



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.

Launching Q4 2025, this building offers three exceptional new opportunities for progressive businesses to thrive.

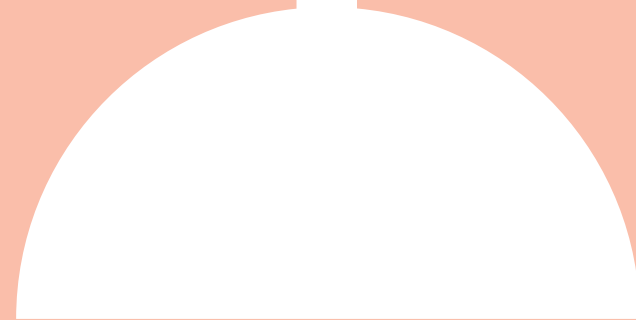
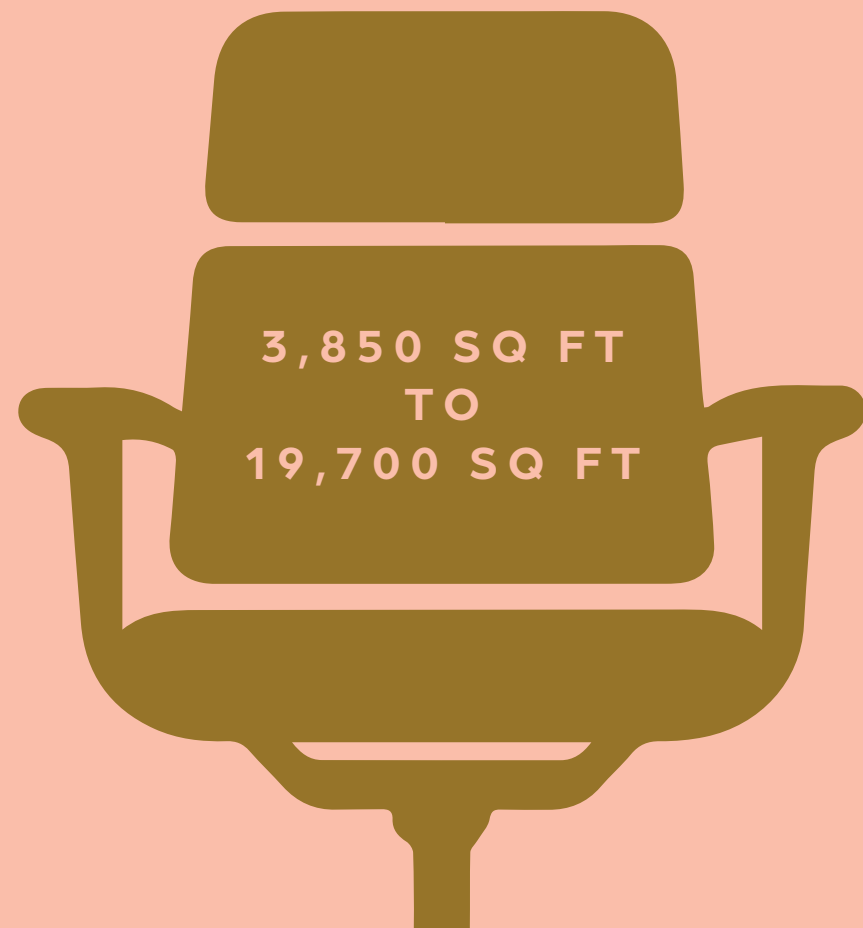
9,500 and 3,850 sq ft of adaptable CAT A space on levels 3 and 5, ready to be tailored to your vision, and 6,500 sq ft of beautifully designed, fully fitted space on level 4, curated to elevate the modern workday experience.





