

RATHBONE PLACE
15
LONDON W1





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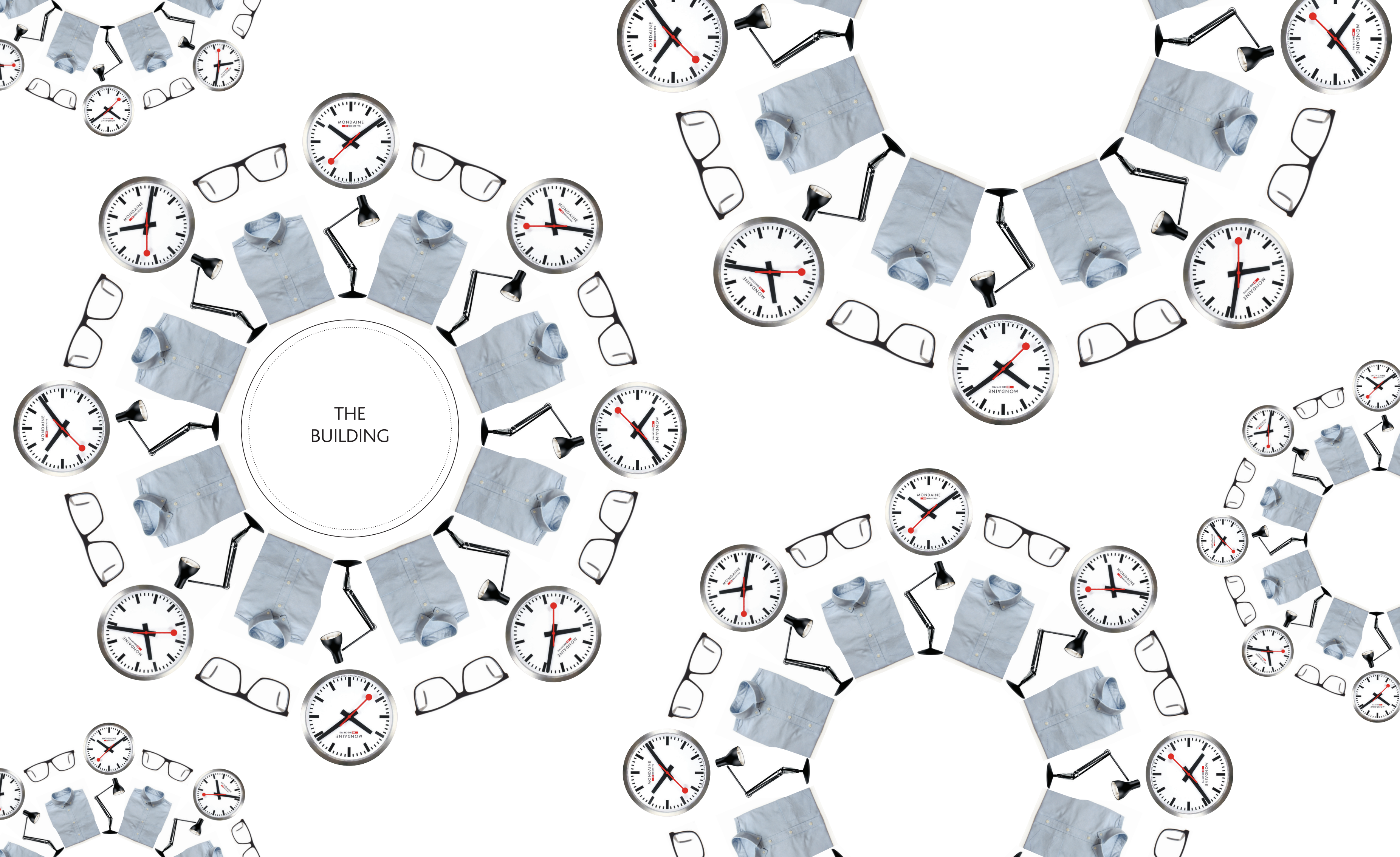
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THE
BUILDING



ROYAL LONDON ARE PROUD TO BRING
THIS BOUTIQUE OFFICE BUILDING TO THE
HEART OF FITZROVIA.

Elegantly situated at the the heart of Fitzrovia, 15 Rathbone Place is desirably unique. This entirely new development sits behind a fully renovated facade. Organised over 5 upper floors it boasts private terraces, outstanding views and design details that enhance the character of this development. A fully glazed ground floor ensures visibility from the street and excellent levels of natural light within.



