

**ONE
VINE
W1**

**3,850 – 19,700 SQ FT
OF TRANSFORMED
WORKSPACE OVER
LEVELS 3,4 & 5**

INSPIRATION FOR TOMORROW

One Vine W1, defines the prominent corner of Vine and Swallow Street.

Available now, this building offers three exceptional new opportunities for progressive businesses to thrive.

9,500 and 3,850 sq ft of adaptable CAT A space on levels 3 and 5, ready to be tailored to your vision, and 6,500 sq ft of beautifully designed, fully fitted space on level 4, curated to elevate the modern workday experience.

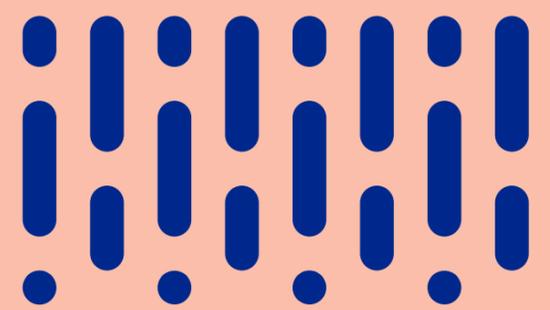




OFFERING
CAT A OR CAT B
WORKSPACE

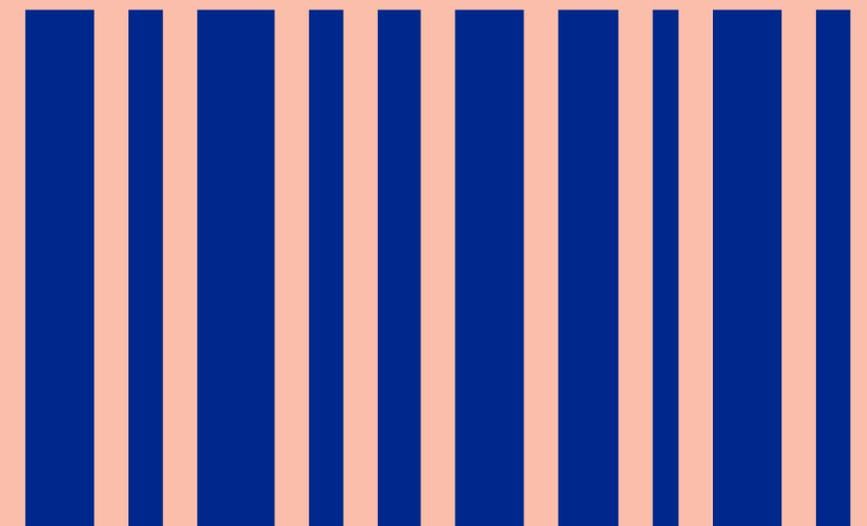


LONDON'S
FINEST
LEISURE



END OF TRIP
FACILITIES
AVAILABLE

OVERLOOKING REGENT STREET



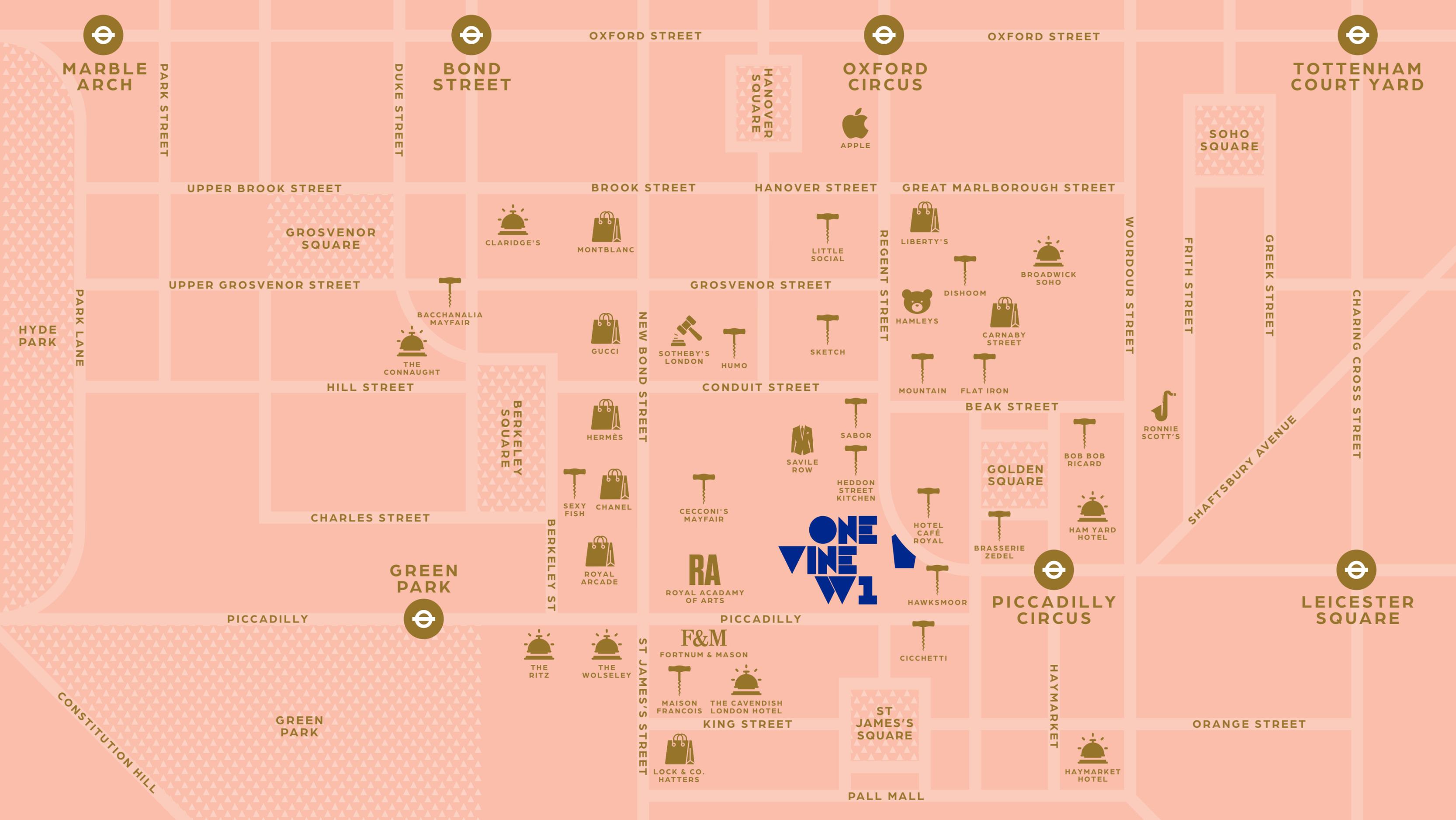
One Vine W1 is moments from London's cultural heartland, luxurious retail, prestigious restaurants, iconic garden squares, Royal Palaces and historic parks.

Situated in a prestigious location, with unrivalled access to the London's finest, One Vine W1 will always be central to the capital.