OFFERING
CAT A OR CAT B
WORKSPACE

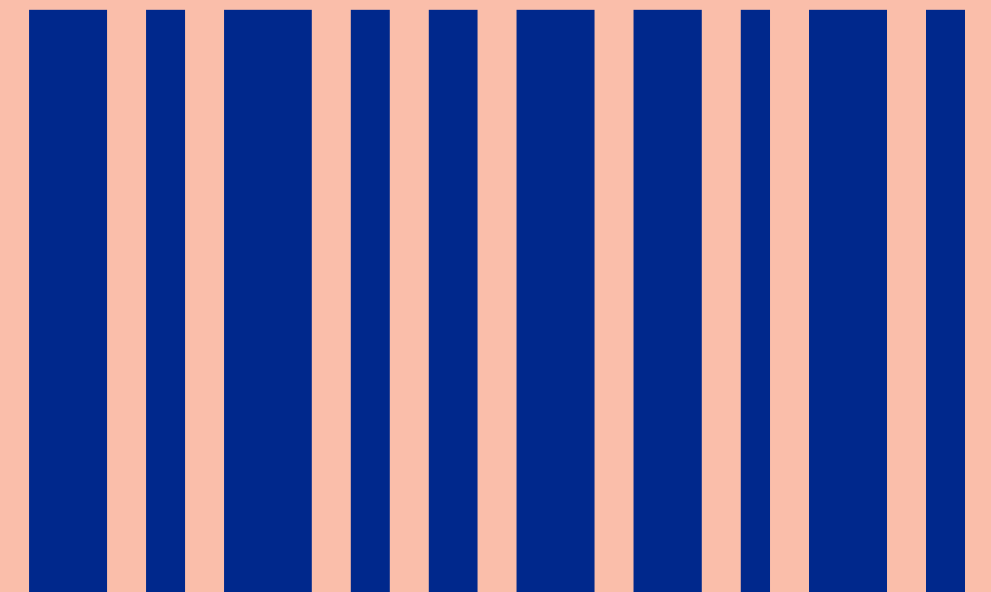
LONDON'S
FINEST
LEISURE



SUPERB END OF TRIP
FACILITIES



OVERLOOKING REGENT STREET



OWE

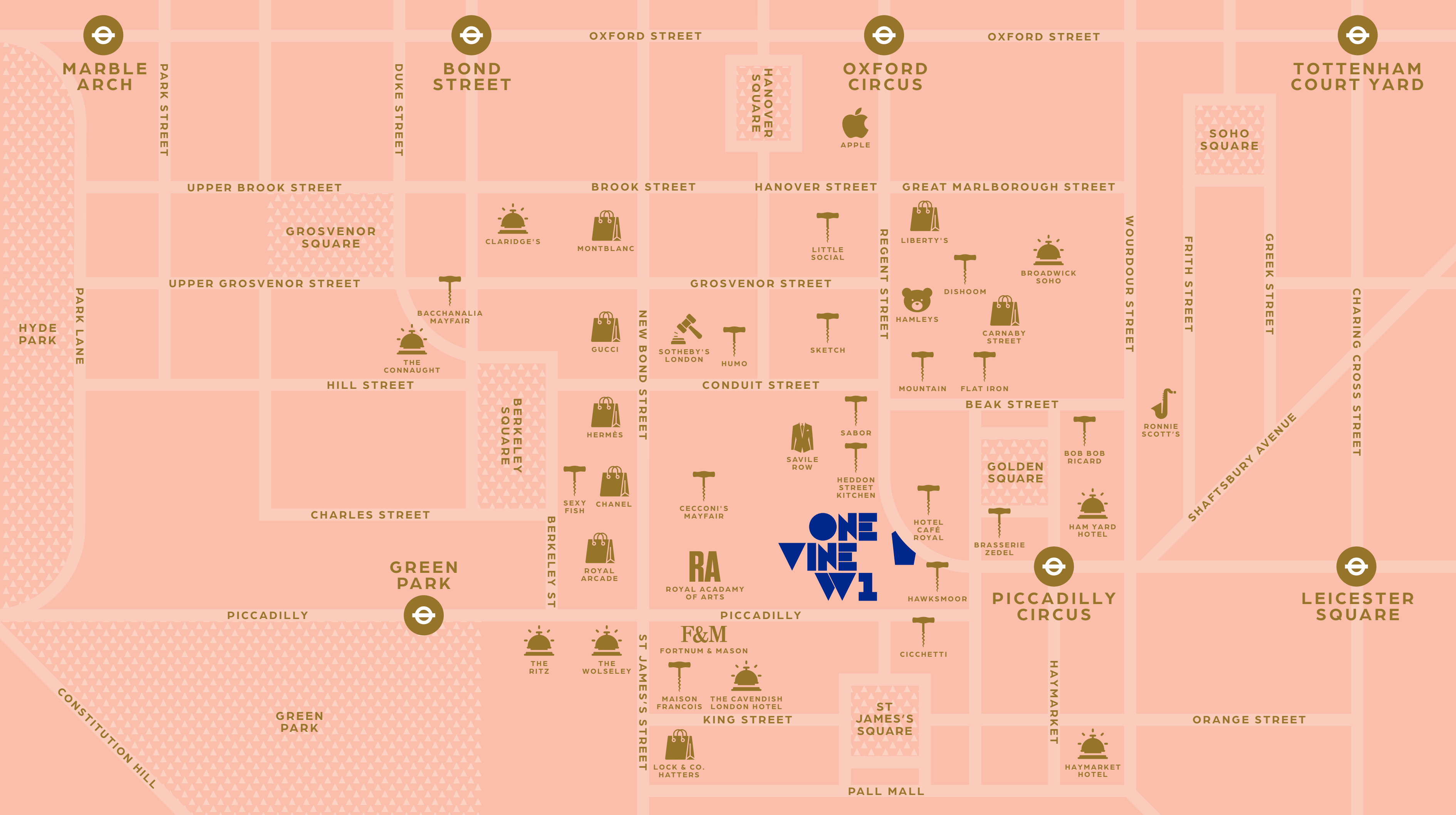
One Vine W1 is moments from London's cultural heartland, luxurious retail, prestigious restaurants, iconic garden squares, Royal Palaces and historic parks.