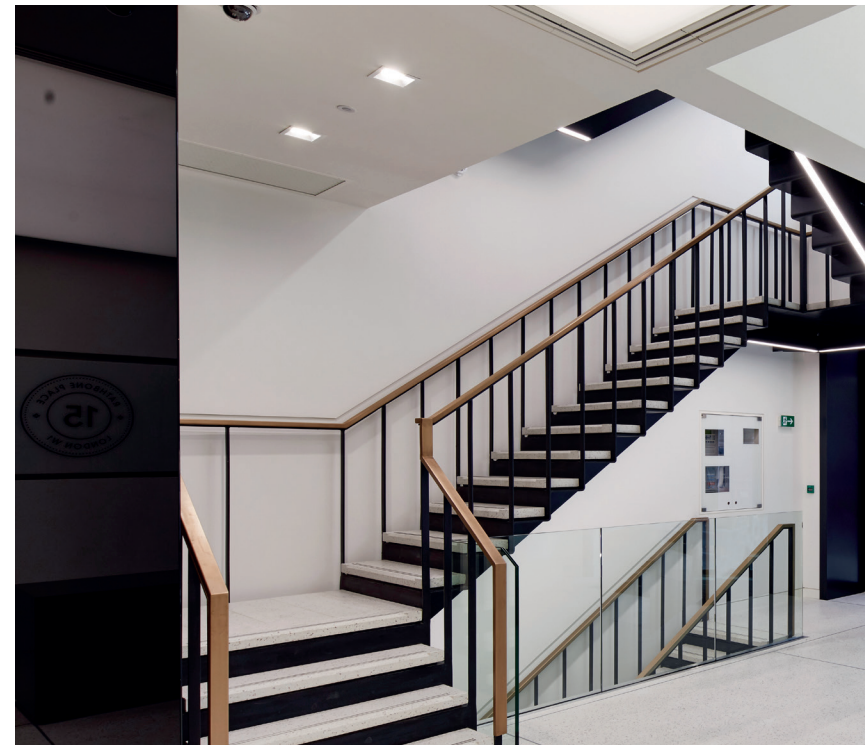


A SIGNATURE DEVELOPMENT DESIGNED BY
LEADING ARCHITECTS BUCKLEY GRAY YEOMAN.

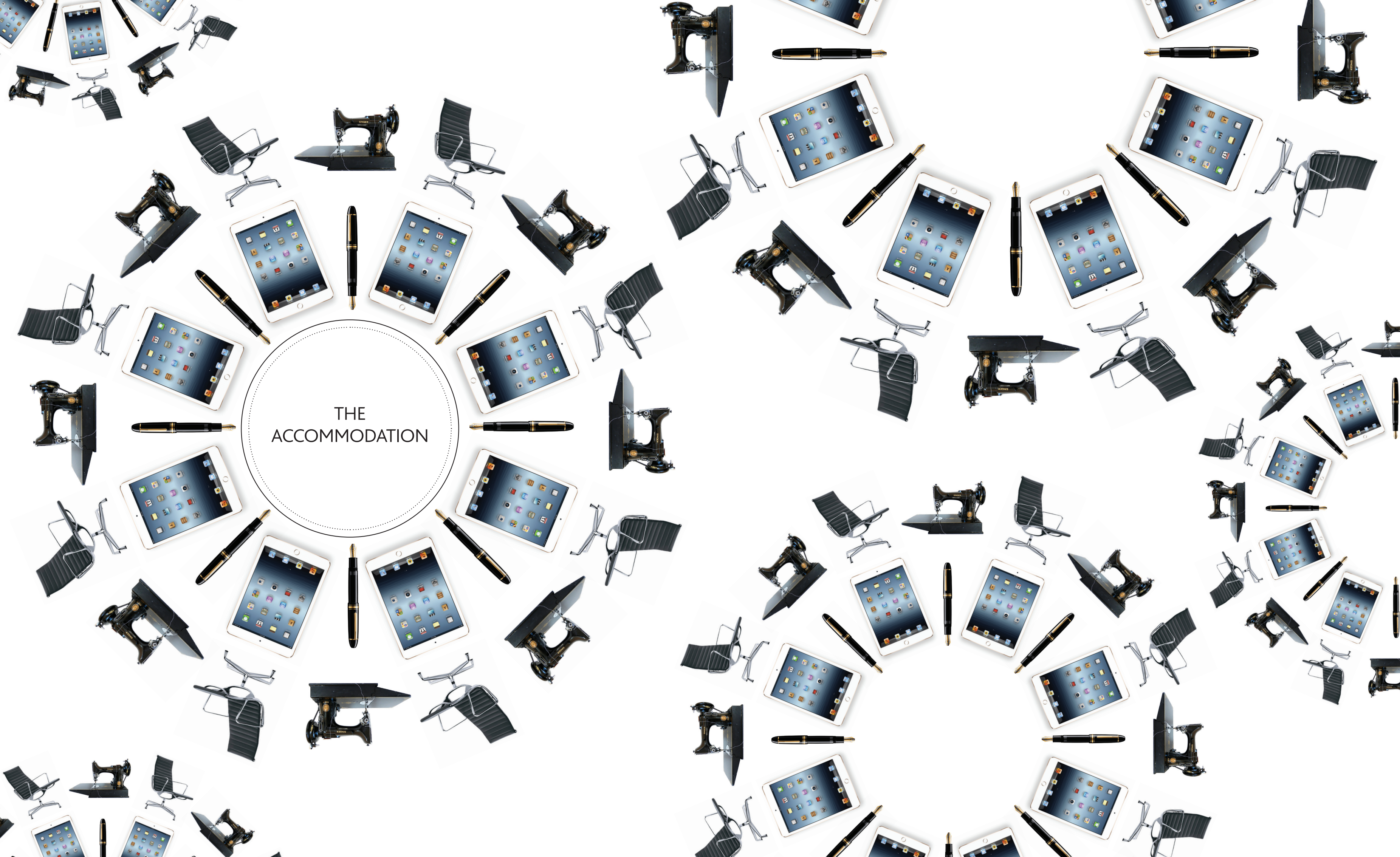
The bespoke reception area boasts ample volumes and striking design features with guaranteed visual impact.