LOCATION



W1



MARBLE ARCH

BOND STREET

OXFORD CIRCUS

TOTTENHAM COURT YARD

GROSVENOR SQUARE

SOHO SQUARE

HYDE PARK

HILL STREET



CLARIDGE'S



MONTBLANC



LITTLE SOCIAL



LIBERTY'S



BROADWICK SOHO



THE CONNAUGHT



BACCHANALIA MAYFAIR



GUCCI



SOOTHEBY'S LONDON



HUMO



SKETCH



HAMLEYS



DISHOOM



CARNABY STREET



MOUNTAIN



FLAT IRON

BERKELEY SQUARE



HERMÈS



SEXY FISH



CHANEL



CECCONI'S MAYFAIR



ROYAL ARCADE



SAVILE ROW



SABOR



HEDDON STREET KITCHEN



HOTEL CAFÉ ROYAL



BRASSERIE ZEDEL



BOB BOB RICARD



HAM YARD HOTEL



RONNIE SCOTT'S

GREEN PARK

GOLDEN SQUARE

RA ROYAL ACADEMY OF ARTS

ONE VINE WI

PICCADILLY CIRCUS

LEICESTER SQUARE

PICCADILLY

PICCADILLY

PICCADILLY

ORANGE STREET

F&M FORTNUM & MASON



THE RITZ



THE WOLSELEY



MAISON FRANCOIS



THE CAVENDISH LONDON HOTEL



LOCK & CO. HATTERS

ST JAMES'S SQUARE

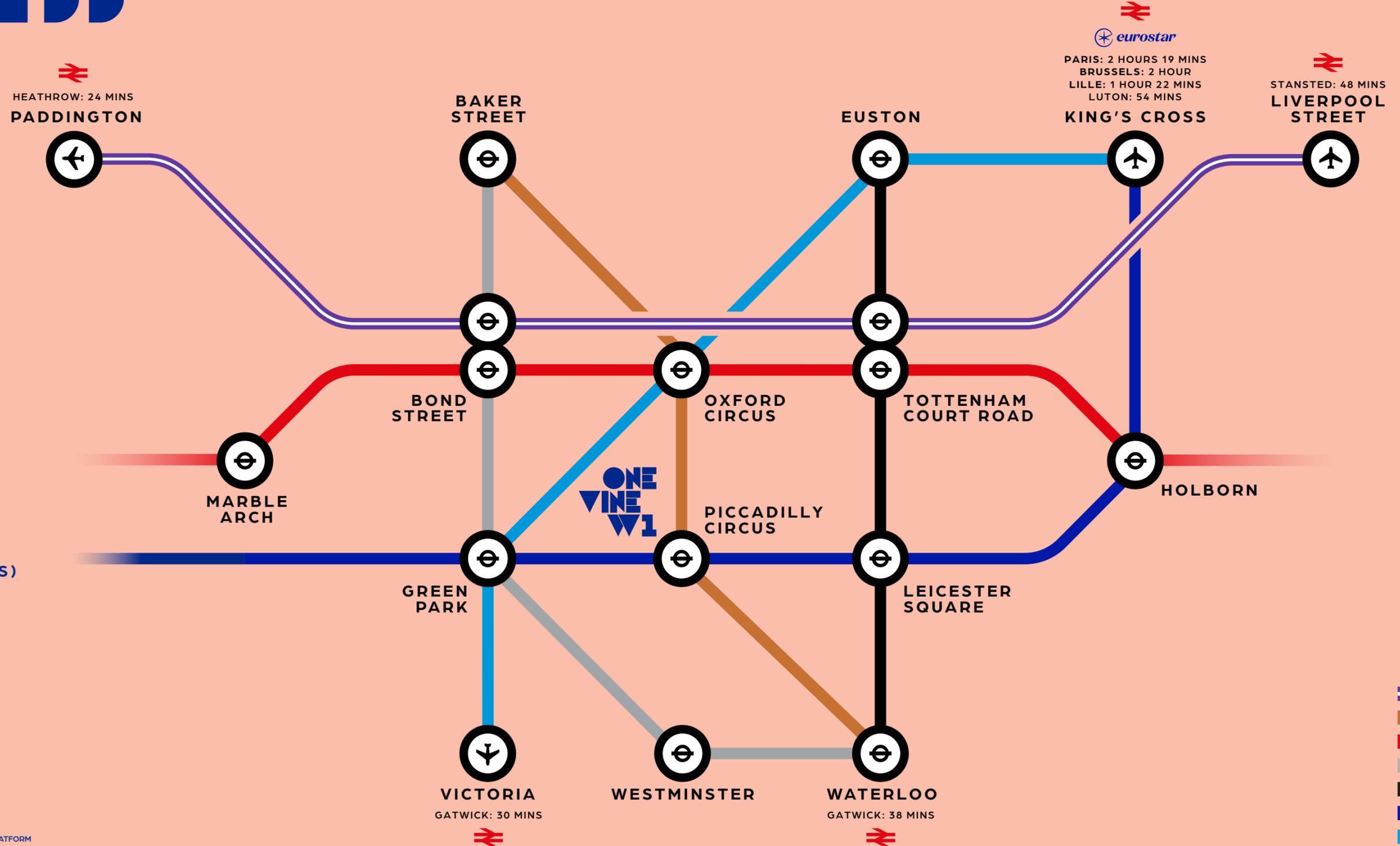


HAYMARKET HOTEL

CONSTITUTION HILL



ACCESS



TRAVELTIMES (MINS)

- 01 Charing Cross
- 04 Holborn
- 04 Waterloo
- 06 Victoria
- 06 Euston
- 08 King's Cross
- 13 Bank
- 13 Paddington
- 15 Liverpool Street
- 16 Canary Wharf
- 45 Heathrow

