

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. Flanked by iconic buildings and 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.

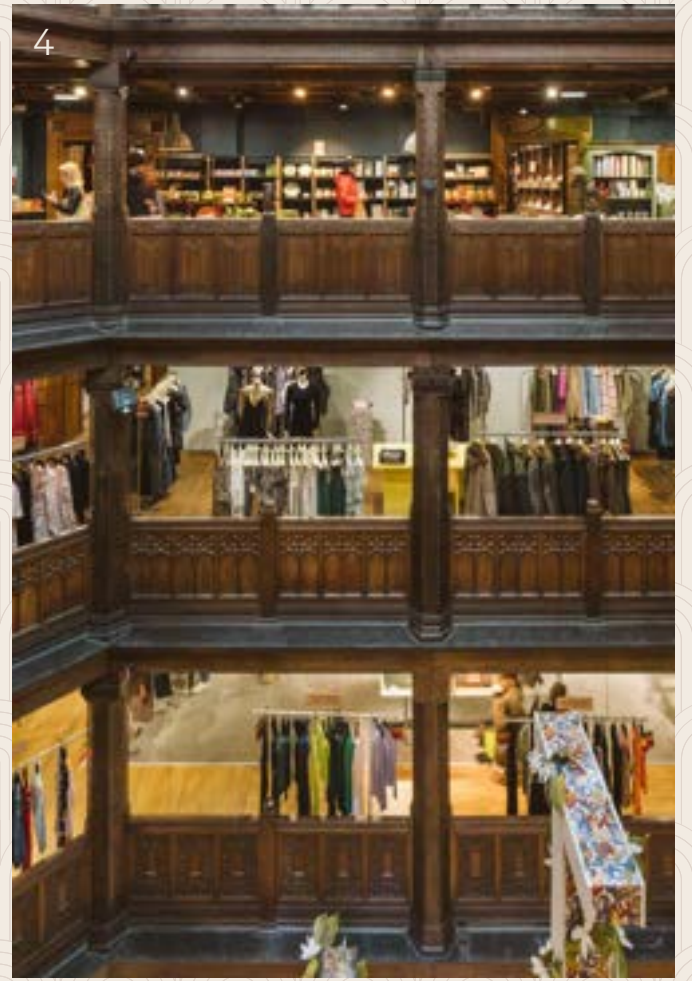
01

Discover

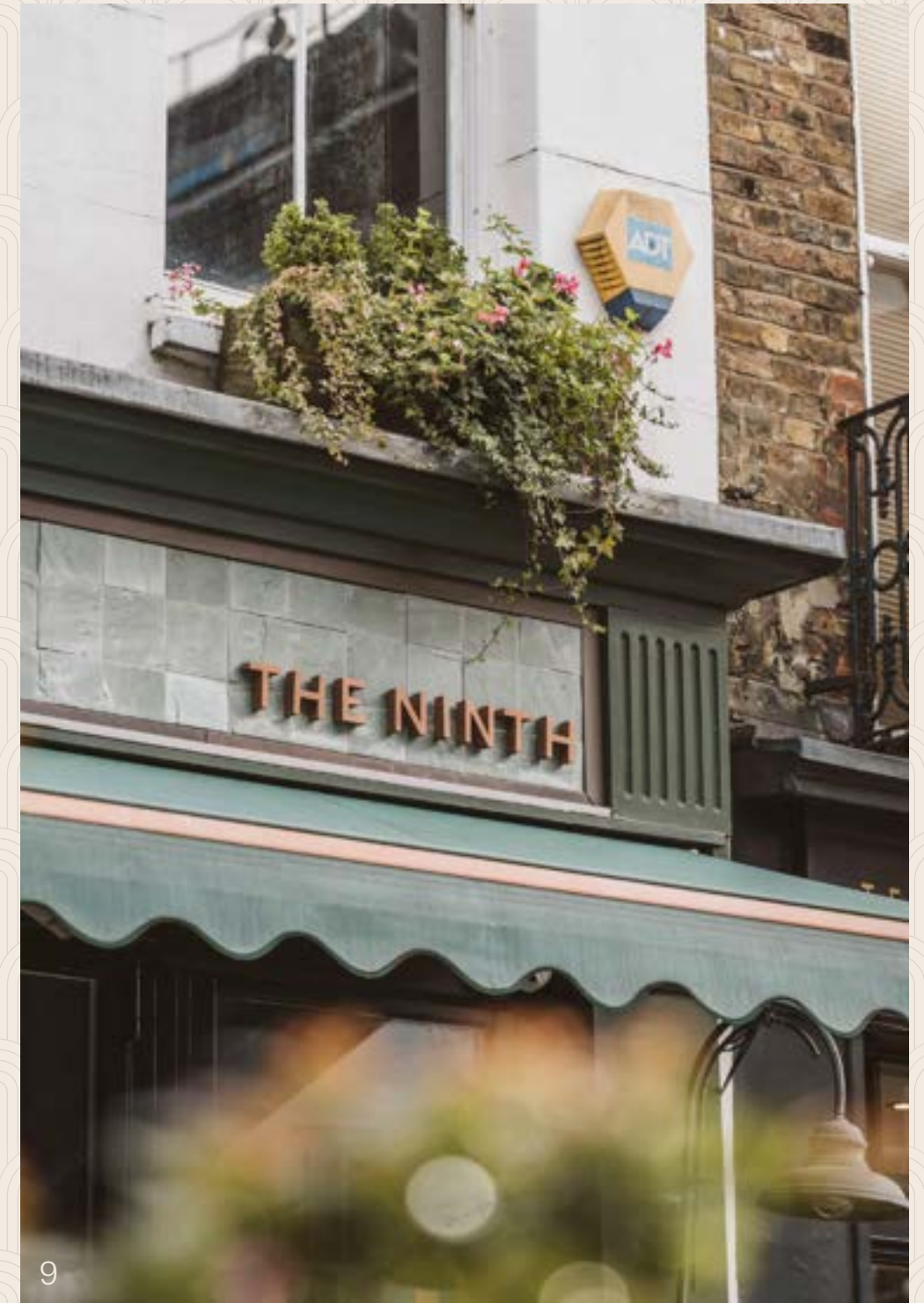
Connect

& Thrive

A place for indulgence



- Amenity
1. Charlotte Street Hotel
 2. Third Space Soho
 3. Berners Tavern
 4. Liberty London
 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