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

UPPER BROOK STREET

BROOK STREET

HANOVER STREET

GREAT MARLBOROUGH STREET

GROSVENOR SQUARE

CLARIDGE'S

MONTBLANC

LITTLE SOCIAL

UPPER GROSVENOR STREET

BACCHANALIA MAYFAIR

THE CONNAUGHT

GROSVENOR STREET

SOOTHEBY'S LONDON

HUMO

SKETCH

LIBERTY'S

DISHOOM

BROADWICK SOHO

HAMLEYS

CARNABY STREET

MOUNTAIN

FLAT IRON

HILL STREET

CONDUIT STREET

BEAK STREET

HERMÈS

SAVILE ROW

SABOR

HEDDON STREET KITCHEN

CECCONI'S MAYFAIR

HOTEL CAFÉ ROYAL

BOB BOB RICARD

HAM YARD HOTEL

CHARLES STREET

SEXY FISH

CHANEL

ROYAL ARCADE

RA
ROYAL ACADEMY OF ARTS

ONE VINE V1

HAWKSMOOR

BRASSERIE ZEDEL

PICCADILLY CIRCUS

GREEN PARK

PICCADILLY

PICCADILLY

LEICESTER SQUARE

F&M
FORTNUM & MASON

MAISON FRANCOIS

THE CAVENDISH LONDON HOTEL

KING STREET

LOCK & CO. HATTERS

ST JAMES'S SQUARE

CICCHETTI

HAYMARKET HOTEL

ORANGE STREET