In addition the building comprises the following specifications:

- Double height reception space with natural terrazzo flooring, backlit Barrisol ceiling and specially commissioned artwork
- Bespoke reception joinery with Marzorati Ronchetti hand-crafted metal finishes
- Architectural feature staircase serving all floors
- Open plan office floors with private outdoor terraces
- Min. 2600mm clear ceiling heights and 100mm raised access floor void
- Retained heritage front facade with exposed brickwork interior finish
- BCO compliant 1:10 design occupancy (1:6 for escape purposes)
- DDA compliant lifts and accessible WCs serving every floor
- Secure cycle storage, lockers and shower/changing facilities
- CCTV monitoring, video intercom and secure fob/swipe-card access to front entrance and all tenanted areas
- BREEAM Excellent rating and EPC band B certification



THE
ACCOMMODATION





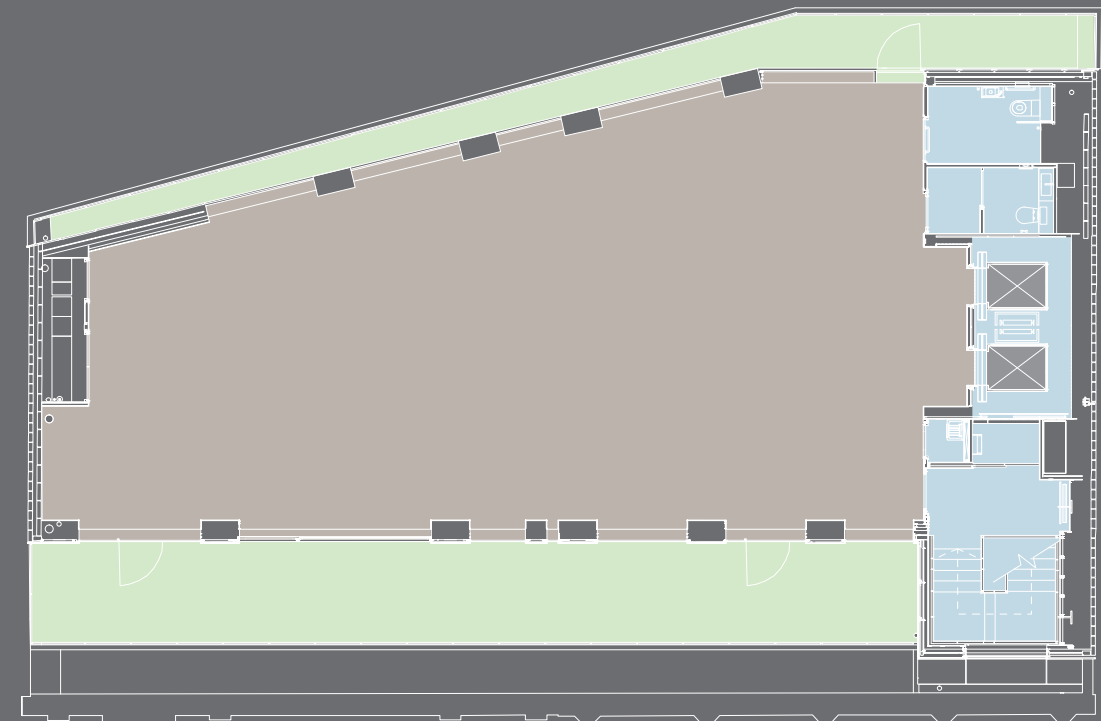
FIFTH FLOOR
1,940 SQ FT / 180 SQ M

THIS DEVELOPMENT HAS FLAIR, CHARACTER AND IS FITTED FOR ALL OCCUPATIONAL ACTIVITY.

Schedule Of Areas

Floor	Sq ft	Sq m
Fifth	1,940	180
Fourth	2,690	250
Third	3,220	299
Second	3,480	323
First	3,480	323
Ground office	3,120	290
Ground reception	635	59
Lower Ground	4,200	390
Total	22,765	2,114

The areas given are in accordance with the Code of Measuring Practice 6th Edition 2007

