



### PASSING RENT

**£91.50**  
(per sq ft pa excl)



### SERVICE CHARGE

**£15.97**  
(per sq ft)



### RATES PAYABLE

**£40.63**  
(per sq ft (y/e April 2025))



### EPC RATING

**A**



**15-18 Rathbone Place**

**London, W1T 1HX**

Offices | 3,220 sq ft | 299 sq m



**FISHER  
GERMAN**

**TO LET**



## Location

Rathbone Place stands at the vibrant heart of Fitzrovia, with a blend of office occupiers and unique independent shops alongside well-known global high street brands. Being situated between Oxford Street and Charlotte Street, the surrounding area boasts a diverse selection of restaurants, cafés, and bars, making it a dynamic, around-the-clock destination.

It is a short distance from Tottenham Court Road Underground station (Central, Northern and Elizabeth lines), providing access across central London.



## Description

The building is arranged over five upper floors, sitting behind a restored period façade, featuring a refurbished double height reception with 2 passenger lifts. The 3rd floor is available fully fitted with 38 desks in open plan, a boardroom, three further meeting rooms and 2 phone booths. It benefits from a large breakout/kitchen area leading to a **private terrace**. The office benefits from a partially exposed brickwork finish on the western side and **secure cycle racks and showers** in the basement.



## Accommodation

Floor	sq ft (NIA)	sq m (NIA)
Third	3,220	299



## Amenities



End of Journey Facilities



Fully Fitted



Transport Links



Private Terrace



Manned Reception



24/7 Access





## Further information



### Lease Terms

Assignment to March 2028, with Tenant only break option in March 2026, or via sublease to March 2026.

### Passing Rent

£91.50 per sq ft pa excl.

### Service Charge

£15.97 per sq ft excl.

### Business Rates

£40.63 per sq ft pa excl y/e April 2025.

