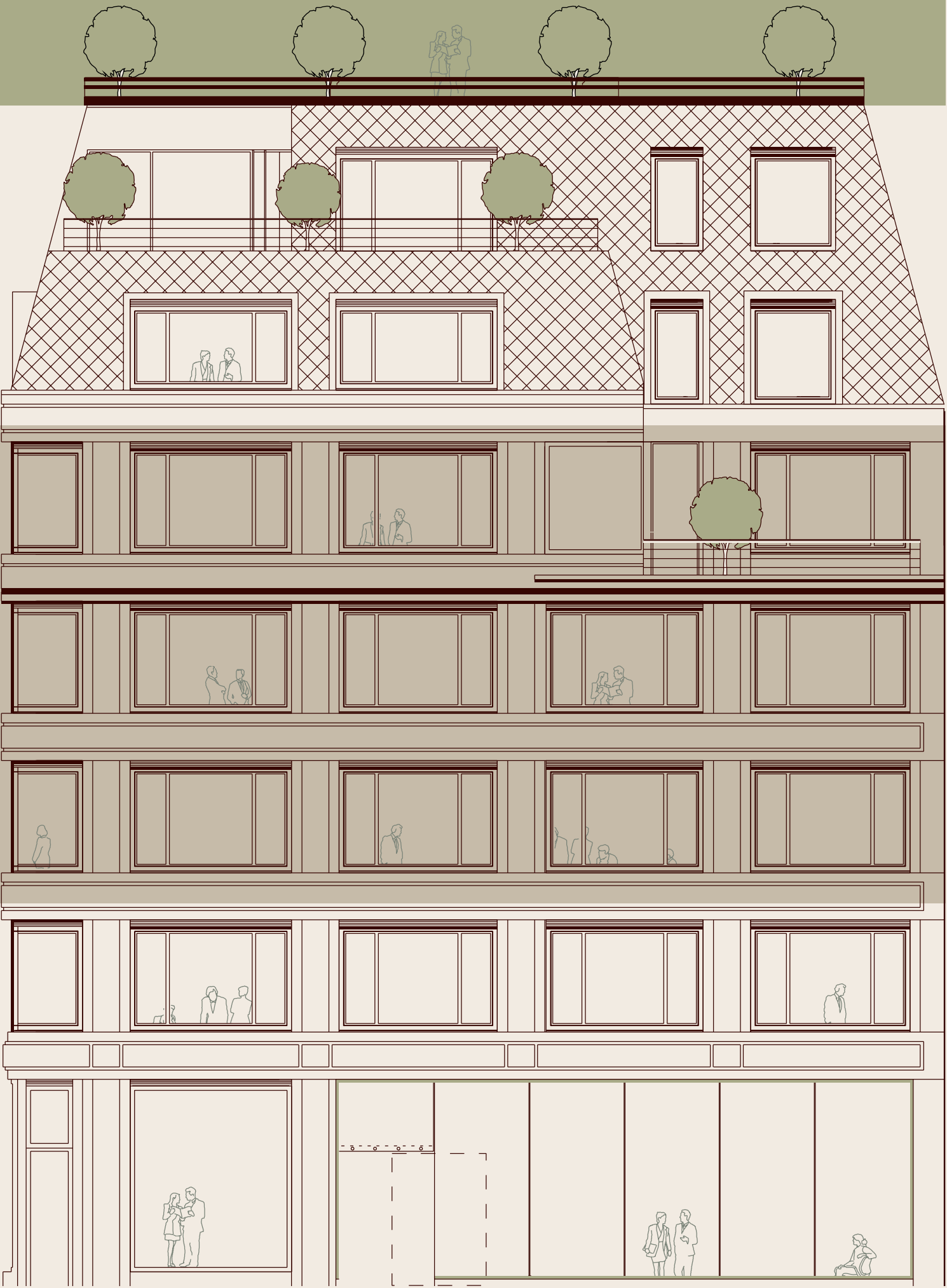


GROUND FLOOR FAÇADE

# A place for progression

20 Rathbone Place, with sunlit spaces and stylish interiors, it doesn't just meet needs — it anticipates them. The landscaped roof terrace offers stunning citywide views, while thoughtful amenities include cycle storage, shower facilities, and WCs on every floor. More than just a functional space, it's designed for and around people to inspire collaboration, productivity and wellbeing — a haven for forward thinkers.