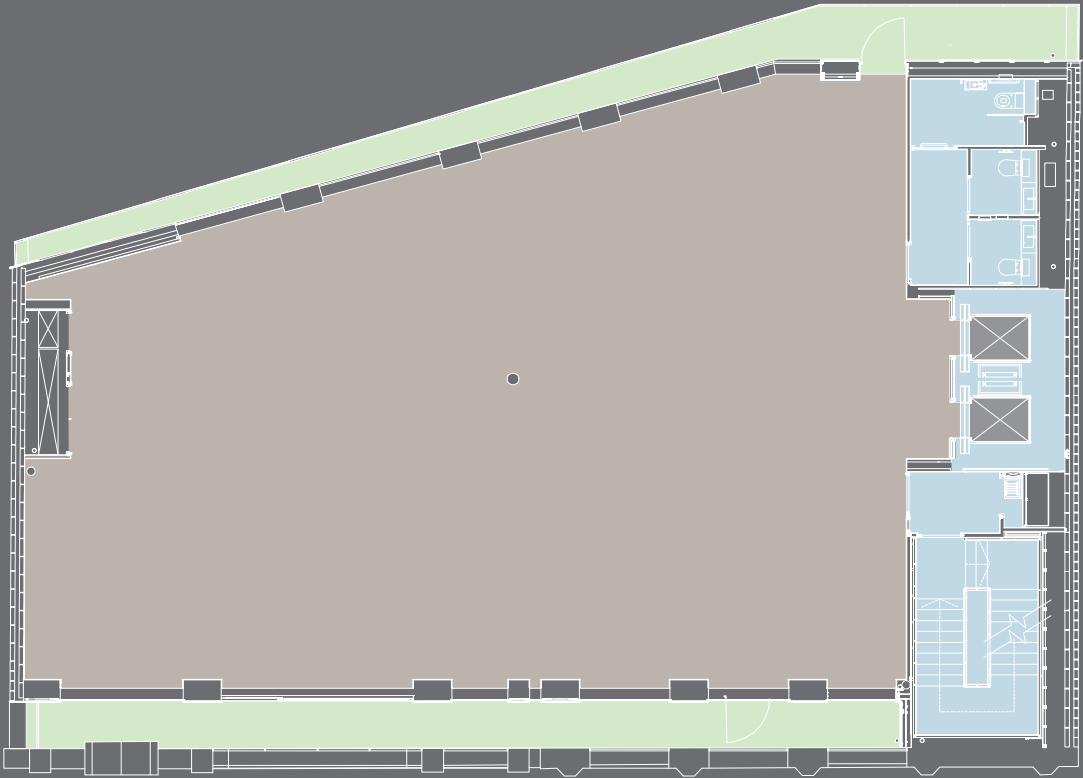


Key

	Offices
	Core
	Lifts
	Terrace

Floor plans not to scale. For identification purposes only.

FOURTH FLOOR
2,690 SQ FT / 250 SQ M

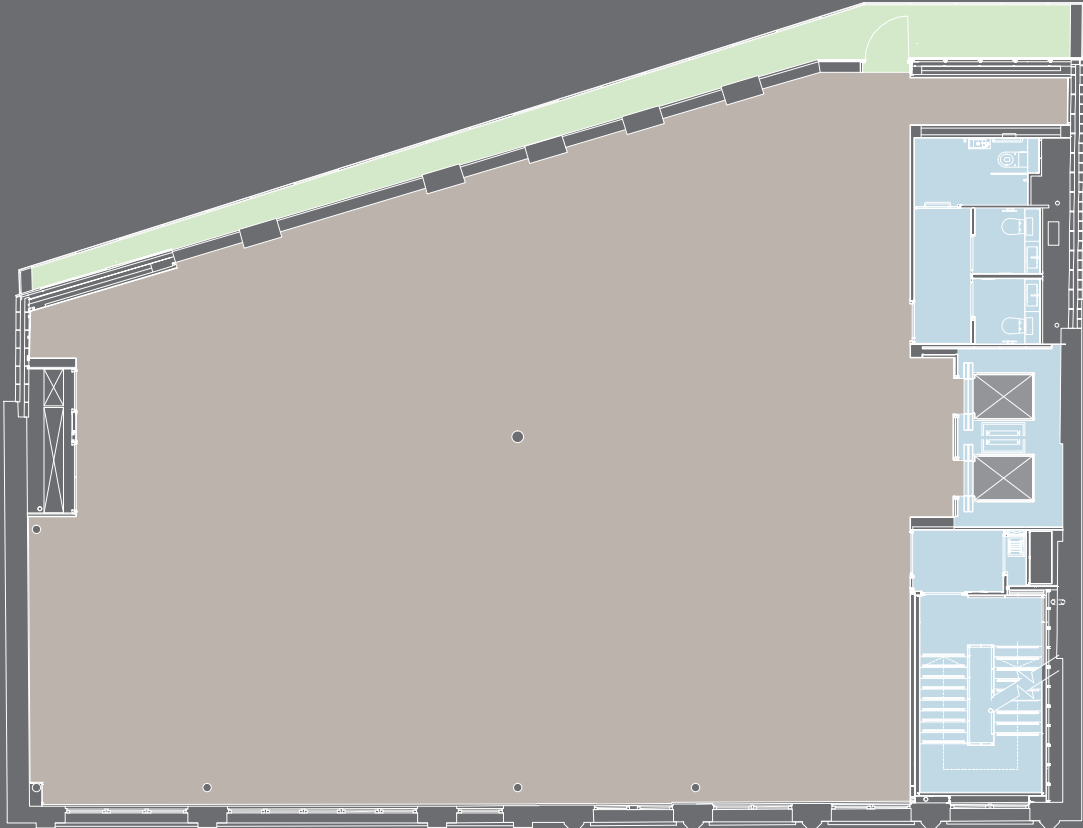


Key

- Offices
- Core
- Lifts
- Terrace

Floor plans not to scale. For identification purposes only.