### Possession

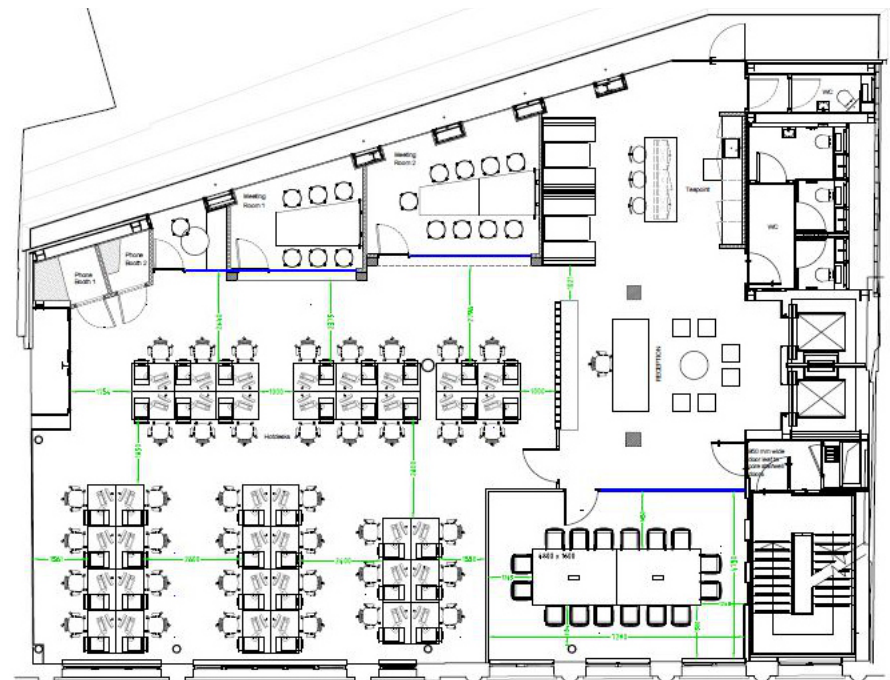
End of January 2025

### EPC

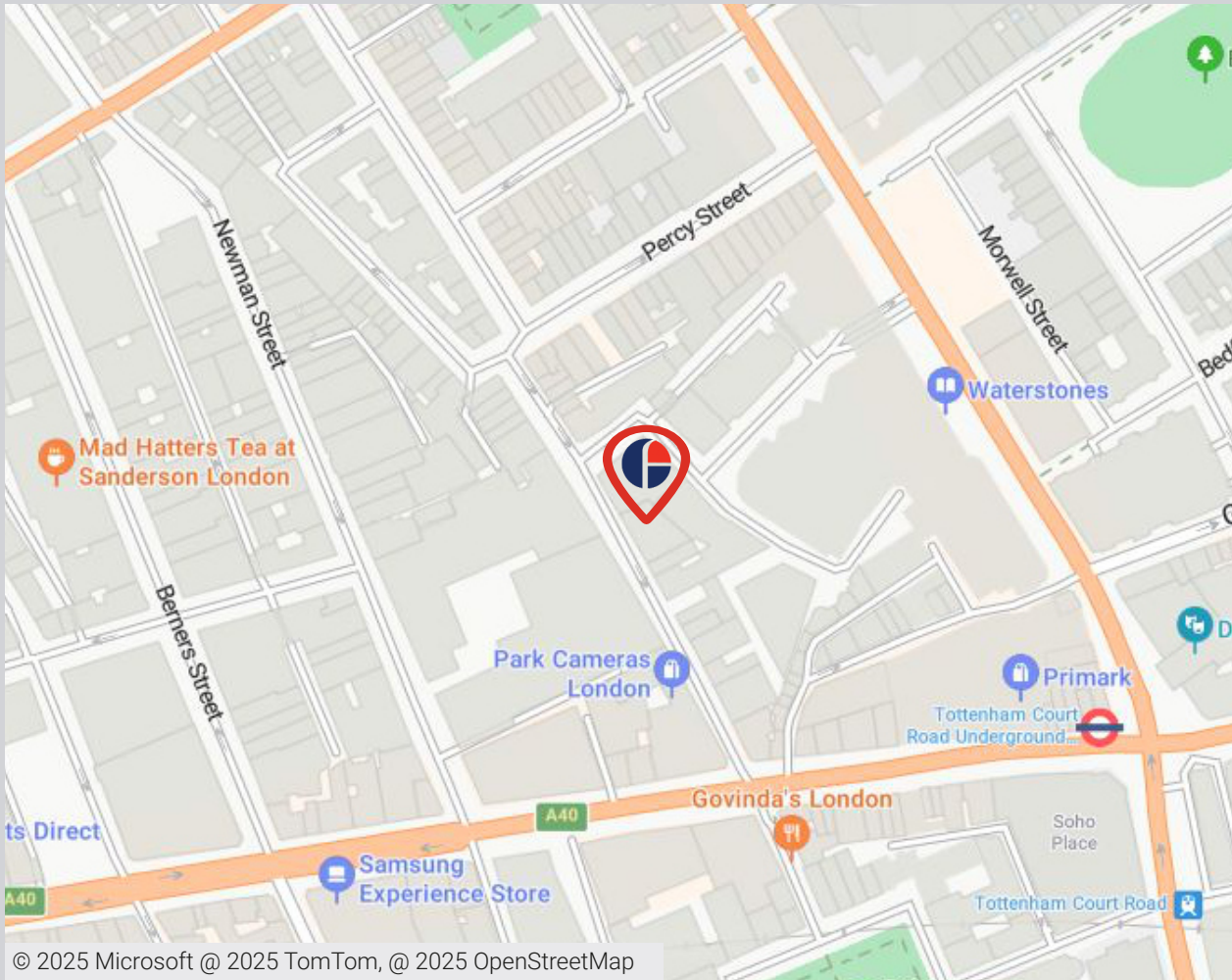
The EPC rating is A

### Viewings

Viewings strictly by arrangement through sole agents Fisher German.



# 15-18 Rathbone Place, London, W1T 1HX



**Approximate Travel Distances**

**Nearest Station**

- Tottenham Court Road Station - 3 min walk
- Goodge Street Station - 8 min walk
- Oxford Street Station - 10 min walk

## Contact

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Particulars dated January 2025. Photographs dated 2024