NOTE: ALL TRAVEL TIMES ARE PLATFORM TO PLATFORM

- Elizabeth
- Bakerloo
- Central
- Jubilee
- Northern
- Piccadilly
- Victoria

LOCAL OCCUPIERS

Accel



CARLYLE



Paul|Weiss



bluecove



GEMCORP

RioTinto



EISLER
— CAPITAL —

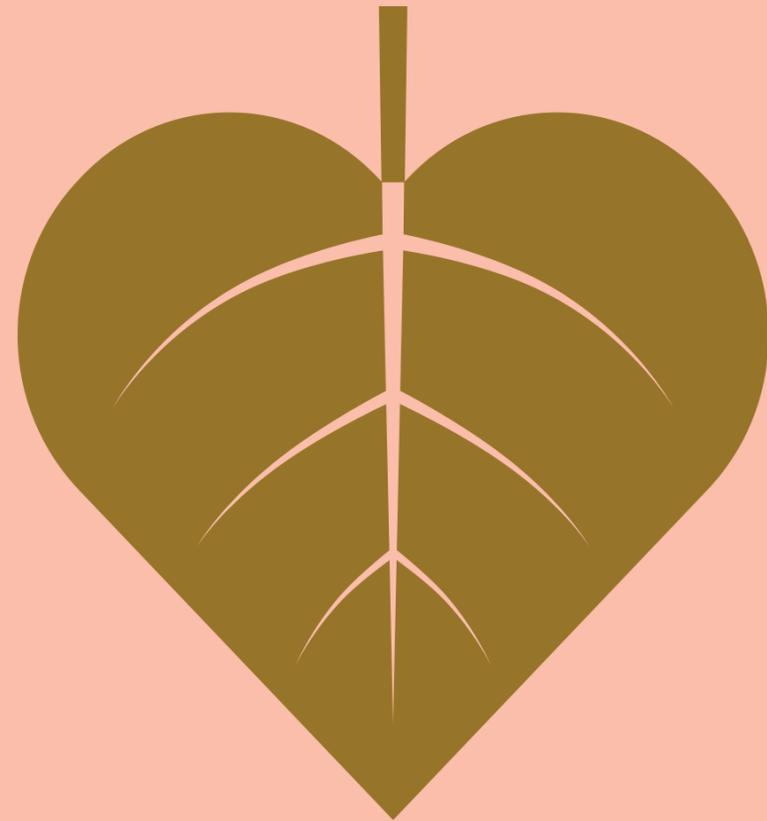
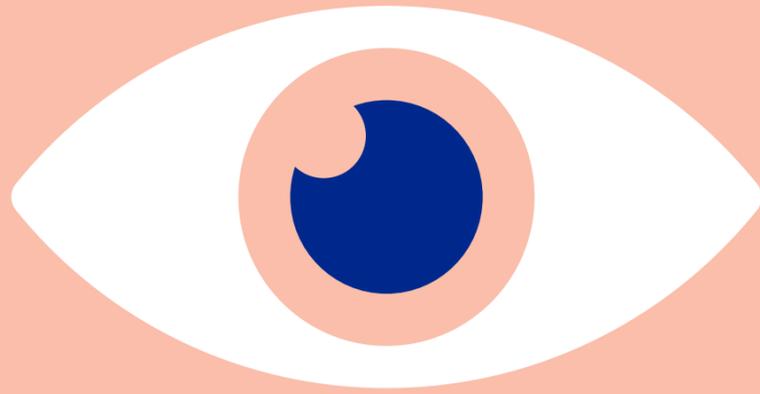
M&CSAATCHI