THIRD FLOOR
3,220 SQ FT / 299 SQ M

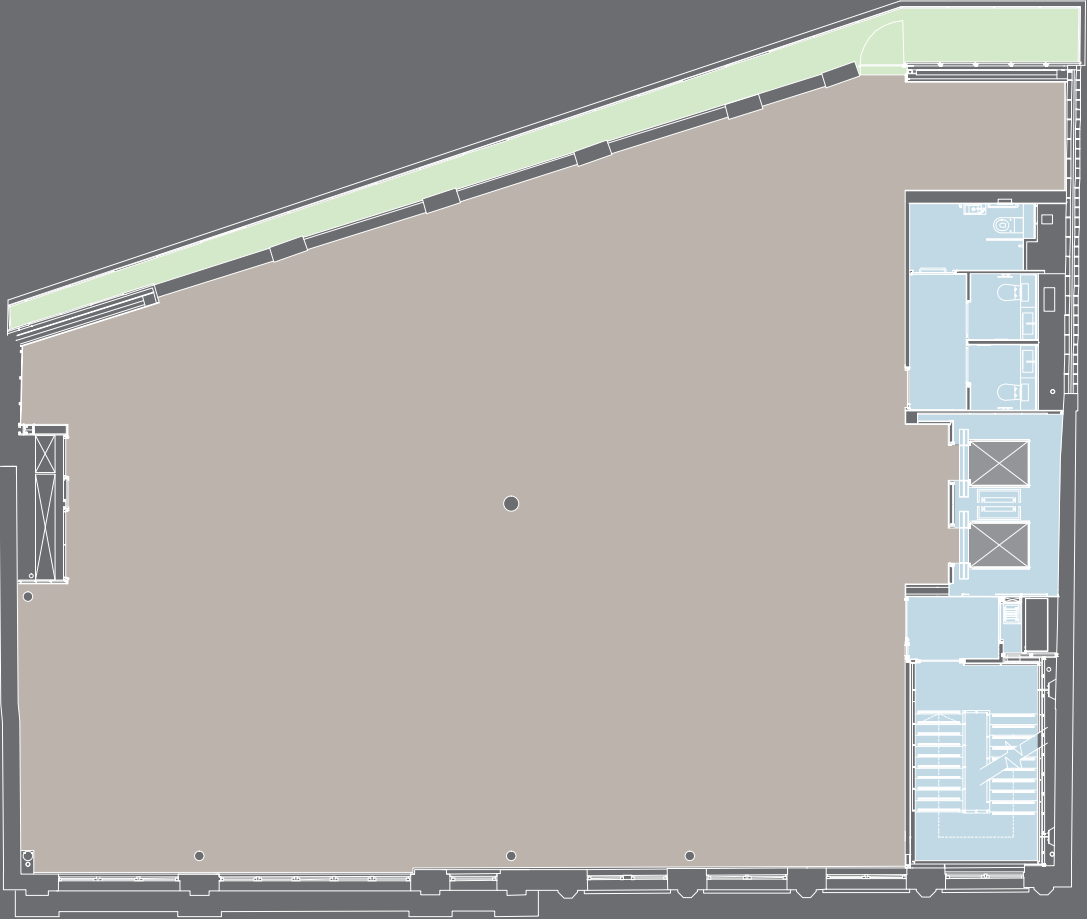


Key

- Offices
- Core
- Lifts
- Terrace

Floor plans not to scale. For identification purposes only.

SECOND FLOOR
3,480 SQ FT / 323 SQ M



Key

- Offices
- Core
- Lifts
- Terrace

Floor plans not to scale. For identification purposes only.

FIRST FLOOR
3,480 SQ FT / 323 SQ M



Key

- Offices
- Core
- Lifts
- Terrace

Floor plans not to scale. For identification purposes only.

GROUND FLOOR
OFFICE: 3,120 SQ FT / 290 SQ M



Key

- Offices
- Core
- Lifts
- Reception
- Bicycle facilities and showers

Floor plans not to scale. For identification purposes only.

LOWER GROUND FLOOR
4,200 SQ FT / 390 SQ M



Key

- Offices
- Core
- Lifts
- Maintenance access
- Bicycle facilities and showers

Floor plans not to scale. For identification purposes only.











THE
LOCATION



OFFERING THE BEST OF THE CAPITAL'S 24 HOUR LIFESTYLE

London has always been renowned for being one of the world's most engaging cities. Rathbone Place sits at the very epicentre of this hive of activity. Many businesses from all walks of life have chosen Fitzrovia as their home. You will find the very best retail offering with independent stores with flair and panache as well as global high street names. This eclectic mix extends to restaurants, eateries, coffee house's and cocktail bars making it a truly 24/7 location.