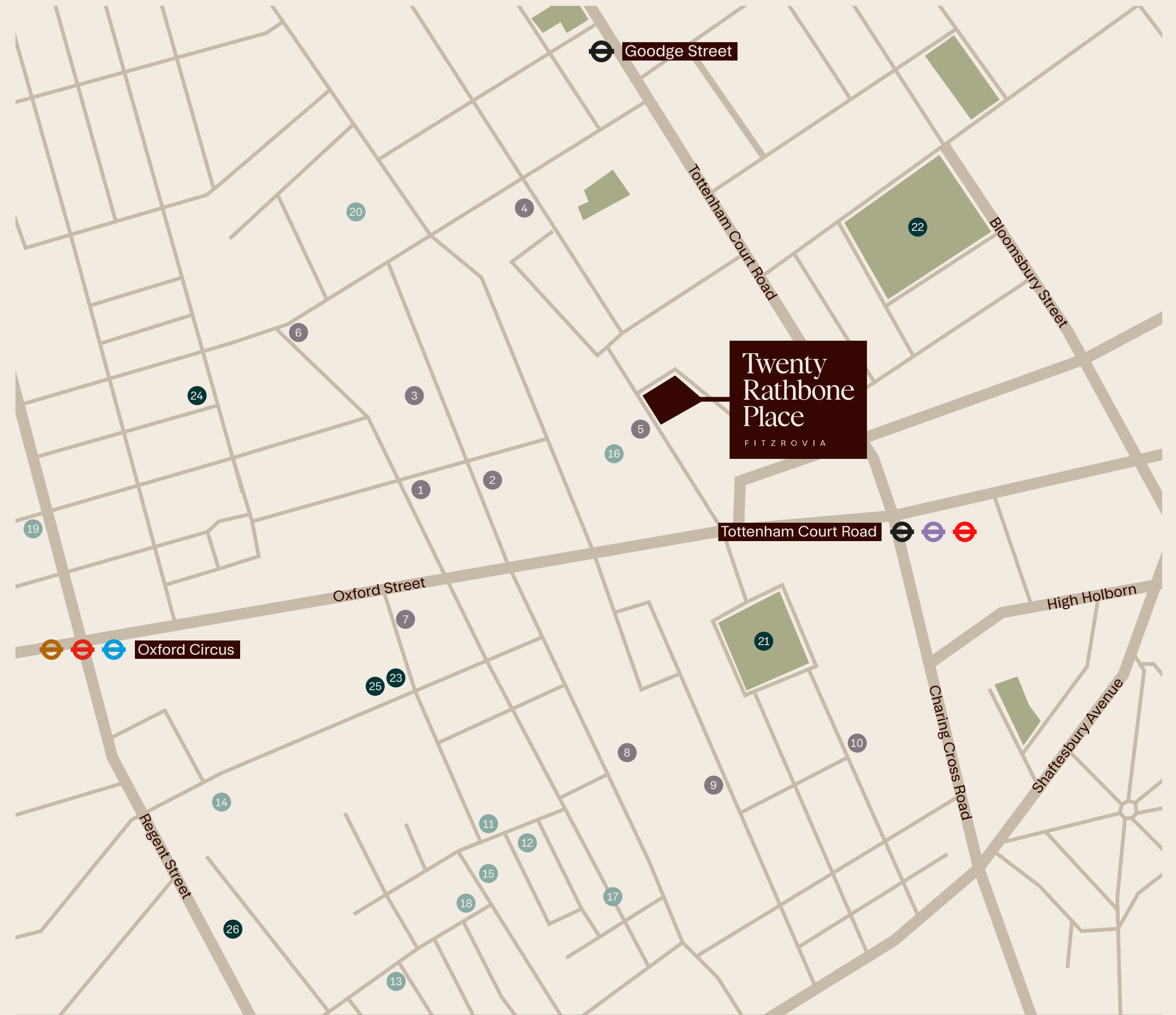
Retail

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



02

People

Purpose

& You



GROUND FLOOR FAÇADE

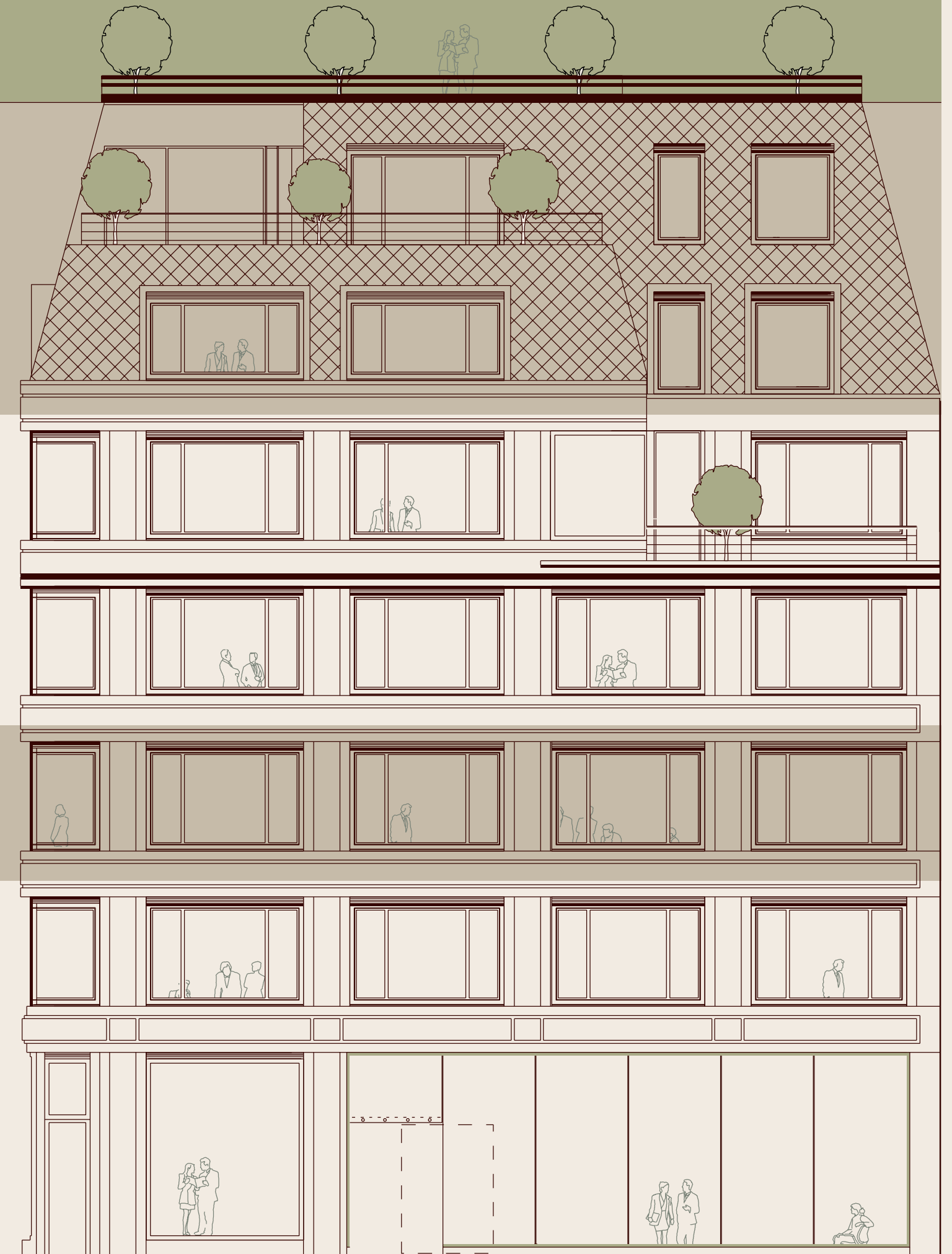


