ONE VINE W1

3,874 – 19,713 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.

Level 3 provides 9,313 sq ft and Level 5 3,874 sq ft of adaptable CAT A space, ready for you to make your own. Level 4 offers 6,500 sq ft of beautifully designed, fully fitted space, curated for the modern workday and ready to move into.

PICCADILLY CIRCUS 1 MINUTE

3,874 SQ FT
TO
19,713 SQ FT

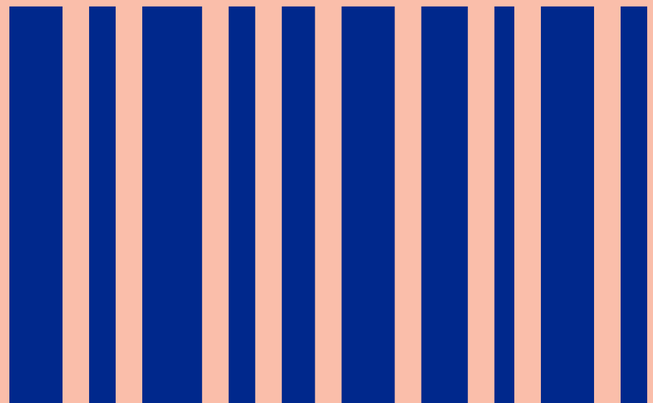
END OF TRIP
FACILITIES
AVAILABLE

OFFERING
CAT A OR CAT B
WORKSPACE



LONDON'S
FINEST
LEISURE

OVERLOOKING REGENT STREET



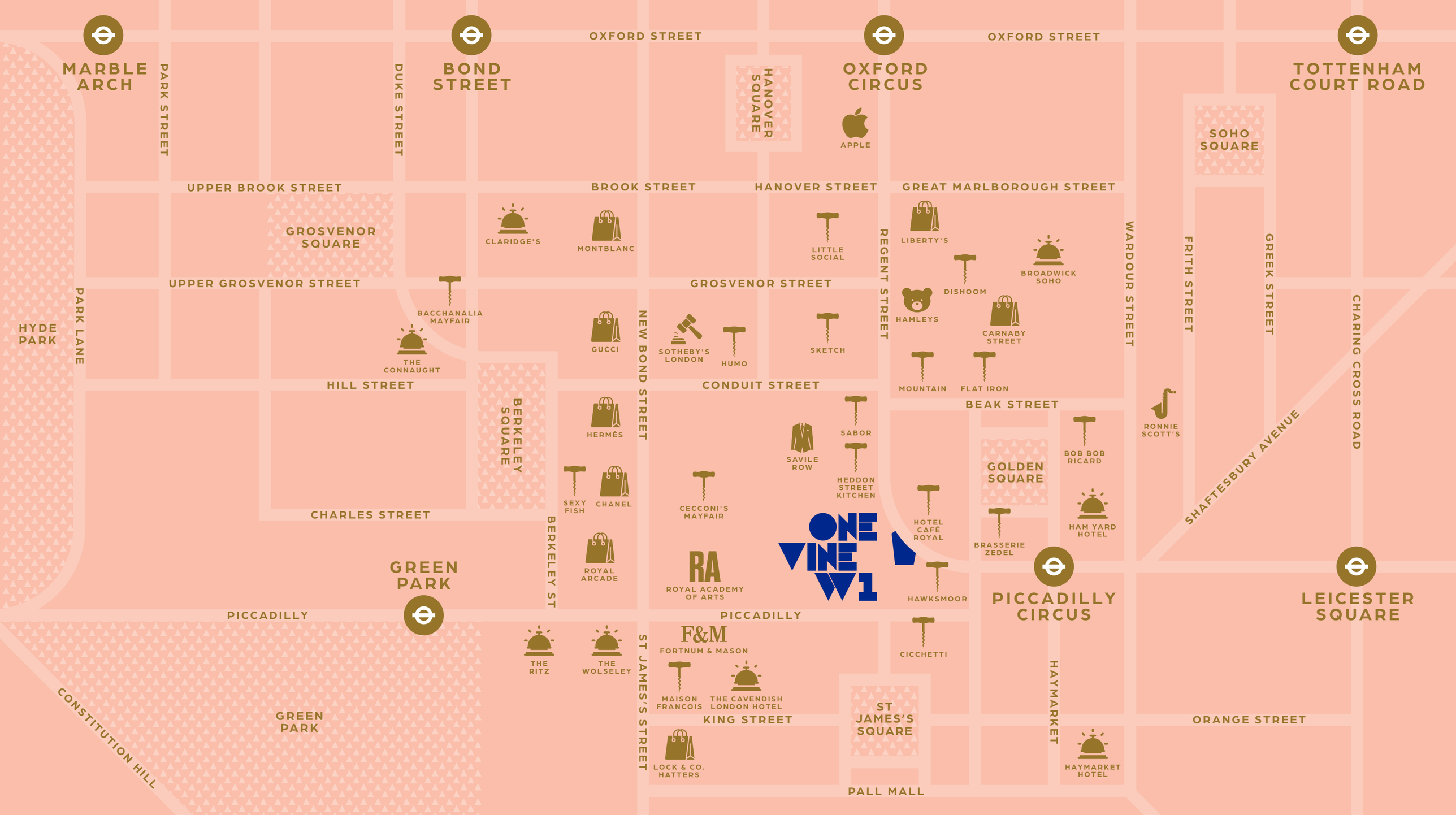
LOCATION

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.






MARBLE ARCH
BOND STREET
OXFORD CIRCUS
TOTTENHAM COURT ROAD
OXFORD STREET
OXFORD STREET
PARK STREET
DUKE STREET
HANOVER SQUARE
APPLE
SOHO SQUARE
UPPER BROOK STREET
BROOK STREET
HANOVER STREET
GREAT MARLBOROUGH STREET
GROSVENOR SQUARE
CLARIDGE'S
MONTBLANC
LITTLE SOCIAL