LOCAL OCCUPIERS

● NEIGHBOURS

- 01 Freud Communications
- 02 The Arcadia Group
- 03 Facebook
- 04 Estee Lauder
- 05 Google London
- 06 Lionsgate Film
- 07 NBC Universal
- 08 Sony DADC UK

● BARS

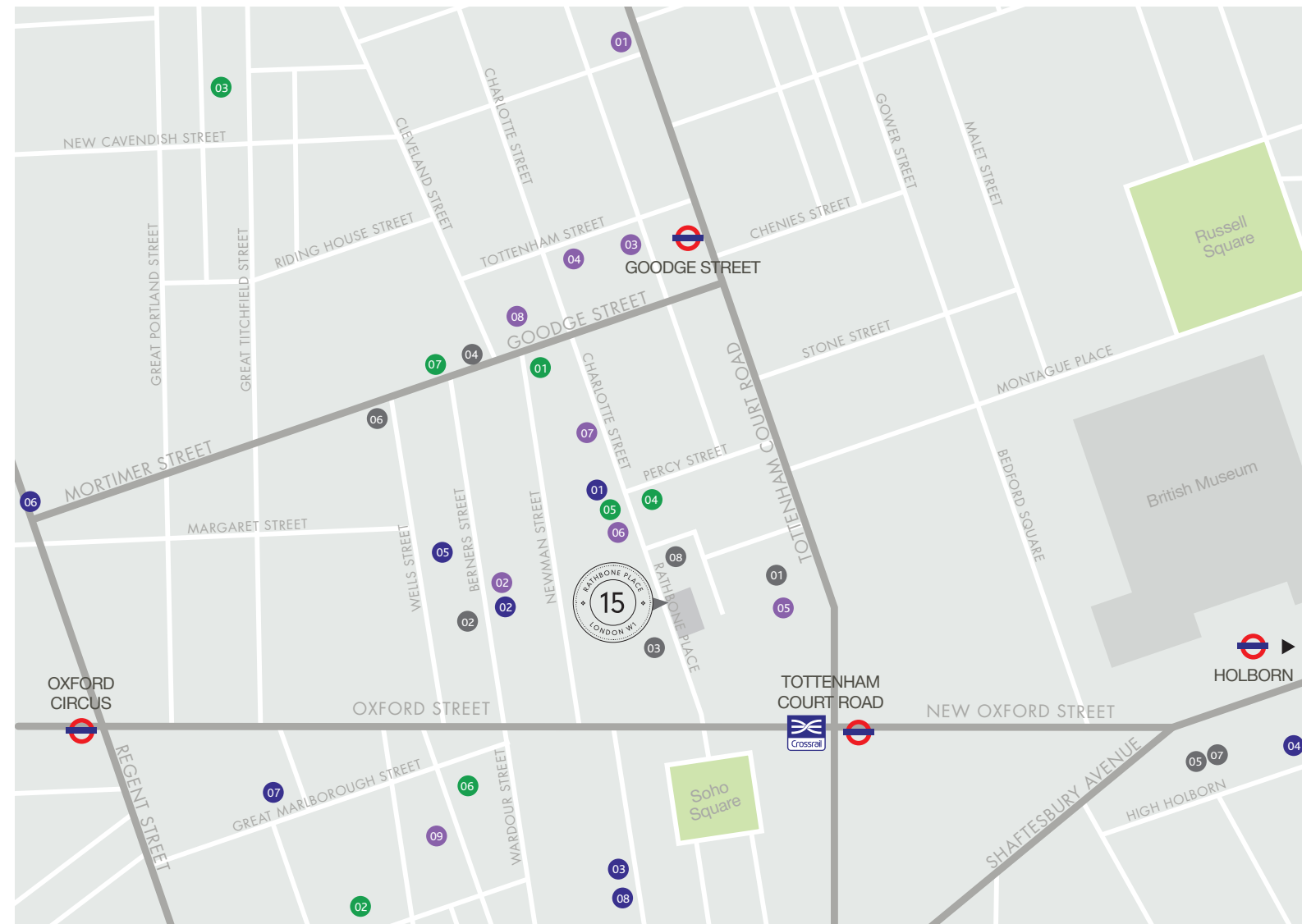
- 01 London Cocktail Club
- 02 Milk and Honey
- 03 The Lucky Pig
- 04 Bourne and Holligsworth
- 05 Oscar Bar
- 06 Barrio Central
- 07 Percy & Founders

● RESTAURANTS

- 01 Franco Manca
- 02 Berners Tavern
- 03 Dabbous
- 04 Gaucho
- 05 Hakkasan
- 06 Lima
- 07 Roka
- 08 Salt Yard
- 09 Social Eating House

● HOTELS

- 01 Charlotte Street Hotel
- 02 Edition Hotel
- 03 Soho Hotel
- 04 Hoxton Hotel
- 05 Sanderson Hotel
- 06 Langham Hotel
- 07 Courthouse Hotel
- 08 Dean Street Hotel