THE RITZ

THE WOLSELEY

ST JAMES'S STREET

HAYMARKET

CONSTITUTION HILL



HEATHROW: 24 MINS
PADDINGTON

BAKER STREET

EUSTON


eurostar
PARIS: 2 HOURS 19 MINS
BRUSSELS: 2 HOUR
LILLE: 1 HOUR 22 MINS
LUTON: 54 MINS
KING'S CROSS

STANSTED: 48 MINS
LIVERPOOL STREET

MARBLE ARCH

BOND STREET

OXFORD CIRCUS

TOTTENHAM COURT ROAD

HOLBORN

ONE
LINE
V1

PICCADILLY CIRCUS

LEICESTER SQUARE

GREEN PARK

VICTORIA

GATWICK: 30 MINS

WESTMINSTER

WATERLOO

GATWICK: 38 MINS

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

OCCUPIERS

Accel



BBH

CARLYLE



Paul|Weiss



bluecove



GEMCORP

RioTinto



BregalInvestments

EISLER
— C A P I T A L —

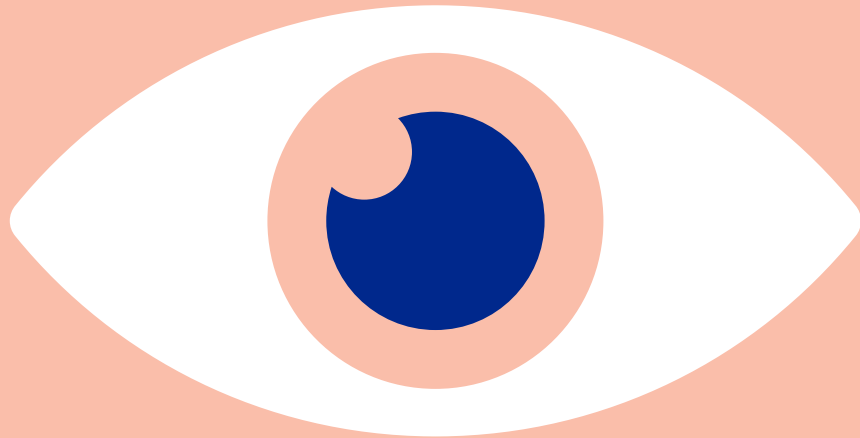
M&CSAATCHI

RSA
Ridley Scott
Associates

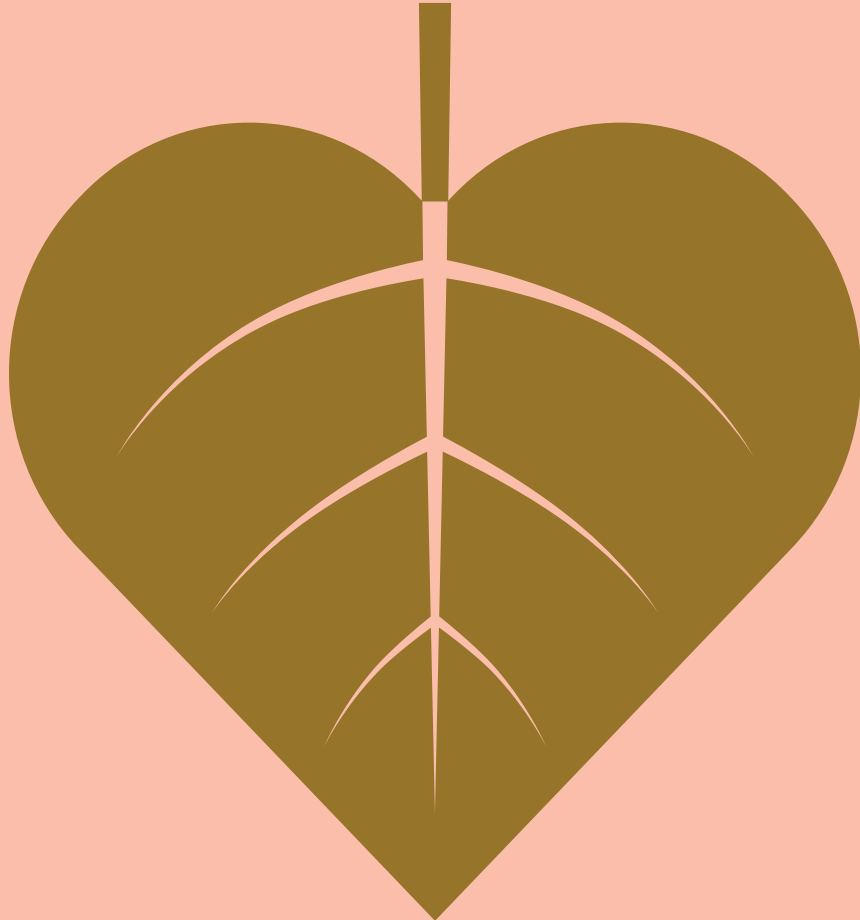
ONE VINE V1



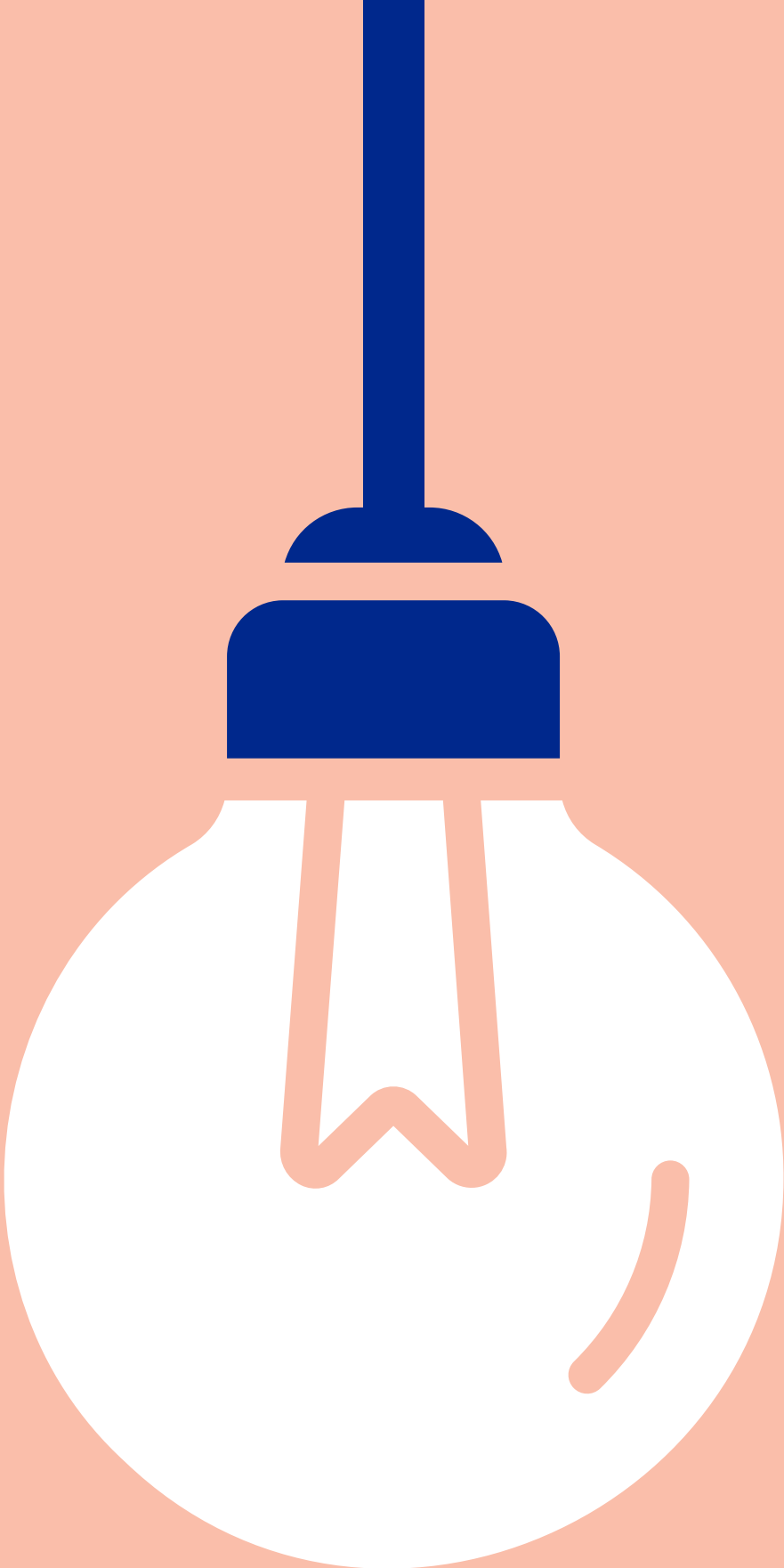
24HR ACCESS AND
SECURITY



NATURAL LIGHT
FROM ATRIUM