|                 | USE            | OFFICE SQ FT | TERRACE SQ FT | AVAILABILITY |
|-----------------|----------------|--------------|---------------|--------------|
| 07              | Roof Terrace   |              | 1,423         |              |
| 06              | Office/Terrace | Let          |               |              |
| 05              | Office         | Let          |               |              |
| 04              | Office/Terrace | 5,946        | 133           | Available    |
| 03              | Office         | 6,075        |               | Available    |
| 02              | Office         | 6,065        |               | Available    |
| 01              | Office         | Let          |               |              |
| G               | Office         | Let          |               |              |
| TOTAL AVAILABLE |                | -            | 18,086        |              |



# Step into splendour

RECEPTION

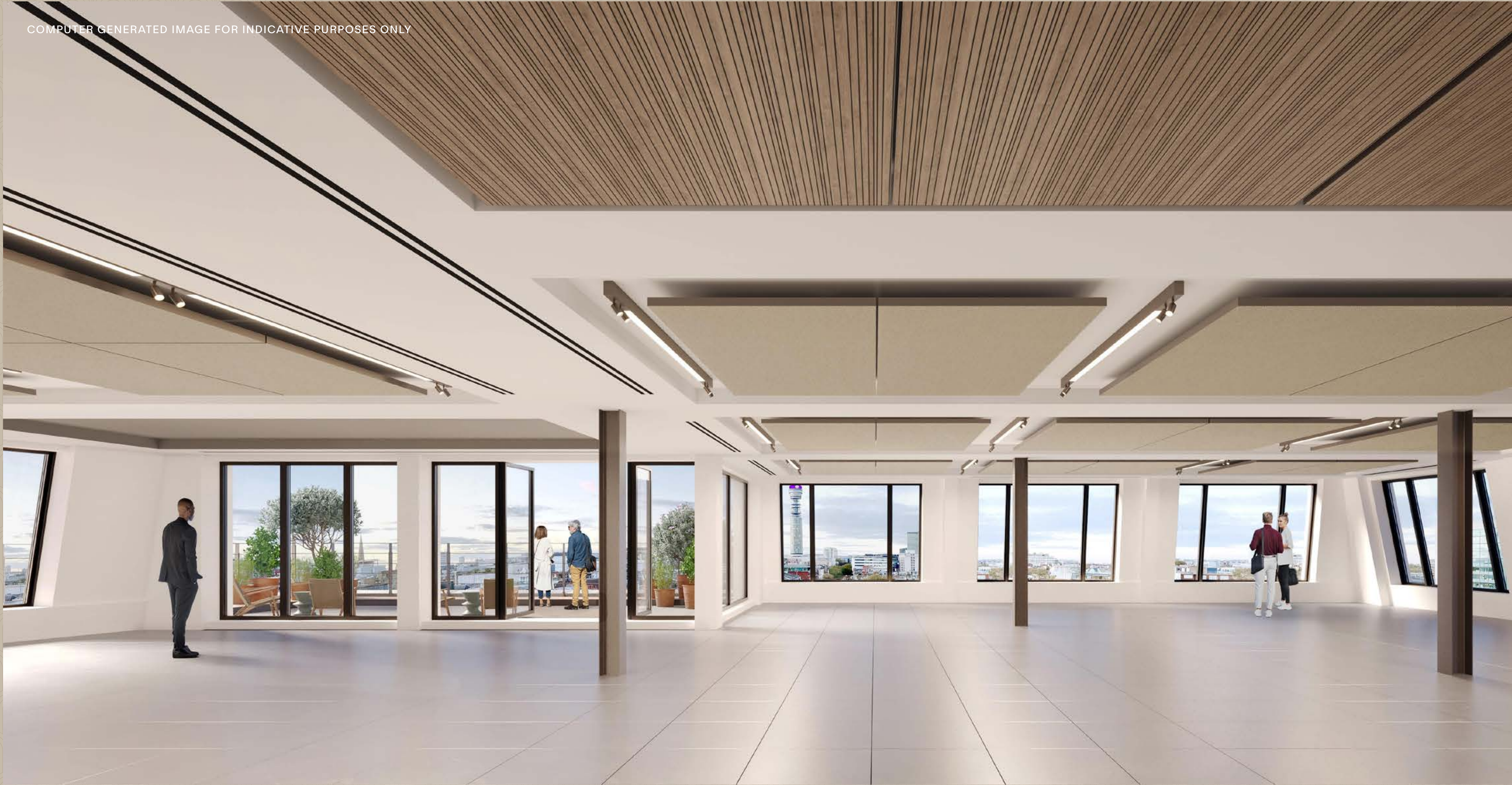


# A warm welcome

RECEPTION



COMPUTER GENERATED IMAGE FOR INDICATIVE PURPOSES ONLY



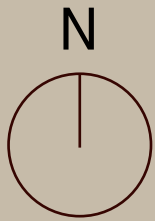
Sky-high, no limits

COMPUTER GENERATED IMAGE FOR INDICATIVE PURPOSES ONLY



COMPUTER GENERATED IMAGE FOR INDICATIVE PURPOSES ONLY





FLOORPLAN

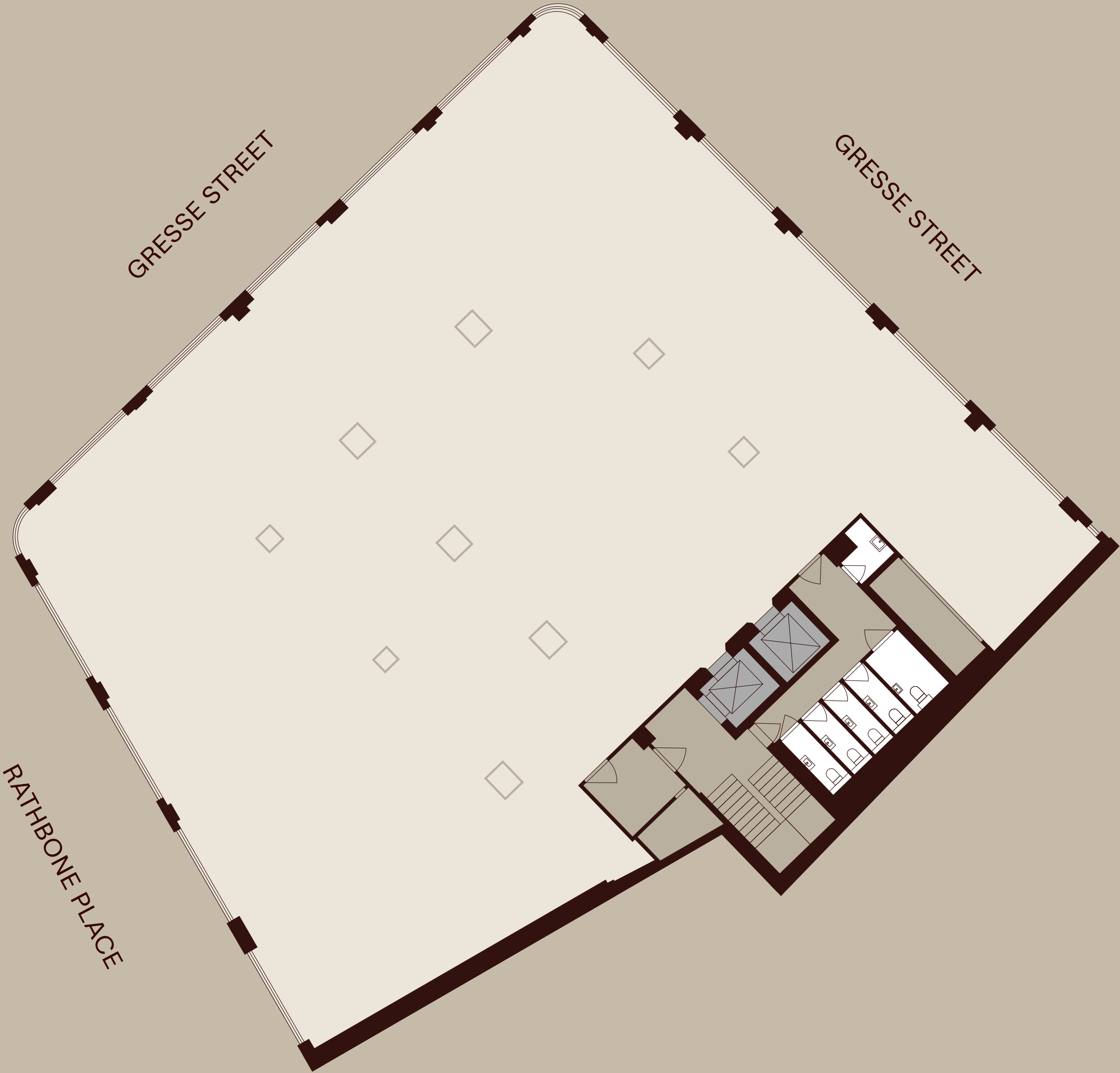
02

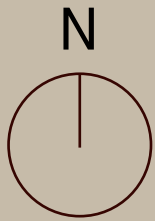
6,033 SQ FT

560.5 SQ M

KEY:

-  LIFTS
-  OFFICE
-  CORE
-  WCs





FLOORPLAN

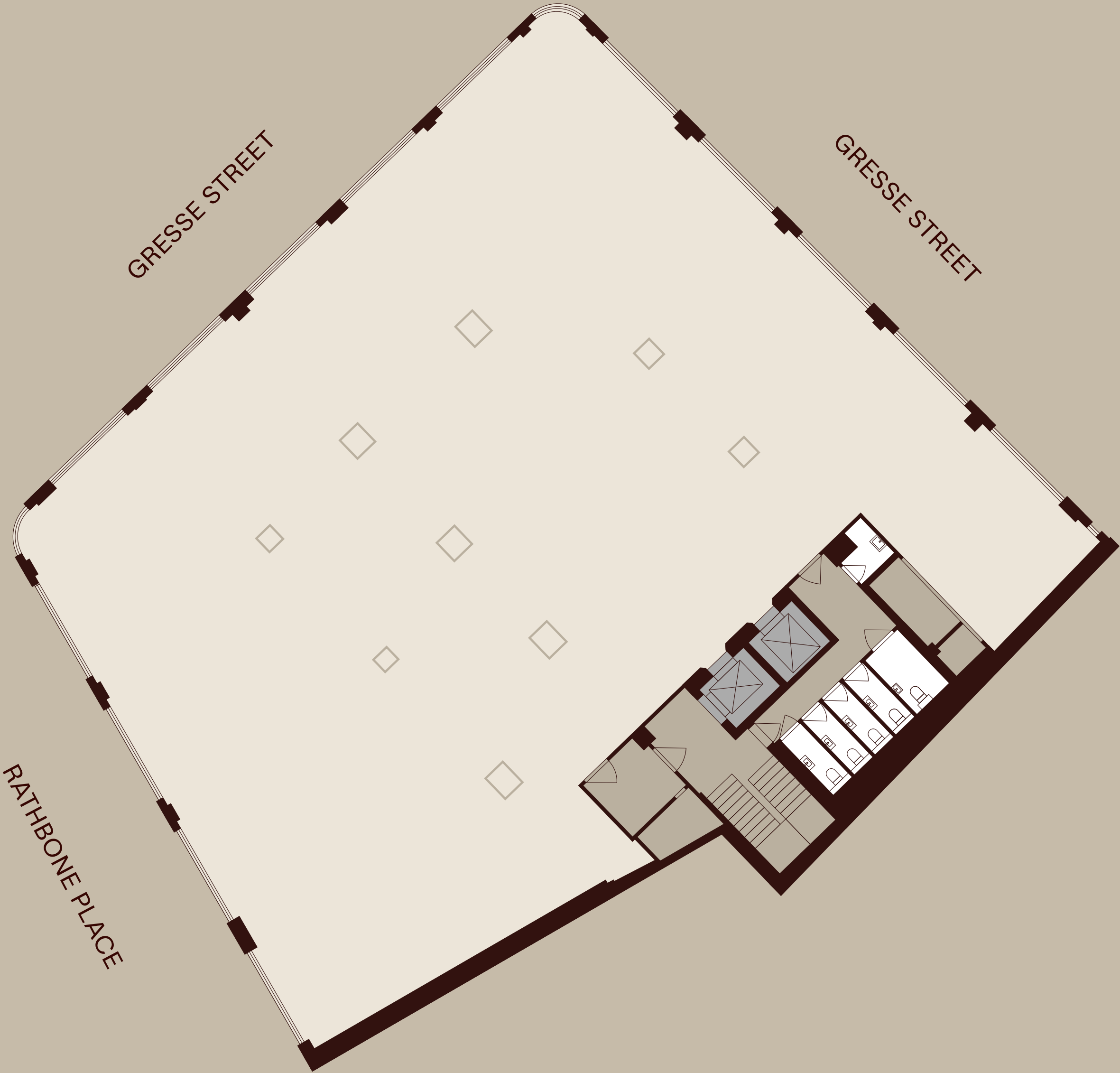
03

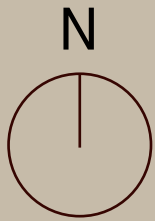
6,075 SQ FT

564.4 SQ M

KEY:

-  LIFTS
-  OFFICE
-  CORE
-  WCs





FLOORPLAN

04

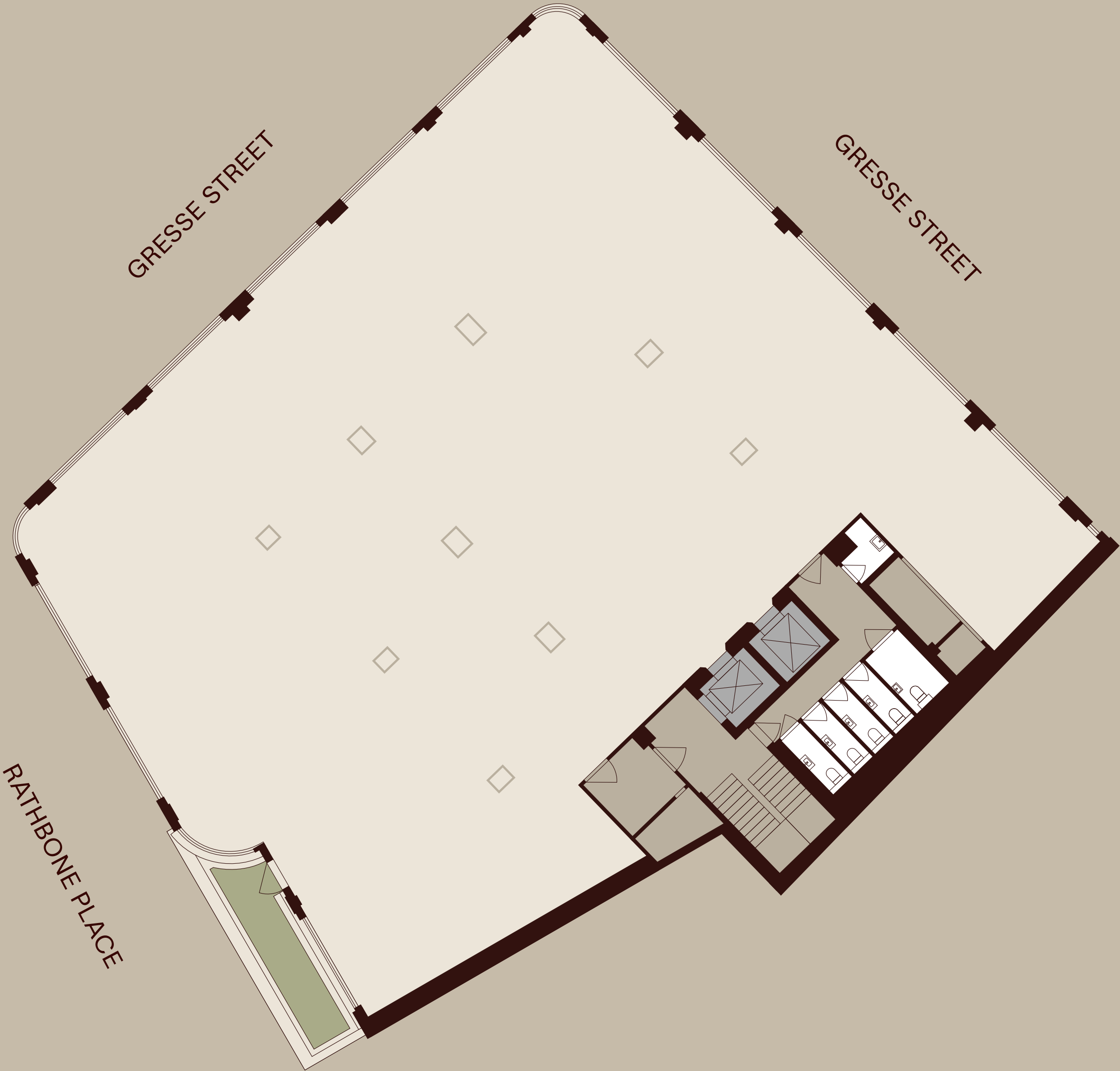
5,946 SQ FT

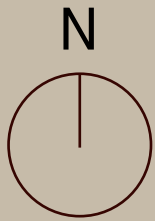
552.4 SQ M

Terrace:  
133 SQ FT

KEY:

-  LIFTS
-  OFFICE
-  CORE
-  WCs
-  TERRACE





FLOORPLAN

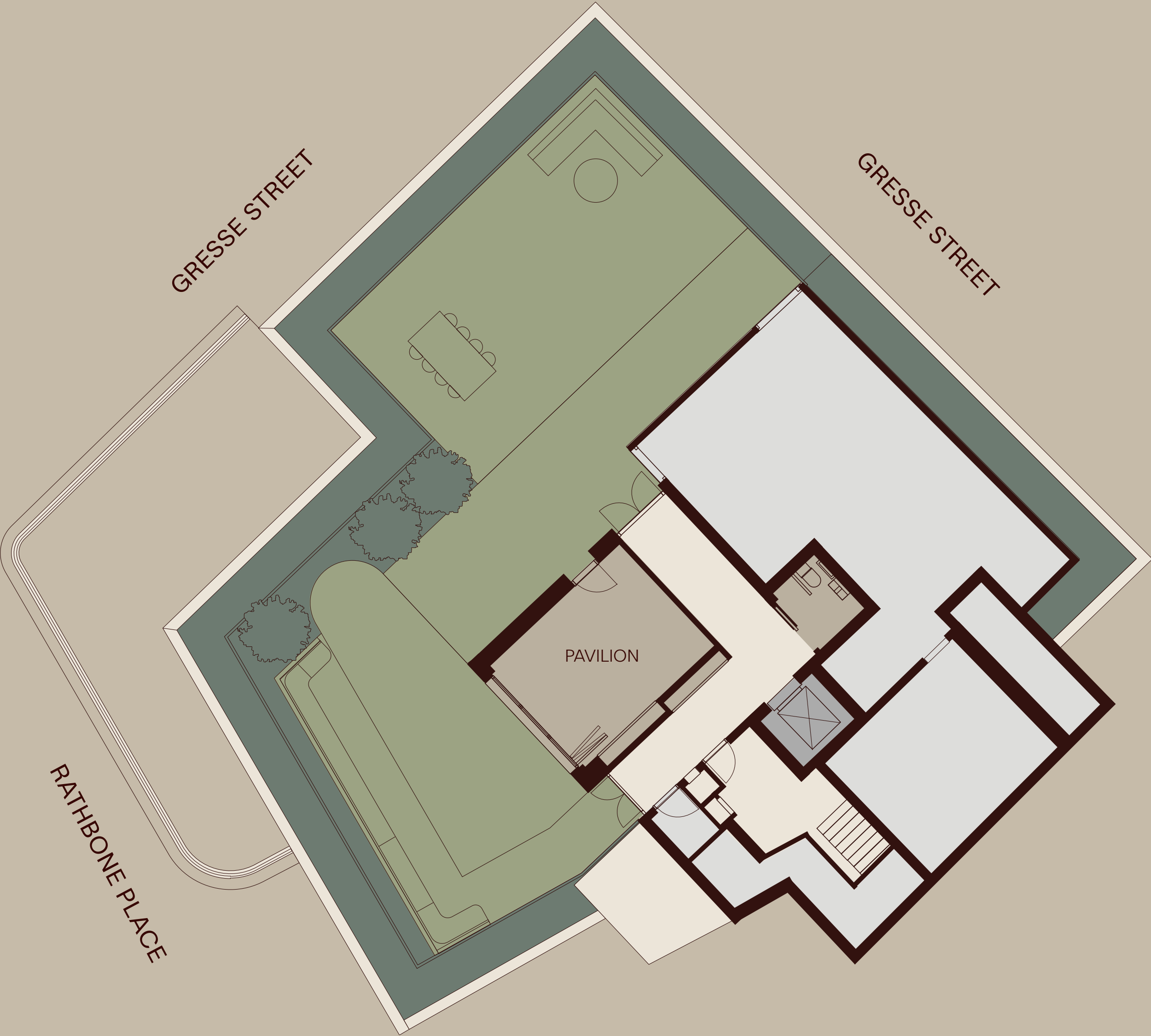
07

1,423 SQ FT

132.2 SQ M

KEY:

-  LIFTS
-  PAVILION
-  TERRACE
-  INTERNAL PLANT
-  GREEN ROOF



03

Inspire

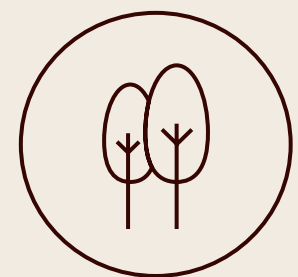
Space

& Detail

# A place for quality

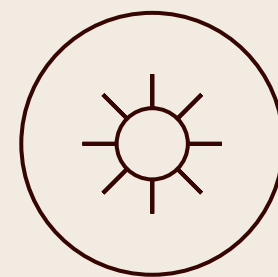


Targeting  
BREEAM 'Very Good'



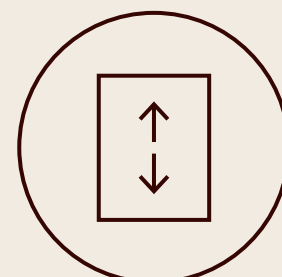
**1,423**

sq ft of communal terrace space on floor 7 and private terraces on levels 4 and 6



**Solar**

new photovoltaic panels at roof level



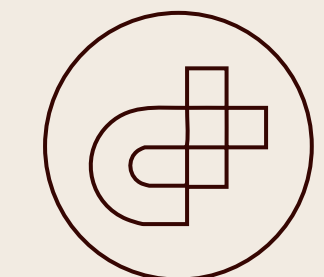
**Upgraded**

new lifts installed for all levels



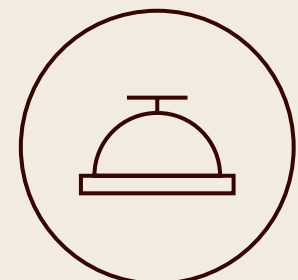