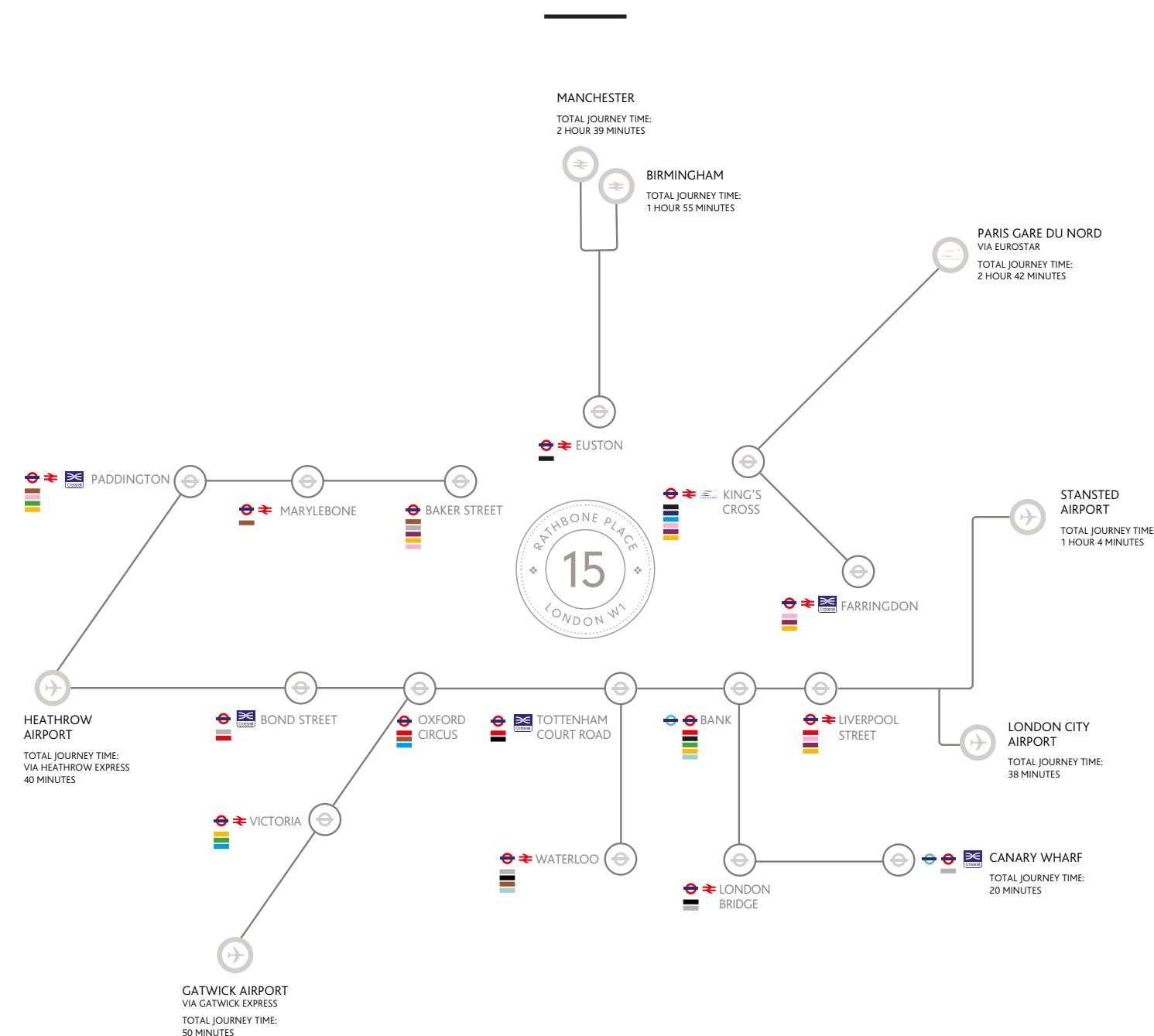
Crossrail will link Tottenham Court Road to:

- Bond Street in 5 minutes
- Farringdon in 2 minutes
- Liverpool Street in 5 minutes
- Canary Wharf in 12 minutes
- Stratford in 13 minutes
- Heathrow in less than 30 minutes

And in some cases, cut journey times by up to half.



STRATEGICALLY PLACED AT THE CENTRE OF LONDON'S TRANSPORT NETWORK









SPECIFICATION

DESIGN CRITERIA

Structure and Building Fabric

- Retained front facade with restored brickwork and stonework
- New double glazed timber frame windows to match original fenestration
- New composite steel frame and concrete deck structure
- Zinc standing seam external wall cladding
- Frameless structural glazing to all fixed windows
- Schueco ADS 70 swing doors and Keller Minimal Windows sliding doors
- PPC pressed metal linings to internal reveals

Common Areas & Circulation Space

Reception

- Automated double doors to main entrance on Rathbone Place (no.15)
- Separate entrance to B1C unit (no. 18, ground floor and basement level) on Rathbone Place
- Alternative lobby entrance to B1C unit via main reception (no. 15)
- Fully part M compliant access throughout
- Bespoke reception desk and seating in lift lobby / waiting area
- CCTV monitor at desk
- Override switch to main entrance doors

Circulation – Lifts & Stairs

- 2 no. 8-person passenger lifts with linked call buttons
- Single lift access to basement level
- Architectural feature metal staircase with precast terrazzo treads serving all floors
- Ladder access to roof (maintenance only)

Cycle & Changing Facilities

- Cycle parking for 18 no. bicycles in secure ground floor storage racks
- Separate entrance to bicycle store directly off public highway, secure access
- 24 no. keyed access lockers, basement level
- 3 no. private shower/change cubicles, of which 2 no. fitted with WCs, including 1 no. DDA

WC Washrooms and Shower Facilities

- DDA compliant WCs in main WC core on each floor (1st – 5th)
- Unisex WC core accessed direct from office floor plate
- Translucent glazed lobby doors with concealed hinges
- 3 no. private shower/change cubicles located at basement level

Finished Ceiling Heights

Basement (B1C)	2885 to u/s beams / 3260 to u/s structural soffit
Ground floor (B1C)	3625 to u/s beams / 4000 to u/s structural soffit
Reception	3240
1st floor	2970
2nd floor	2600
3rd floor	2600
4th floor	2600
5th floor	2645