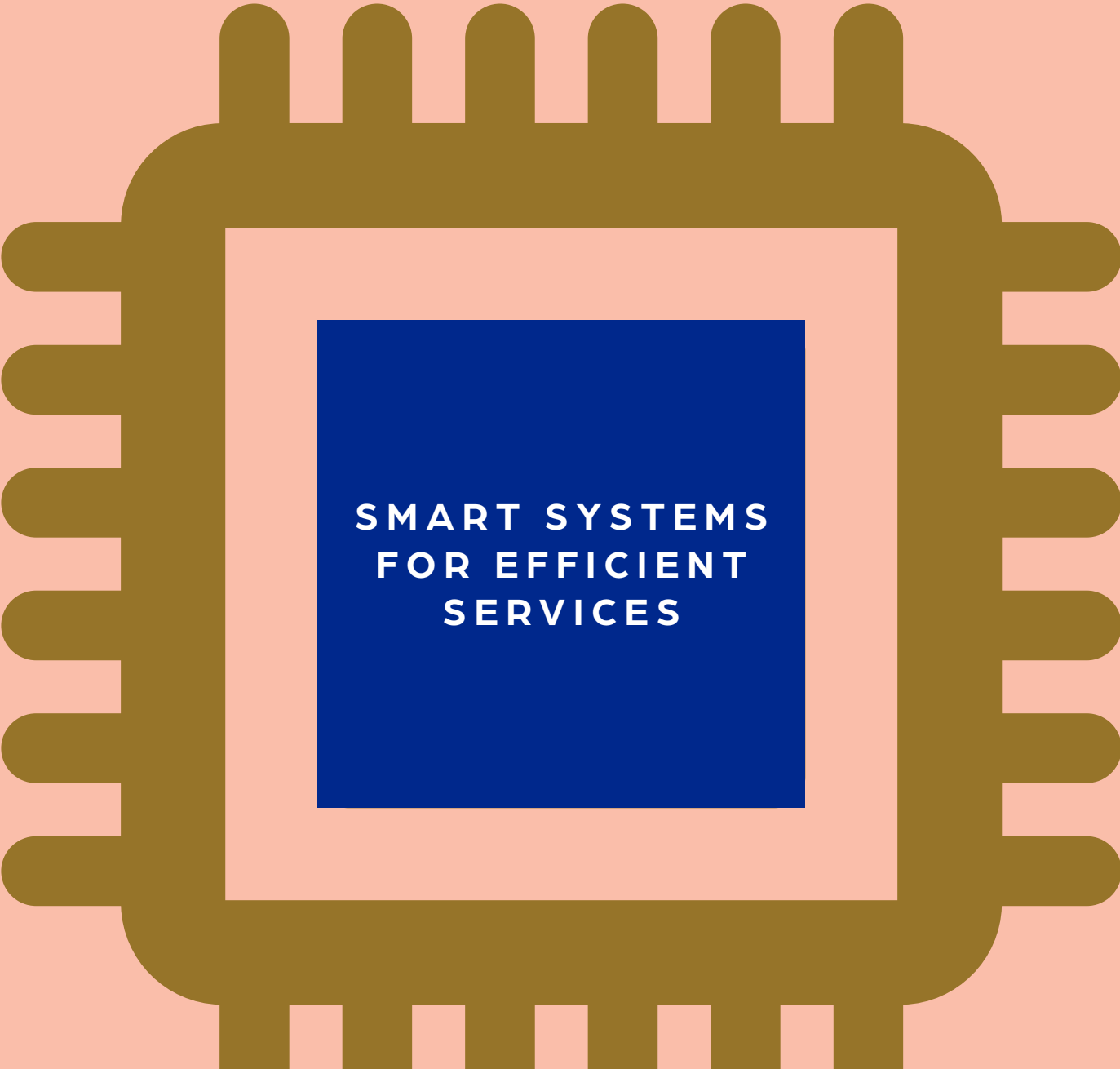


100% GREEN POWER
PURCHASE AGREEMENT

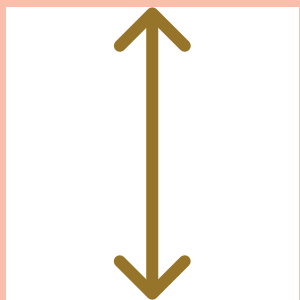


100% RENEWABLE
UTILITIES

SMART SYSTEMS
FOR EFFICIENT
SERVICES



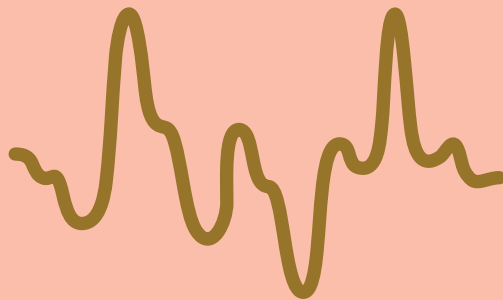
SUMMARY SPEC



FLOOR-TO-CEILING
2.7METRES



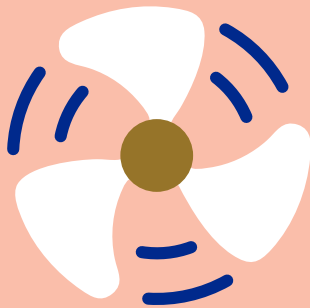
CLEAR RAISED FLOOR
150MM



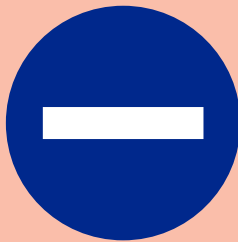
ACOUSTIC CRITERIA
NR38



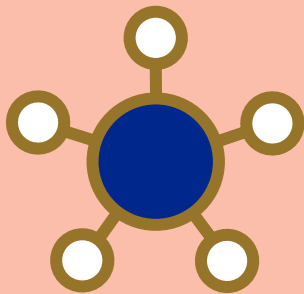
NEW SUSPENDED
CEILING



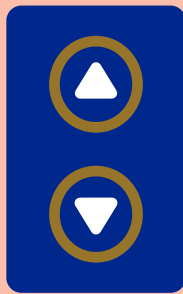
4 PIPE FAN COIL
AIR CONDITIONING



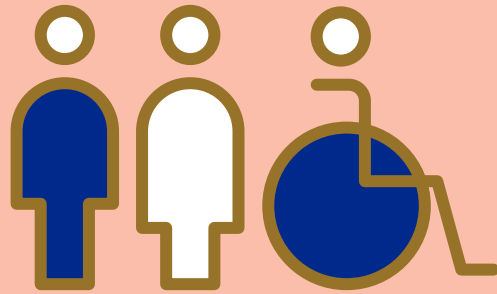
CAPPED OFF SERVICES
FOR CAT A LAYOUT



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	COMING SOON
4	6,526	606	Q4 2025
3	9,313	865	Q4 2025
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.

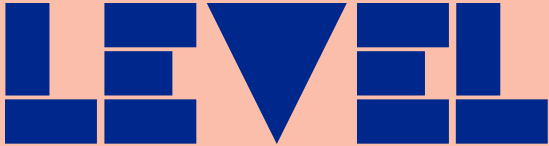
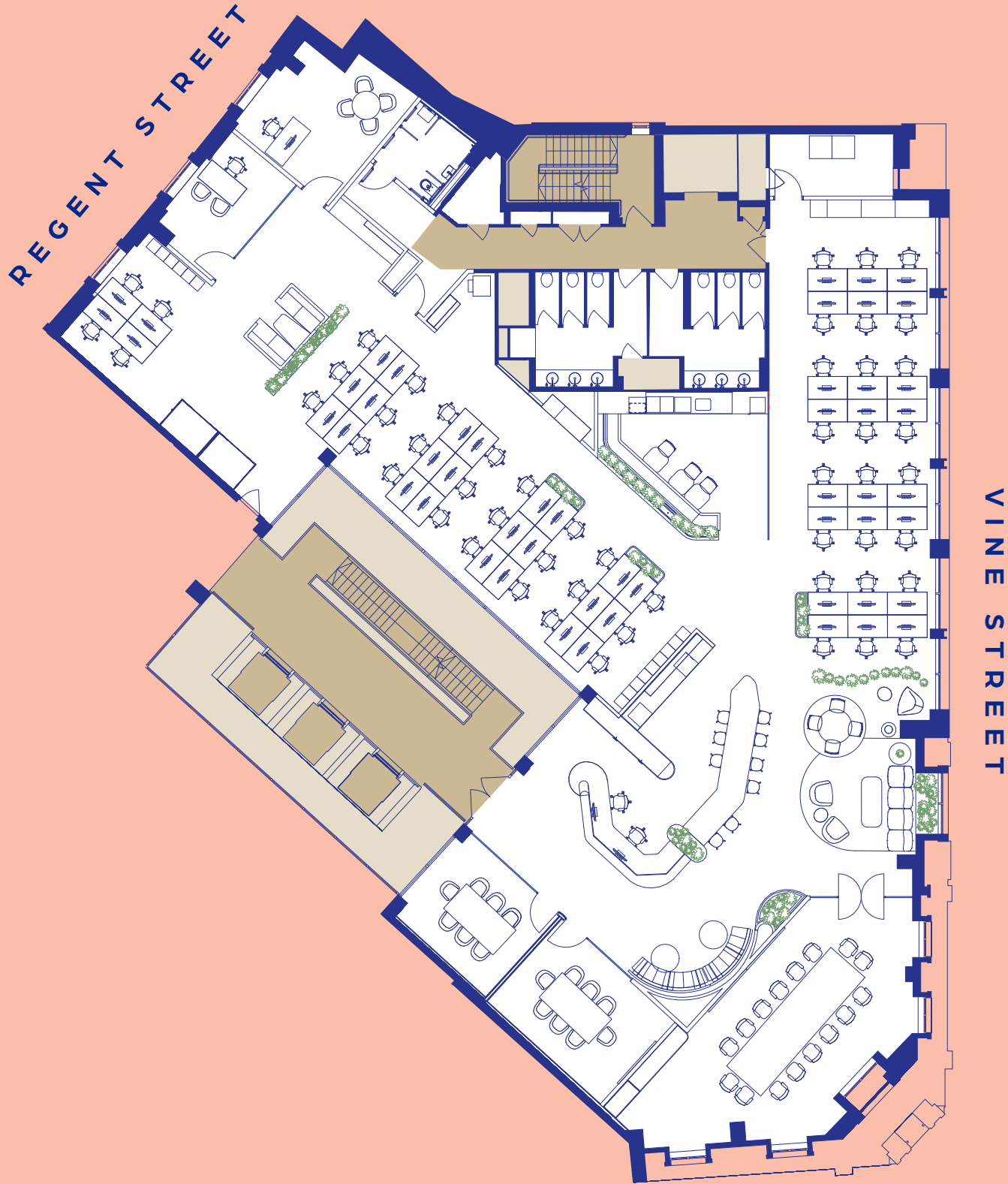
FLOOR OCCUPANCY