RSA
Ridley Scott
Associates

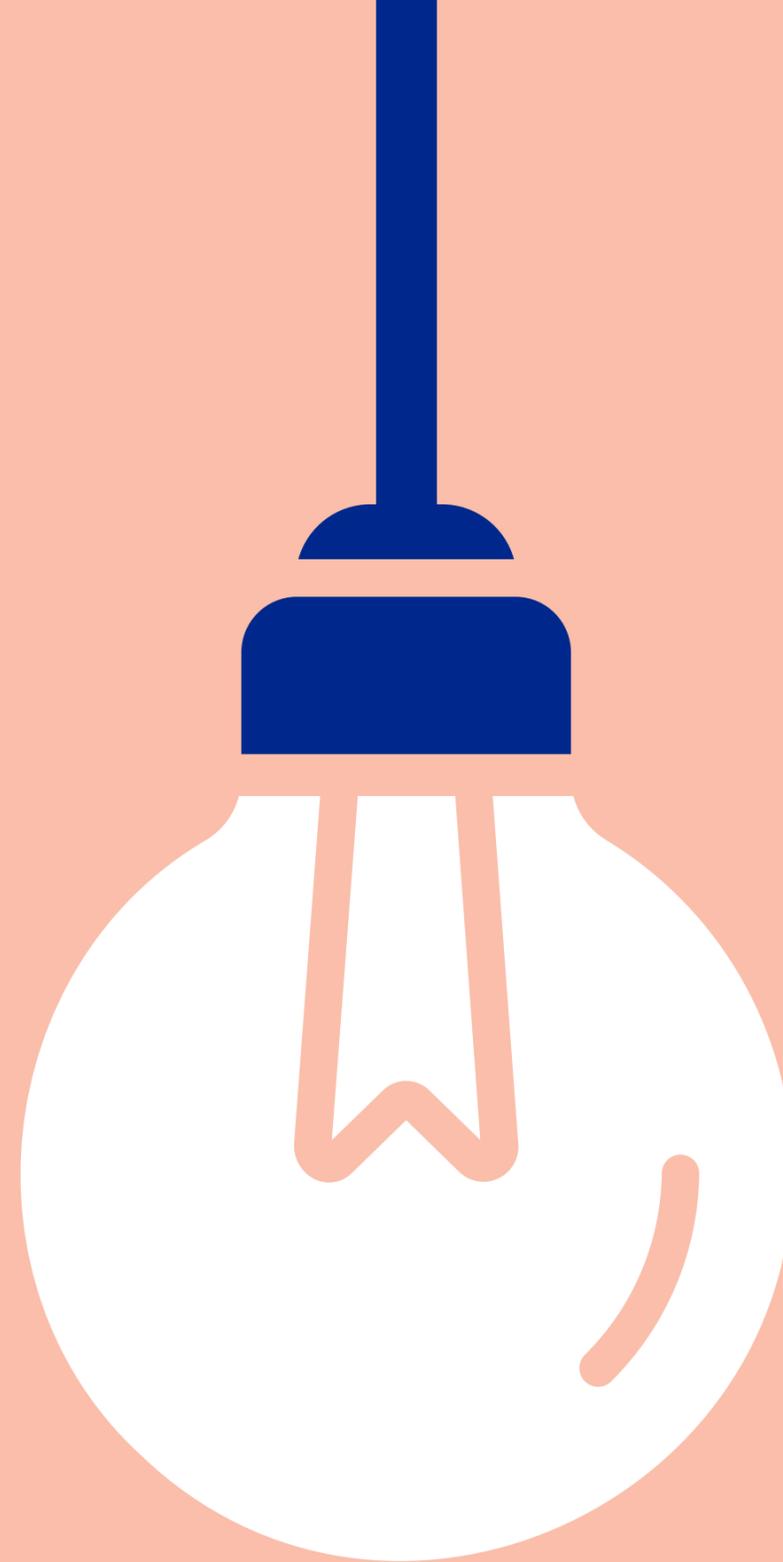
ONE VINE V1



24HR ACCESS AND SECURITY



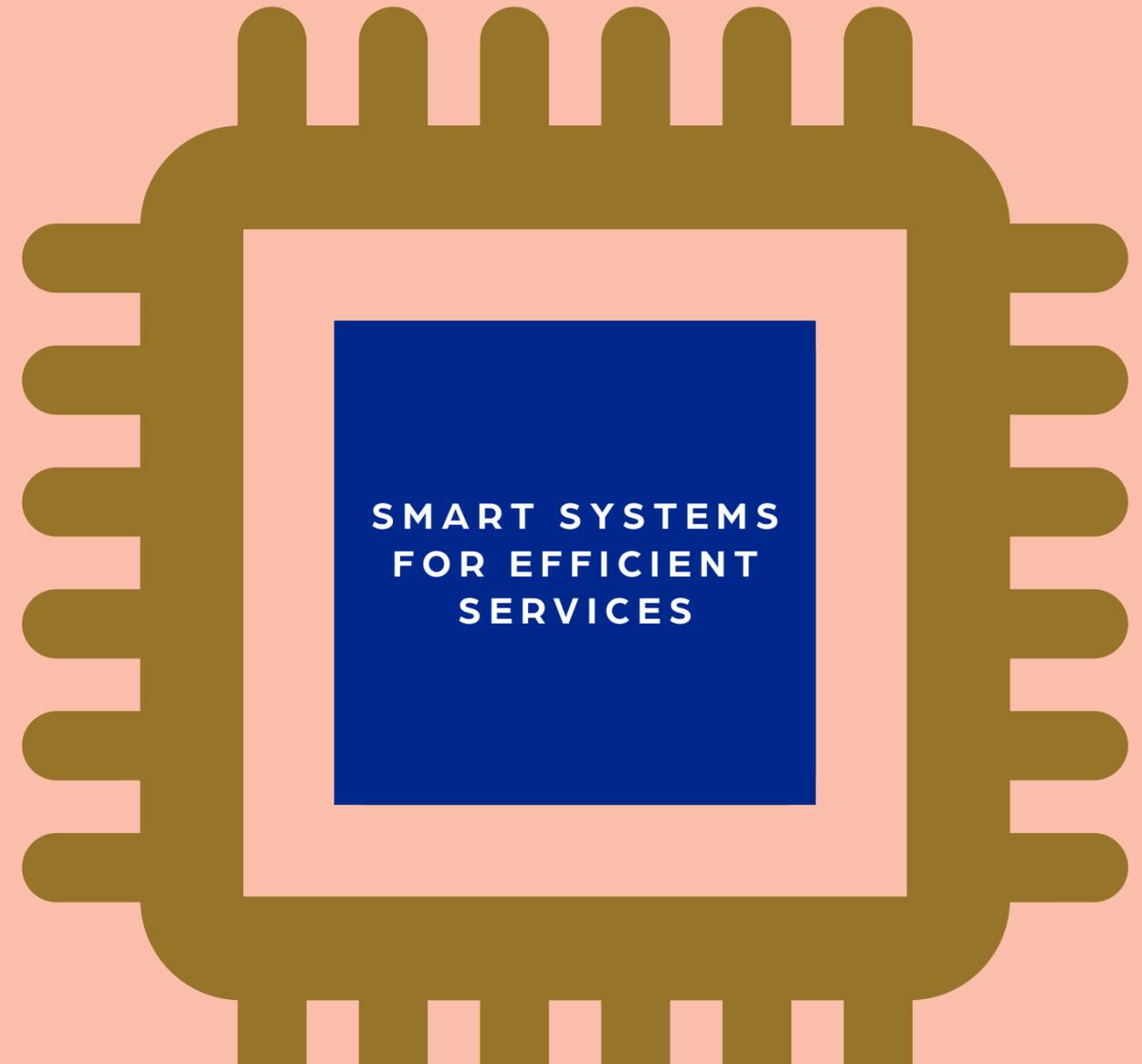
100% GREEN POWER PURCHASE AGREEMENT



100% RENEWABLE UTILITIES

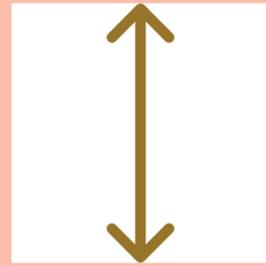


NATURAL LIGHT FROM ATRIUM



SMART SYSTEMS FOR EFFICIENT SERVICES

SUMMARY SPEC



FLOOR-TO-CEILING
2.7METRES



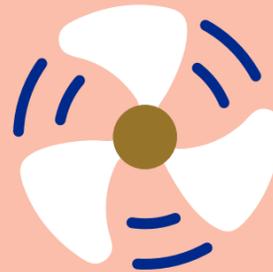
CLEAR RAISED FLOOR
150MM



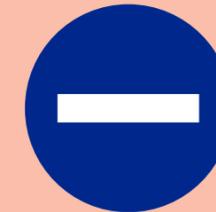
ACOUSTIC CRITERIA
NR38



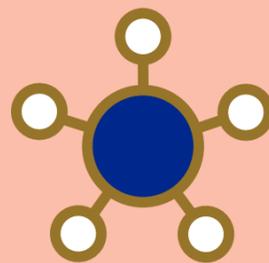
NEW SUSPENDED
CEILING



4 PIPE FAN COIL
AIR CONDITIONING



CAPPED OFF SERVICES
FOR CAT A LAYOUT



UPDATED POWER AND
DATA INFRASTRUCTURE



3 X 13 PERSON PASSENGER
LIFTS AND GOODS LIFTS



MALE, FEMALE AND DDA
COMPLIANT WCS ON ALL LEVELS

SCHEDULE

LEVEL	SQ FT	SQ M	AVAILABILITY
5	3,855	358	Q2 2026
4	6,526	606	AVAILABLE NOW
3	9,313	865	AVAILABLE NOW
TOTAL	19,694	1,829	

Note: All areas are Net Internal and will be verified upon completion in accordance with RICS Code of measuring Practise.