BUILDING EXTERIOR

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
07	Roof Terrace	1,423
06	Office/Terrace	4,217
05	Office	5,523
04	Office/Terrace	Let
03	Office	Let
02	Office	6,065
01	Office	Let
G	Office	Let
TOTAL AVAILABLE		15,805



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Step into splendour



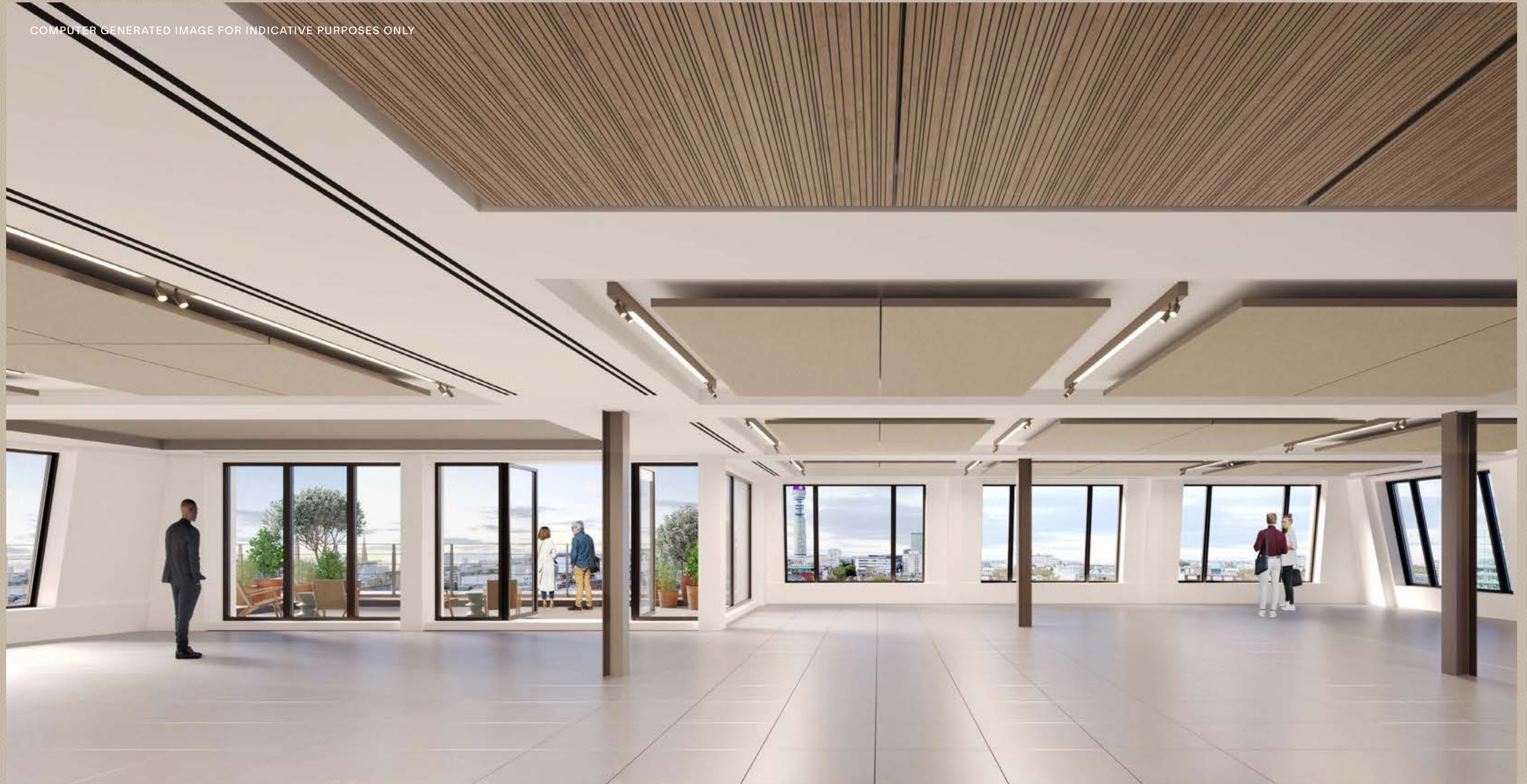
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A warm welcome