Raised Floor Void

Basement (B1C)	250mm
Ground floor(B1C)	250mm
1st – 5th floor	100mm

Occupancy Standards

General	1:10
WCs generally	1:10 (60/60)
Means of escape	1:6 (capped at 60 persons per floor)

Dda – Accessibility For All

- Building fully complies with Part M of the Building Regulations
- Wheelchair accessible WC on all office floors, with accessible call points
- Wheelchair refuge space provided in main escape stairwell
- Step-free access to main entrance

Green Credentials & Sustainability

- BREEAM target ratings 'Excellent' (offices) / 'Very Good' (B1C unit)
- EPC band 'B'
- Double glazed windows throughout with a U-Value of 1.4W/sqm.K
- Low energy LED lighting throughout
- Low VOC content to all paint

FINISHES

Offices

- Floor: metal raised access floor
- Ceiling: white painted plasterboard with recessed luminaires
- Central services spine with perforated white metal access tiles, concealed grid, and recessed luminaires
- Walls: exposed brickwork finish to inside face of retained front facade; white painted plasterboard to all other areas
- Black-grey PPC finish pressed metal linings to deep window reveals, new openings

Reception

- Floor: insitu terrazzo with mix of carrara marble chips and bronze-coloured aggregates
- Ceiling: double height space to front of reception with white painted plasterboard at high level and recessed luminaires
- Ceiling: fully back-lit twin-wall Barrisol stretched acrylic ceiling to rear of reception space
- Lift shaft: black back-painted glass with bronze lift doors, reveals and skirtings
- Architectural feature metal staircase with precast terrazzo treads, black painted mild steel structure and bronze metal handrail
- Walls: feature wall clad in Marzorati Ronchetti bespoke finish bronze. Painted plasterboard to other areas
- Signage: white back-painted glass with deleted frit lettering
- Reception desk: Marzorati Ronchetti bespoke finish carbon steel, with bronze privacy shroud
- Translucent glazed lobby doors with concealed hinges
- 3 no. private shower/change cubicles located at basement level

Passenger lifts

- Floor: precast terrazzo with mix of carrara marble chips and bronze-coloured aggregates
- Ceiling: white PPC metal and white prismatic light diffuser
- Walls: feature panel to control panel and back wall – half mirror, half Marzorati Ronchetti bespoke finish carbon steel. White PPC metal to side walls
- Doors and reveals: RIMEX bronze satin finish stainless steel

Toilets

- Floor: mid-grey coloured natural texture porcelain floor tiles
- Ceiling: white plasterboard with inset white perforated metal access tiles
- Walls (back): black gloss ceramic tile splashback, reconstituted stone worktop and integrated wash-hand basin, mirror over with concealed strip lighting
- Walls (side): white painted plasterboard with painted recessed MDF skirtings
- Doors: full height, black lacquered wood veneer, stainless steel push plate and privacy latch
- WCs: suspended pans with concealed cisterns
- Basins: custom-formed reconstituted stone integral design with worktop

Showers

- Floor: mid-grey coloured natural texture porcelain floor tiles, polymarble shower tray
- Ceiling: white painted plasterboard
- Walls: full height black gloss ceramic tiles to shower area, white painted plasterboard to other areas with painted MDF recessed skirting

Terraces

- Composite wood-fibre 'ecodek' decking boards
- Frameless structural glass balustrading



SPECIFICATION

MECHANICAL, ELECTRICAL & PUBLIC HEALTH

Air Conditioning

- Ceiling void mounted fan coil units served by roof top VRF heating and cooling units serving the open plan office floors. The system is designed to achieve 22 degrees C +/- 2 degrees in winter and 24 degrees C +/- 2 degrees in summer
- Space exists in the roof top plant area for additional tenant cooling

Public Health

- Capped connections on soil and vent stacks at each floor of the offices to enable the installation of a future tea point
- Valved and capped connections on drinking water services at each floor of the offices to enable the installation of a future tea point

Lighting & Electrical

- Recessed low-energy lighting scheme within offices designed to provide a comfortable LG7, BCO and BS:EN12464 compliant lit working environment
- Occupancy and light-level sensors provide a maintained average illuminance of 400lux at the working plane. Office lighting can also be manually dimmed to the required comfort level
- Each tenant demise is fitted with a dedicated distribution board ready for CAT B fit-outs
- The tenant's distribution boards will be independently supplied and sub-metered (MID) direct from the tenant bus bar

Electrical Design Loads

- Office electrical capacity has been provided in accordance with BCO and BSRIA recommendations:
 - Small Power 25w/m²
 - Lighting 12w/m²
 - HVAC 60w/m²
- L1 level fire alarm installed providing full monitored protection

Security Systems

- CCTV cameras provided on all entry doors into the building, monitored and recorded from the reception desk
- Intruder alarm system provided to all external doors and windows on the ground floor
- Two way video intercom provided on the entrance doors into the building linked back to the reception desk on the ground floor. Card swipe facility on main entrance doors.
- Access control to all doors onto tenant office space

DDA / EQUALITY ACT 2010

- The scheme has been designed to be fully DDA / EQUALITY ACT compliant

A development by



Architect

BuckleyGrayYeoman

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