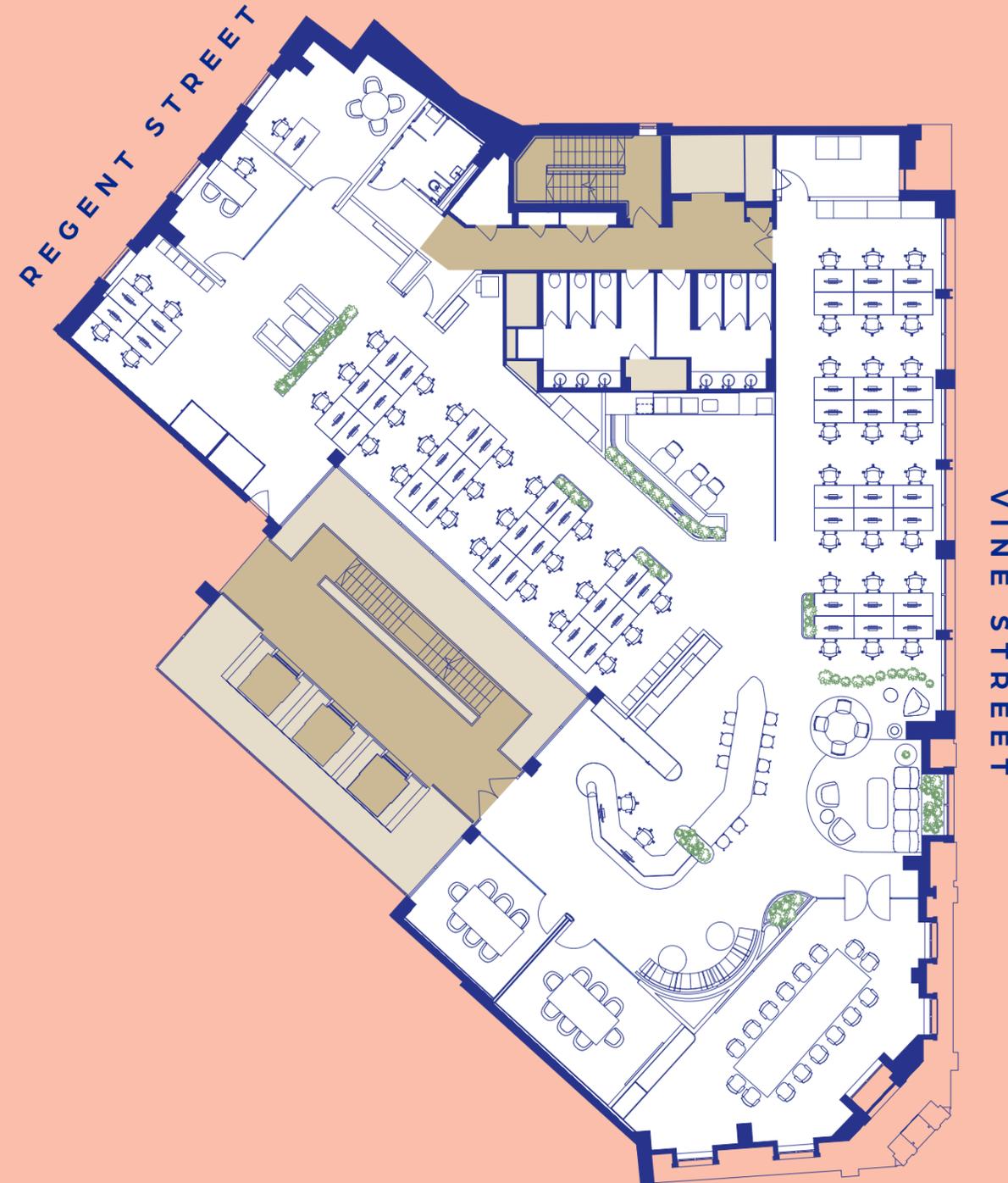
FLOOR OCCUPANCY

52 Workstations

2 Offices

3 Meeting rooms

Occupancy density – 1:11 sq m
(BCO London average)