52 Workstations

2 Offices

3 Meeting rooms

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



6,526 SQ FT
606 SQ M

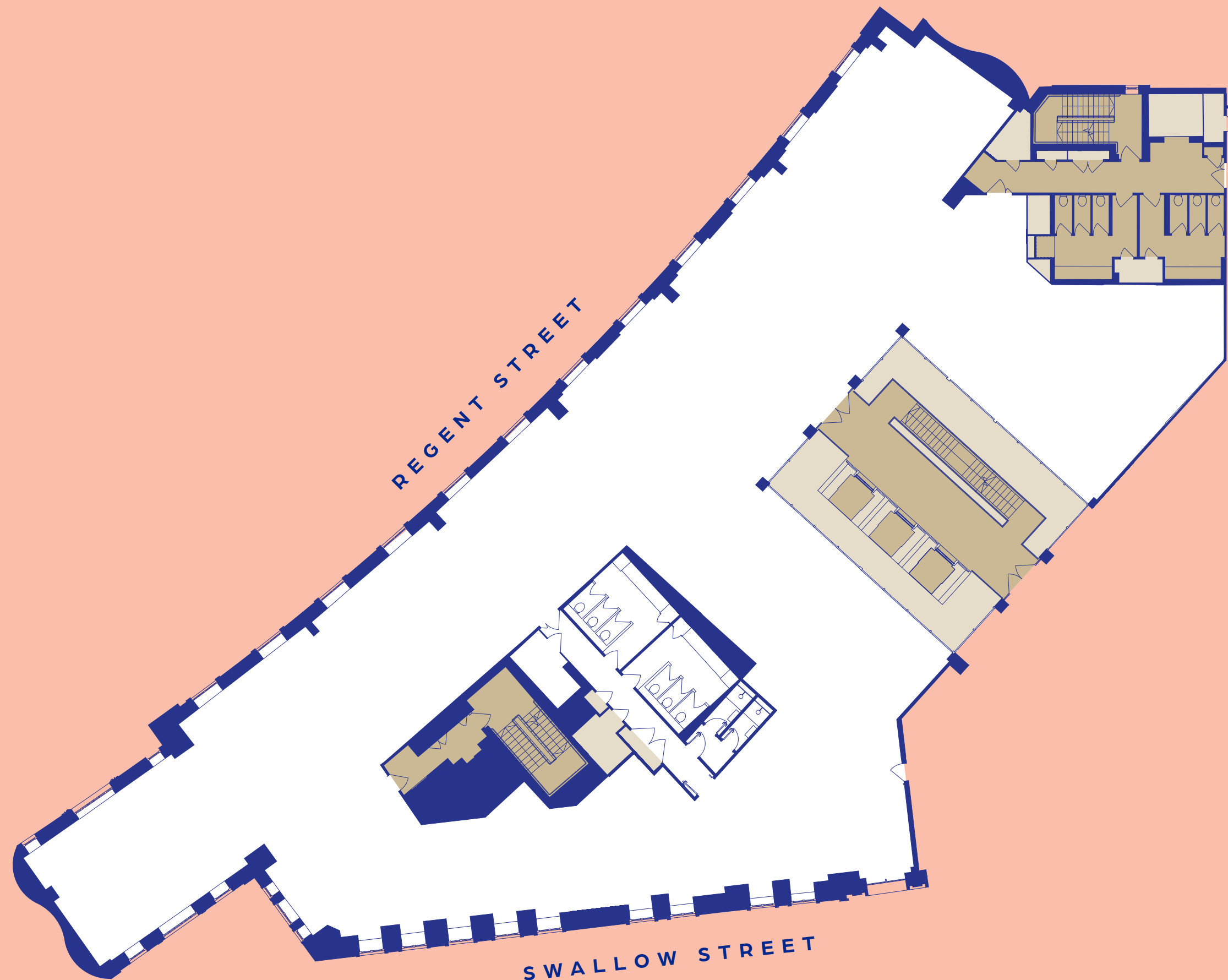






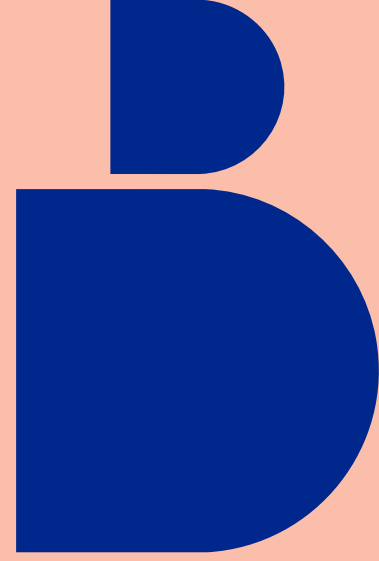






LEVEL

9,313 SQ FT