REGENT STREET
LIBERTY'S
BROADWICK SOHO
WARDOUR STREET
FRITH STREET
GREEK STREET
DISHOOM
HAMLEYS
CARNABY STREET
UPPER GROSVENOR STREET
GROSVENOR STREET
BACCHANALIA MAYFAIR
PARK LANE
HYDE PARK
THE CONNAUGHT
GUCCI
NEW BOND STREET
SOTHEBY'S LONDON
HUMO
SKETCH
CHARING CROSS ROAD
HILL STREET
CONDUIT STREET
MOUNTAIN
FLAT IRON
BEAK STREET
RONNIE SCOTT'S
BERKELEY SQUARE
HERMÈS
SABOR
SAVILE ROW
BOB BOB RICARD
SHAFTESBURY AVENUE
HEDDON STREET KITCHEN
GOLDEN SQUARE
SEXY FISH
CHANEL
CECCONI'S MAYFAIR
CHARLES STREET
HOTEL CAFÉ ROYAL
HAM YARD HOTEL
BERKELEY ST
BRASSERIE ZEDEL
ROYAL ARCADE
GREEN PARK
RA
ROYAL ACADEMY OF ARTS
HAWKSMOOR
PICCADILLY CIRCUS
LEICESTER SQUARE
PICCADILLY
PICCADILLY
F&M
FORTNUM & MASON
CICCHETTI
THE RITZ
THE WOLSELEY
ST JAMES'S STREET
HAYMARKET
MAISON FRANCOIS
THE CAVENDISH LONDON HOTEL
ST JAMES'S SQUARE
ORANGE STREET
CONSTITUTION HILL
GREEN PARK
KING STREET
LOCK & CO. HATTERS
HAYMARKET HOTEL
PALL MALL