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Sky-high, no limits



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Your view, your vision

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Rise above the city

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Take it all in



FLOORPLAN

02

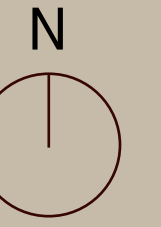
6,033 SQ FT

560.5 SQ M

KEY:

-  LIFTS
-  OFFICE
-  WCs





FLOORPLAN

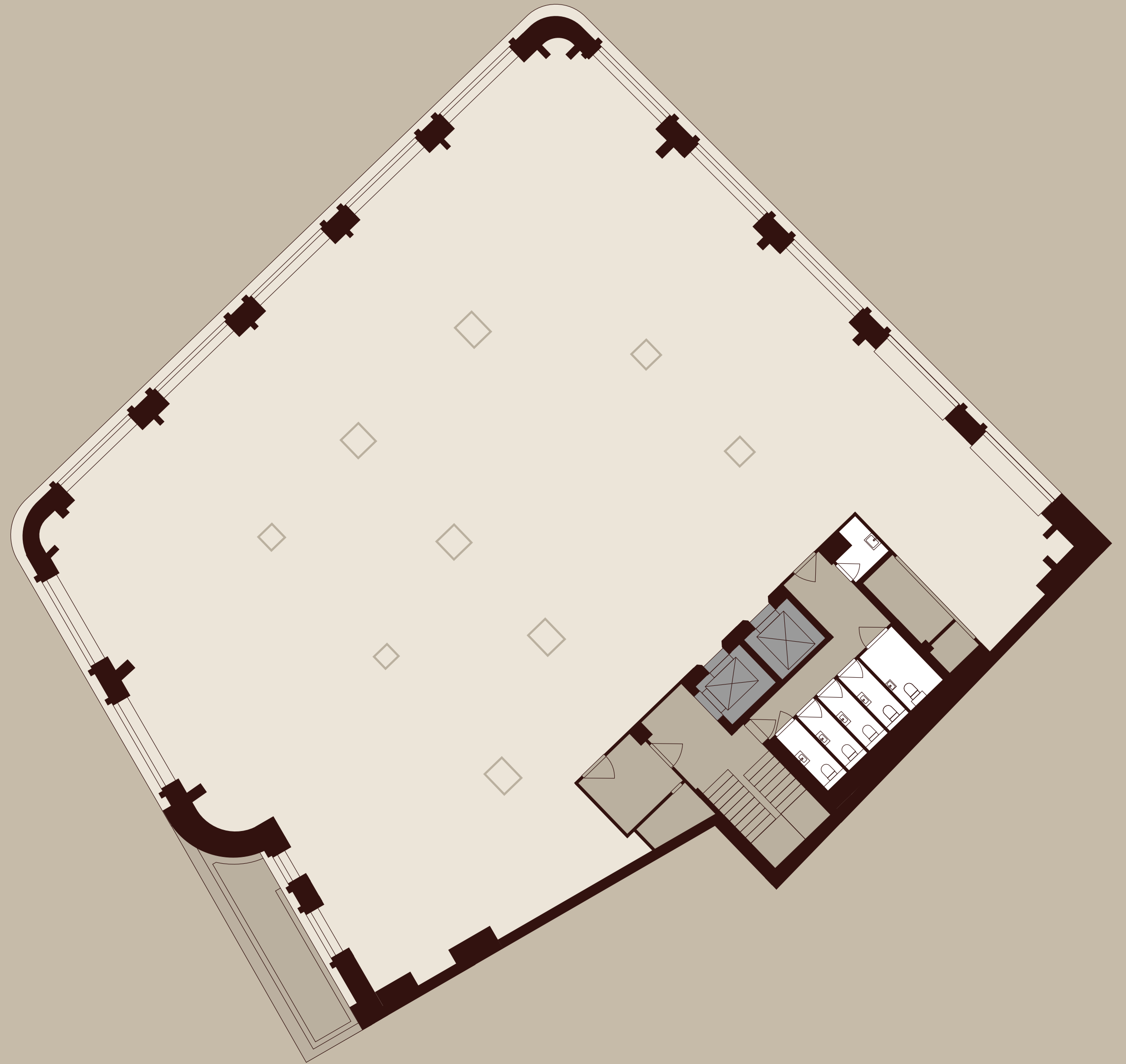
05

5,523 SQ FT

513.1 SQ M

KEY:

-  LIFTS
-  OFFICE
-  WCs





FLOORPLAN

06

4,214 SQ FT

391.5 SQ M

KEY:

-  LIFTS
-  OFFICE
-  WCs
-  TERRACE










FLOORPLAN

07

1,423 SQ FT

132.2 SQ M

KEY:

-  LIFTS
-  BAR
-  TERRACE
-  INTERNAL PLANT
-  GREEN ROOF



03

Space

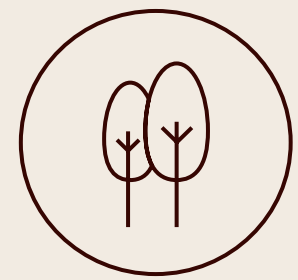
Inspire

& Detail

A place for quality

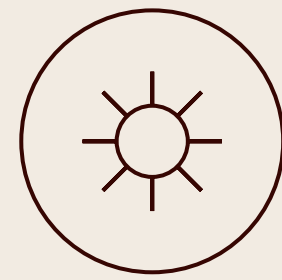


Targeting
BREEAM 'Very Good'