865 SQ M



REGENT STREET

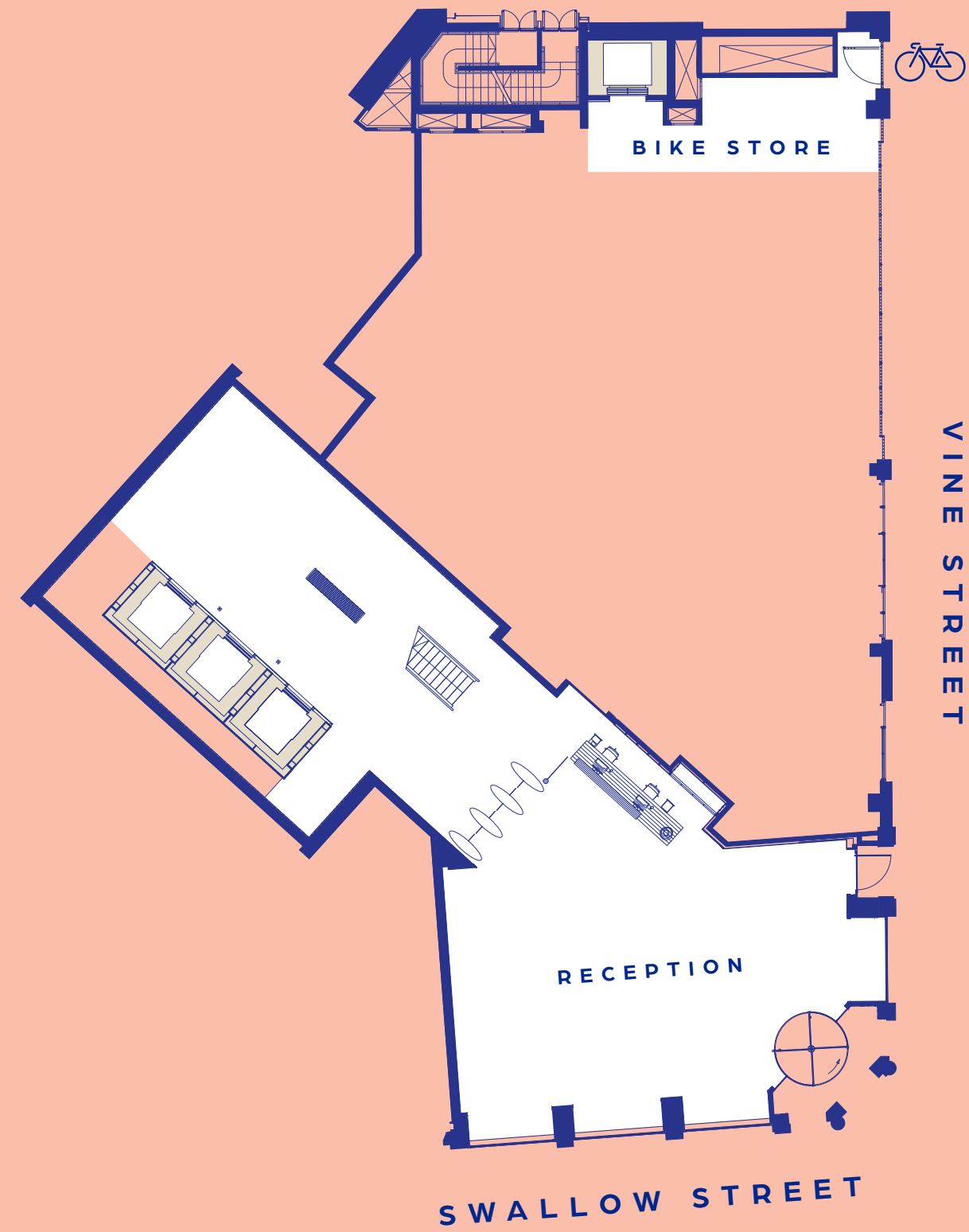
VINE STREET

SWALLOW STREET

NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY









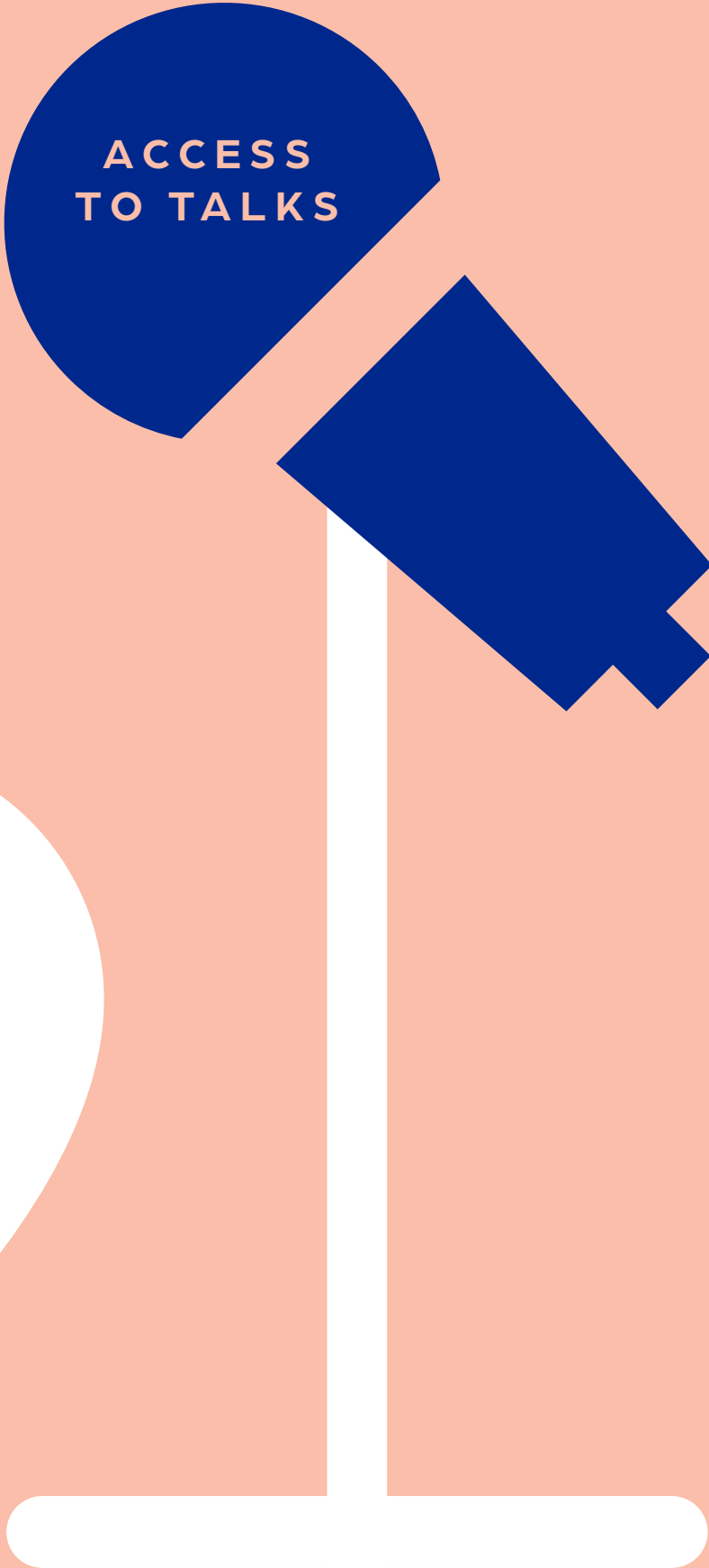
Introducing Workspaces+ by The Crown Estate.