**Biodiverse**

designed exterior space



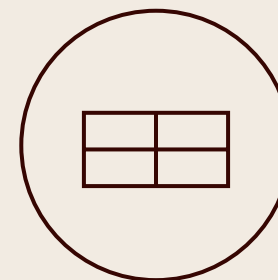
**Backbone Connect**

throughout the building meaning a quick set up and no wayleave required for incoming tenants



**1,490**

sq ft refurbished reception with concierge



**Raft ceiling**

on all refurbished floors



**Hyper connected**

with only a 4 min walk to the Elizabeth Line



**Expertly designed**

by award winning architect MoreySmith



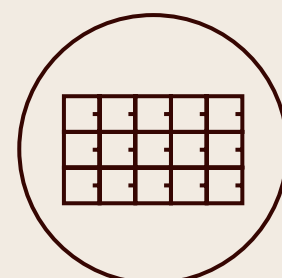
**35**

bike spaces



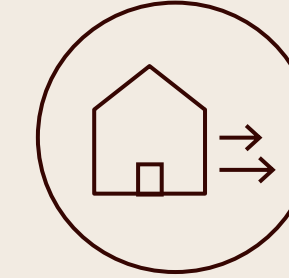
**5 showers**

within end-of-journey facilities



**40 Lockers**

accessible to tenants



**EPC B Rating**

awarded 2023

# Get in touch

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