6,526 SQ FT

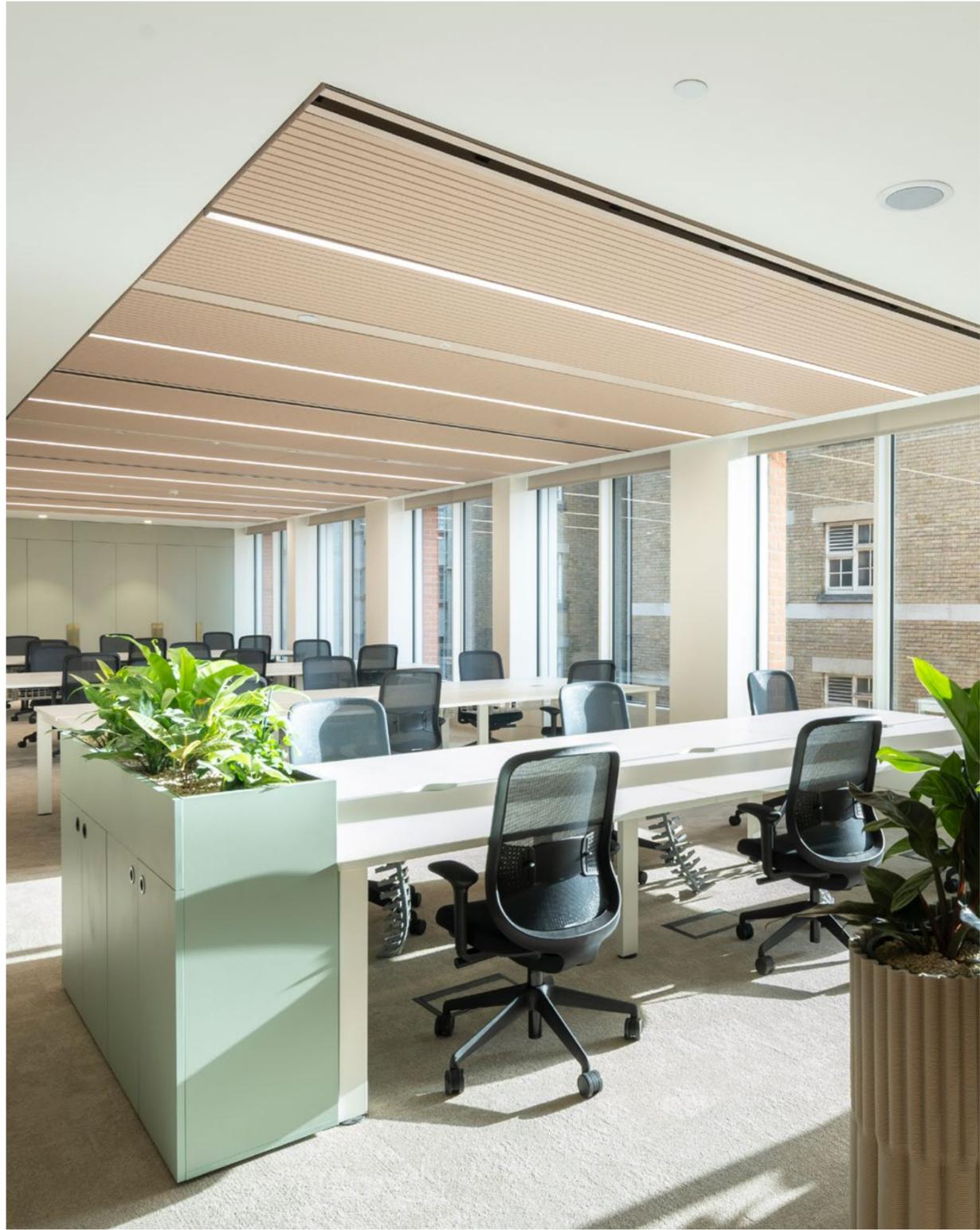
606 SQ M

NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY

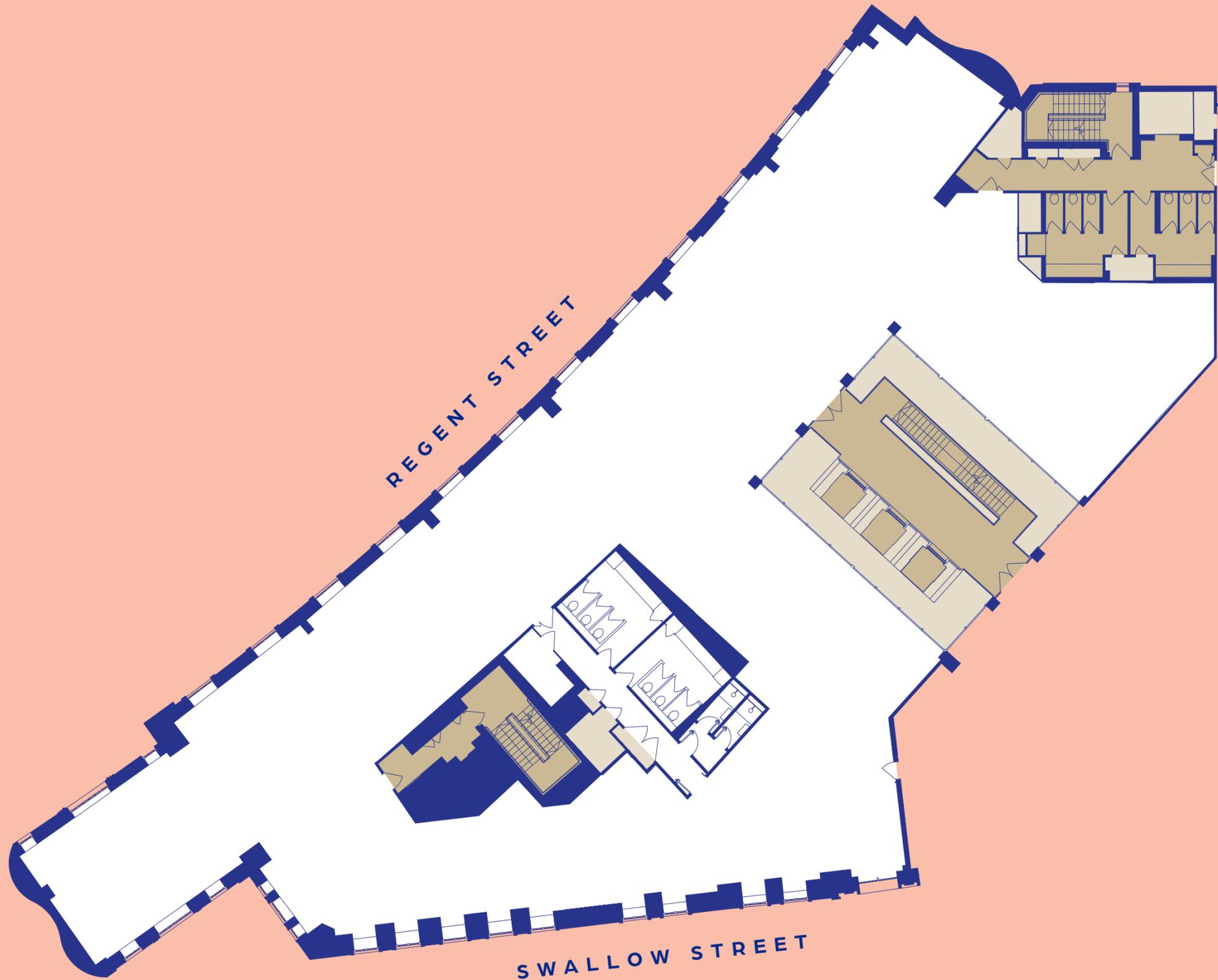






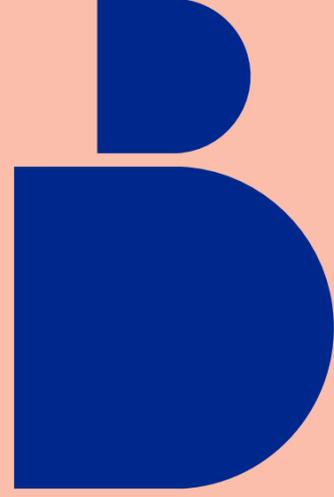






LEVEL B

9,313 SQ FT
865 SQ M



VINE STREET

REGENT STREET

SWALLOW STREET

NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY



TRADITIONAL

78 Desks including Offices

16 Collaboration Seats

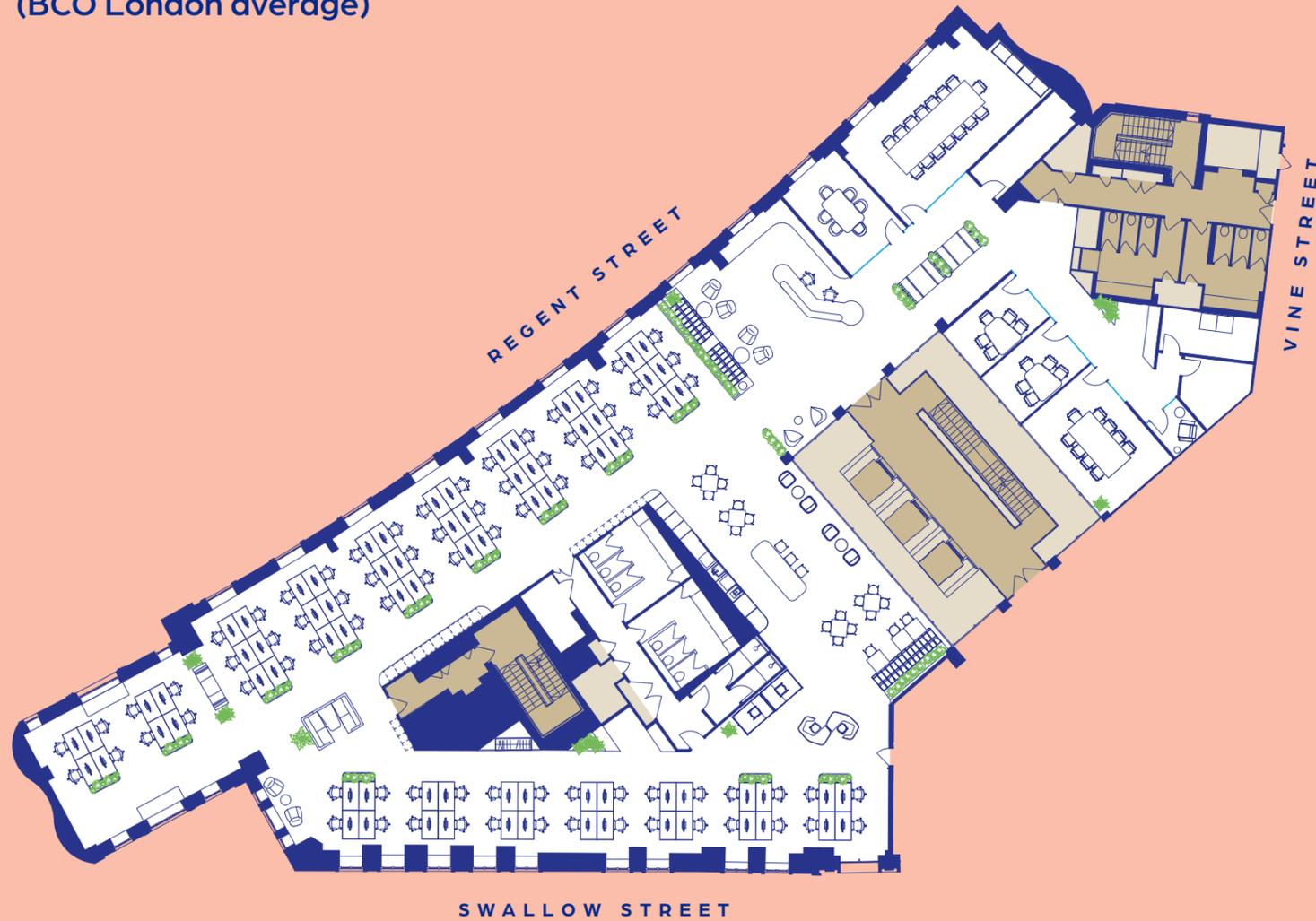
39 Breakout Seats

35 Meeting Room Seats

05 Quiet Rooms/Phone Booths

Occupancy density – 1:11 sq m

(BCO London average)