DELIVERING MORE THAN JUST OFFICE SPACE

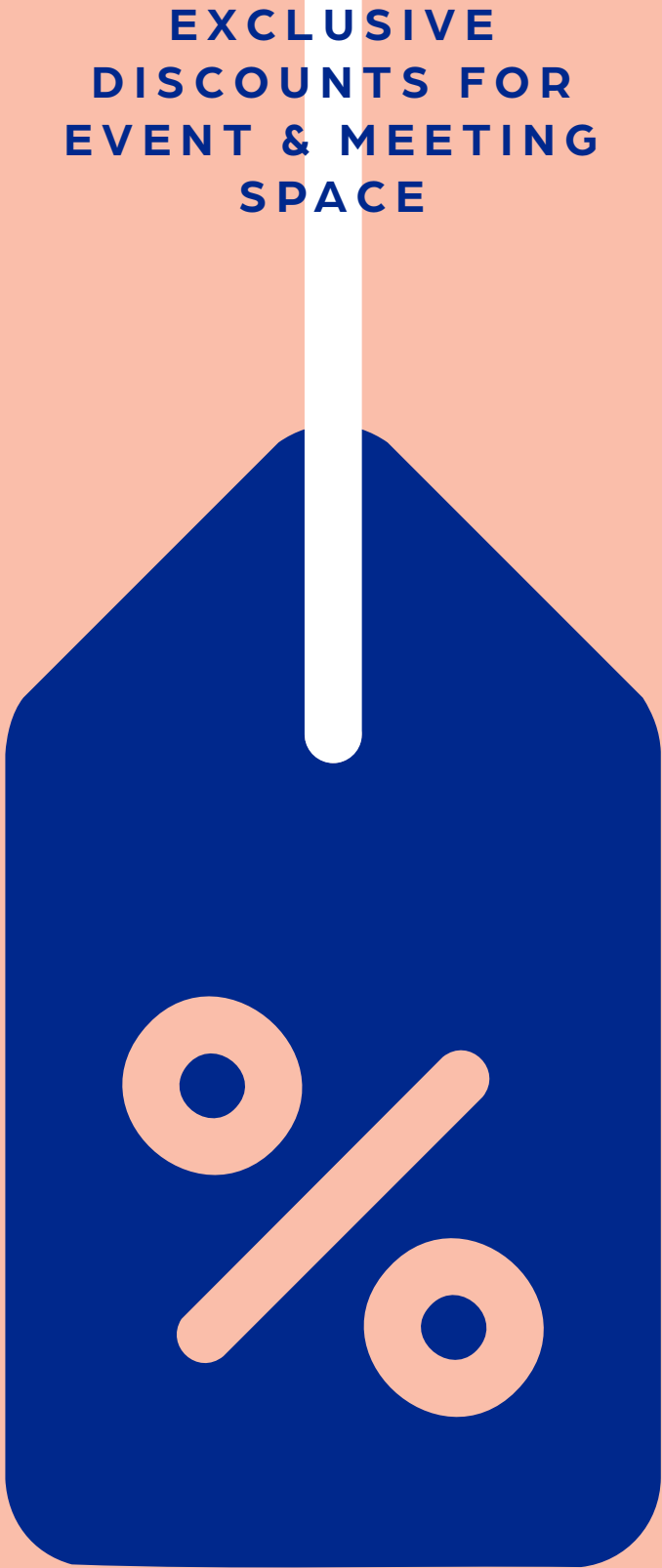
Workspaces+ gives you the flexibility to work your way. Enjoy access to collaborative workspaces, bookable meeting rooms, event space hire, wellbeing facilities, and a vibrant community of like-minded professionals. Plus, with its range of exclusive perks, from fitness classes to an on-site Community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

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.



BESPOKE PERKS
AROUND THE PORTFOLIO





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.



DEVELOPER

The Crown Estate

ARCHITECT

EMRYS

CONTRACTOR

Collins



Simon Tann

07748 180 198

simon.tann@levyrealestate.co.uk

Calum Holden

07508 610 454

calum.holden@levyrealestate.co.uk



Sarah Stanley

07407 290 651

sarah.stanley@thecrownestate.co.uk

Michael Caira

07738 669 970

michael.caira@thecrownestate.co.uk

www.thecrownestateworkplaces.com

Misrepresentation Act 1967 and declaration Levy Real Estate for themselves and for the vendor/lessor as agents for the vendor/lessor gives notice that: 1. We provide the information contained in these particulars for guidance to intending purchasers, licensees or any other third parties and they are for your general information only and will be used at your own risk. 2. We will use all reasonable endeavours to ensure the accuracy of information, however, we do not guarantee or warrant the accuracy or completeness, factual correctness or reliability of any information in the particulars (especially as the information may have been obtained from third parties) and do not accept any liability for any errors or omission including any inaccuracies or typographical errors. 3. Any interested purchasers, licensees or any other third parties should not view the information in the particulars as statements or representations of fact and should satisfy themselves that the facts and specific details in the particulars are correct and accurate especially in relation to floor areas and other measurements through inspection. May 2025.

Designed by sy.london. SYO53547.