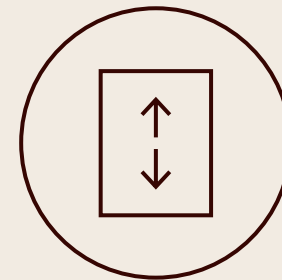
1,423

sq ft of terrace space on floor 7 accessible for levels 2, 5 and 6



Solar

new photovoltaic panels at roof level



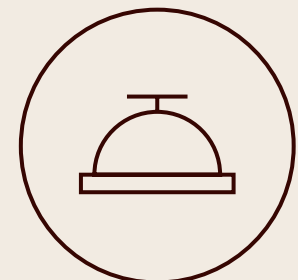
Upgraded

new lifts installed for all levels



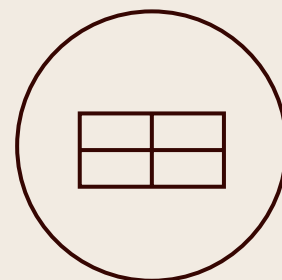
Biodiverse

designed exterior space



1,490

sq ft refurbished reception with concierge



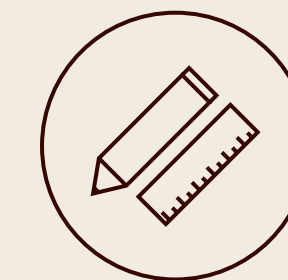
Raft ceiling

on all refurbished floors



Hyper connected

with only a 4 min walk to the Elizabeth Line



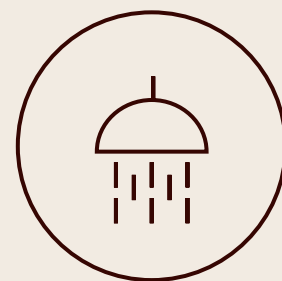
Expertly designed

by award winning architect MoreySmith



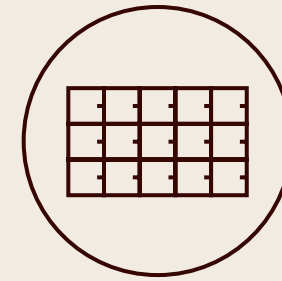
35

bike spaces



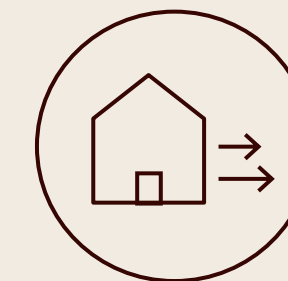
5 showers

within end-of-journey facilities



40 Lockers

accessible to tenants



EPC B Rating

awarded 2023

Get in touch

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