AGILE

79 Desks including Offices

32 Collaboration Seats

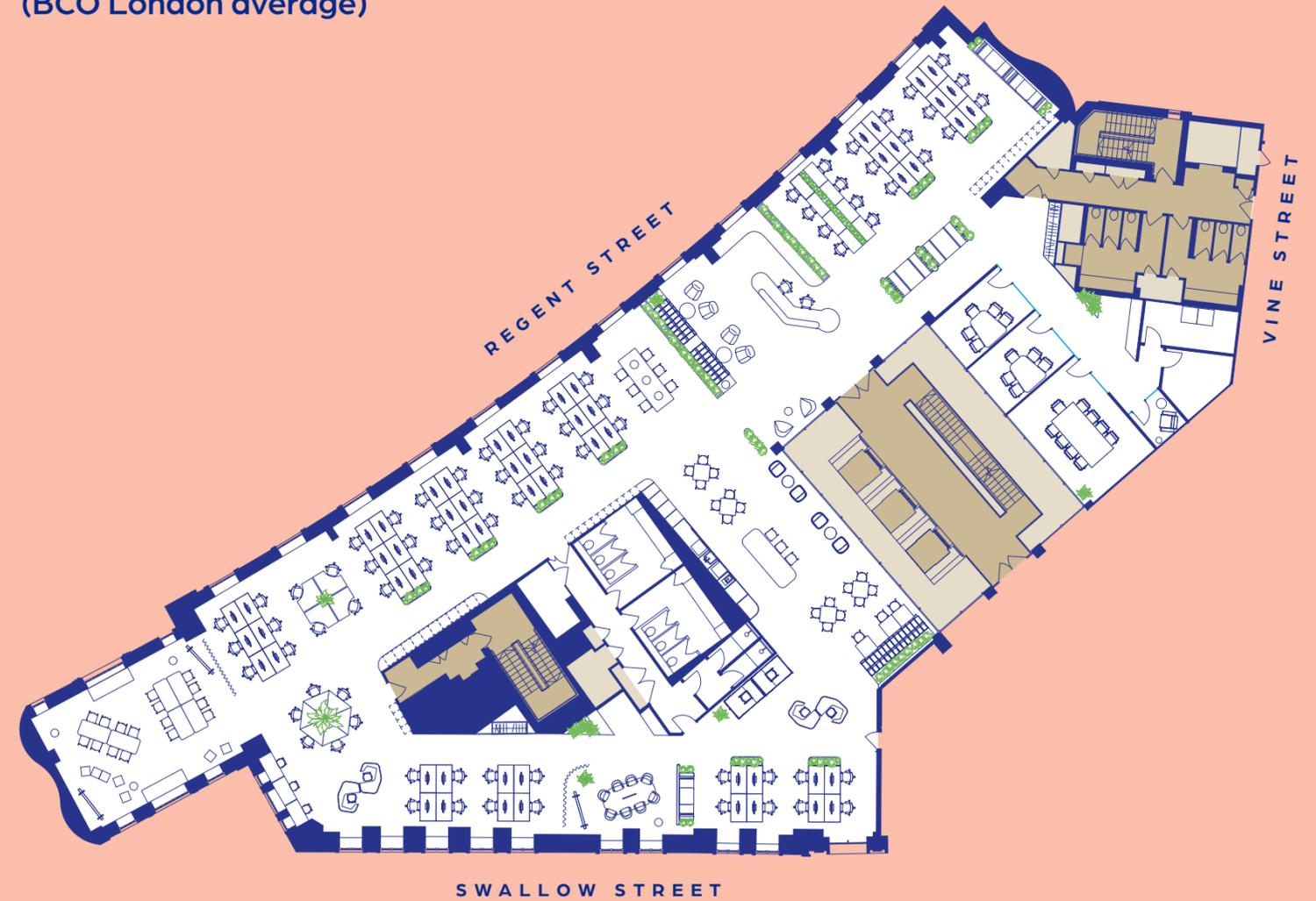
39 Breakout Seats

38 Meeting Room Seats

04 Quiet Rooms/Phone Booths

Occupancy density – 1:11 sq m

(BCO London average)



LEVEL

9,313 SQ FT

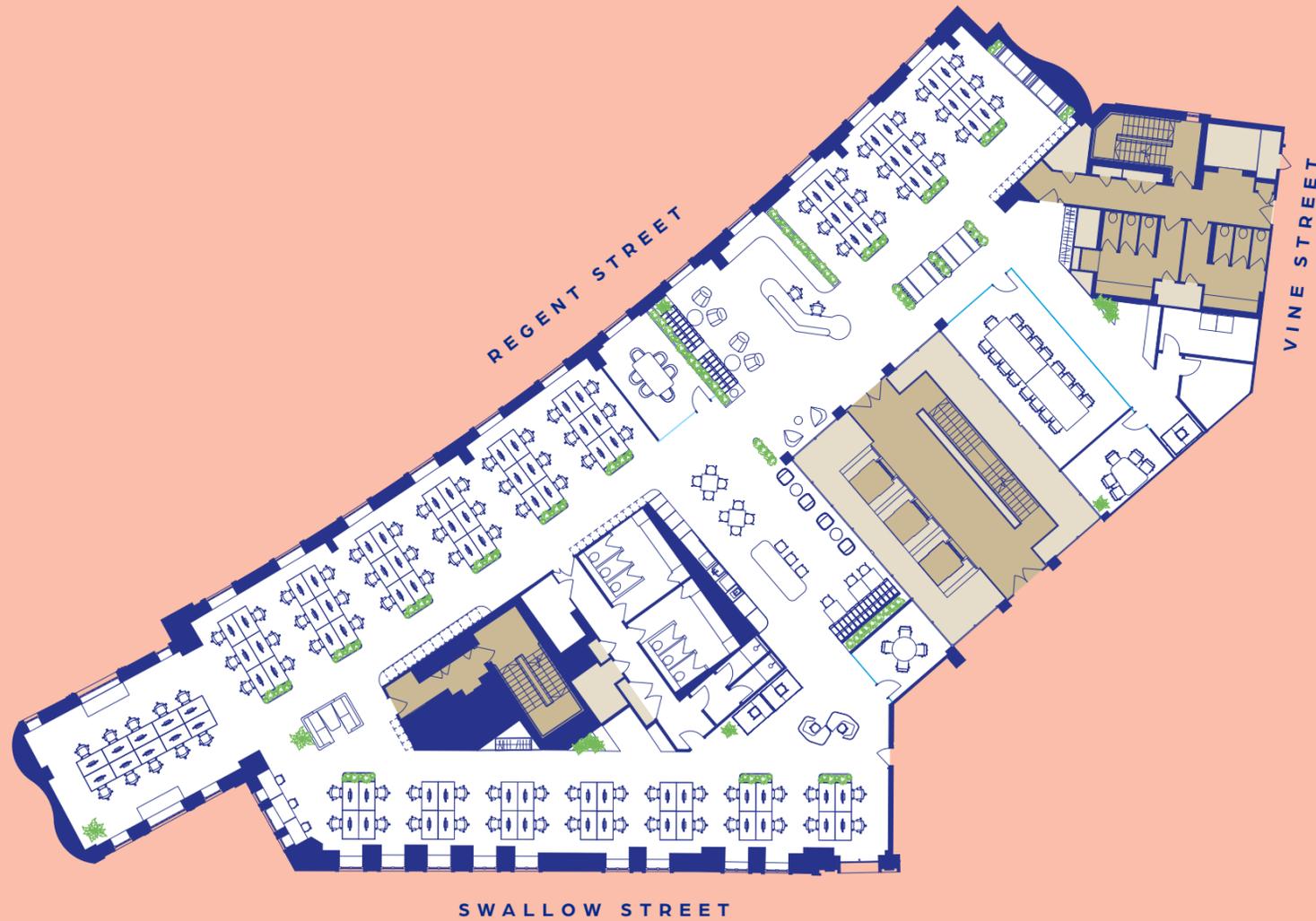
865 SQ M

NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY



MAX PACK

- 92 Desks including Offices
 - 21 Collaboration Seats
 - 31 Breakout Seats
 - 32 Meeting Room Seats
 - 03 Quiet Rooms/Phone Booths
- Occupancy density – 1:9 sq m



CELLULAR/LEGAL

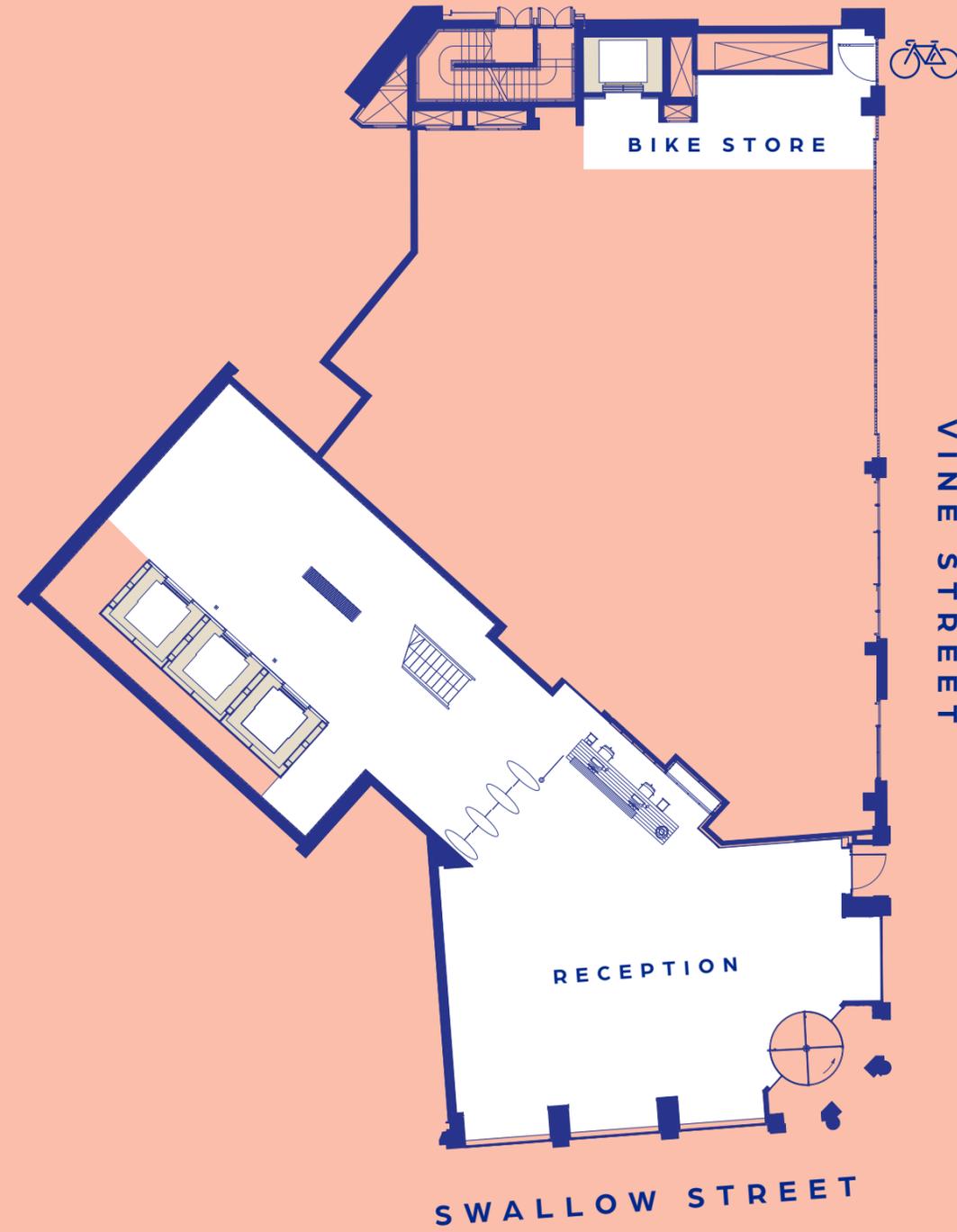
- 64 Desks including Offices
 - 12 Collaboration Seats
 - 20 Breakout Seats
 - 35 Meeting Room Seats
 - 05 Quiet Rooms/Phone Booths
- Occupancy density – 1:13 sq m



LEVEL

9,313 SQ FT
865 SQ M







Introducing Workspaces+ by The Crown Estate.

DELIVERING MORE THAN JUST OFFICE SPACE

Workspaces+ gives you the flexibility to work your way. Enjoy access to collaborative workspaces, bookable meeting rooms, event space hire, wellbeing facilities, and a vibrant community of like-minded professionals. Plus, with its range of exclusive perks, from fitness classes to an on-site Community Team, Workspaces+ creates an office experience unlike any other.

WORKSPACES+



WORKPLACES+ BENEFITS

As a customer of The Crown Estate you will have the option of privileged access to 6 Babmaes Street and the amenities it offers.

ACCESS TO FITNESS &
WELLBEING CLASSES

ACCESS
TO TALKS

BESPOKE PERKS
AROUND THE PORTFOLIO

NETWORKING
EVENTS

EXCLUSIVE
DISCOUNTS FOR
EVENT & MEETING
SPACE



THE CROWN ESTATE

With a 10 million square foot portfolio across Regent Street and St James's, The Crown Estate is one of the West End's largest property owners, curating top-tier retail, dining, lifestyle, and office spaces.

A £16 billion portfolio includes rural land, urban centres and the seabed around England, Wales and Northern Ireland.

We aim to balance the short-term and long-term, generating profit today while creating value for future generations. We support nature recovery, the energy transition and the nation's road to net zero. We help to create inclusive communities and support economic growth and productivity, delivering in excess of £4 billion over the last 10 years to the treasury.



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Designed by sy.london. SYO53547.