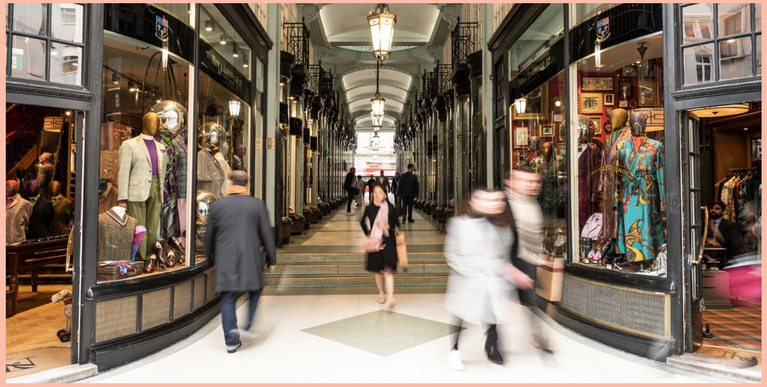








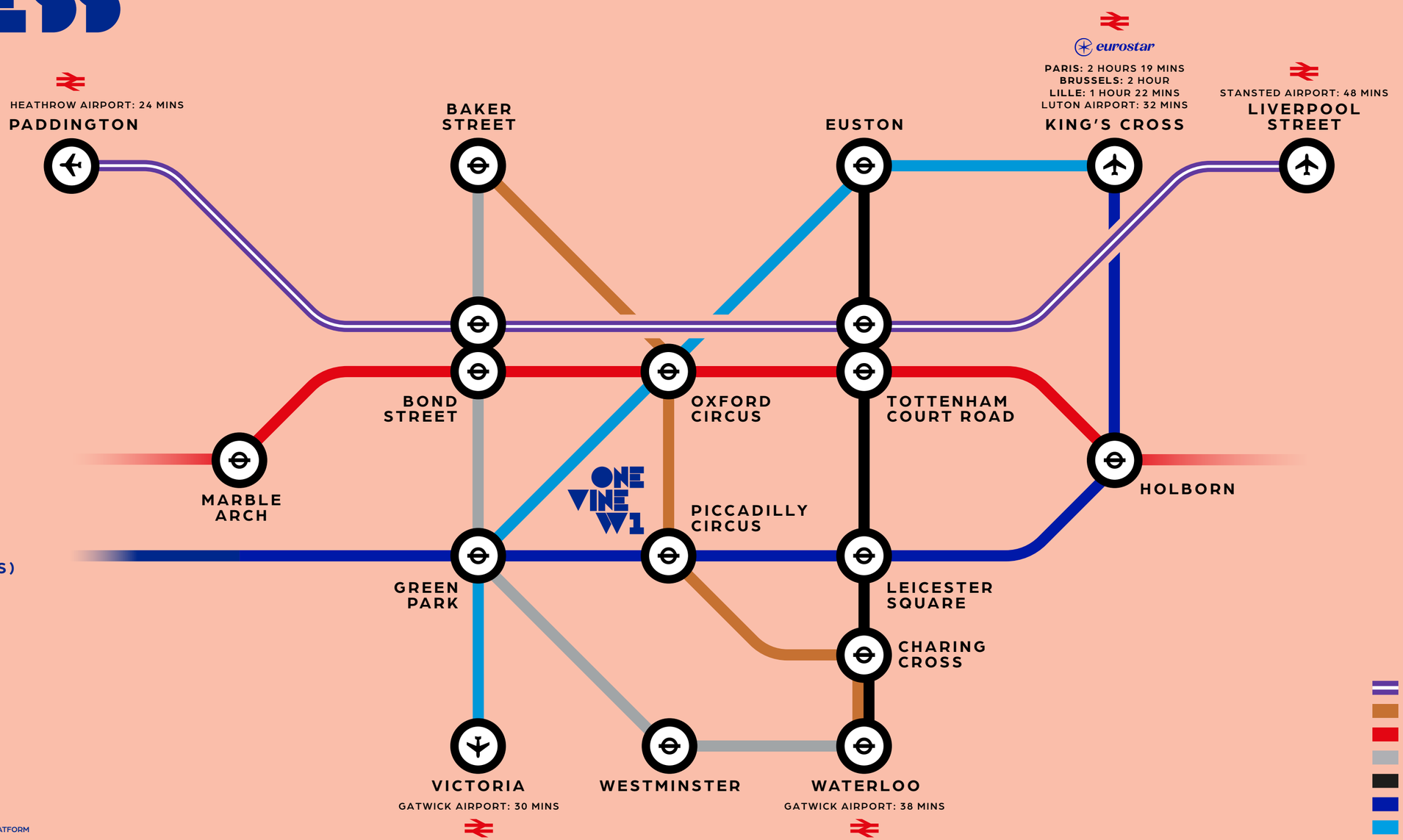







BACA

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

LOCAL OCCUPIERS

Accel

BBH

CARLYLE

Formula 1

Paul|Weiss

AngloAmerican

bluecove

Clear Channel

GEMCORP

RioTinto

ARES

BregalInvestments

M&CSAATCHI

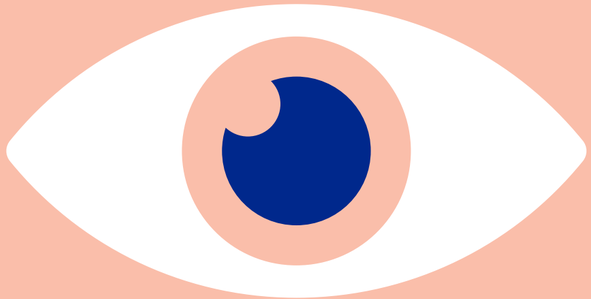
RSA Ridley Scott Associates

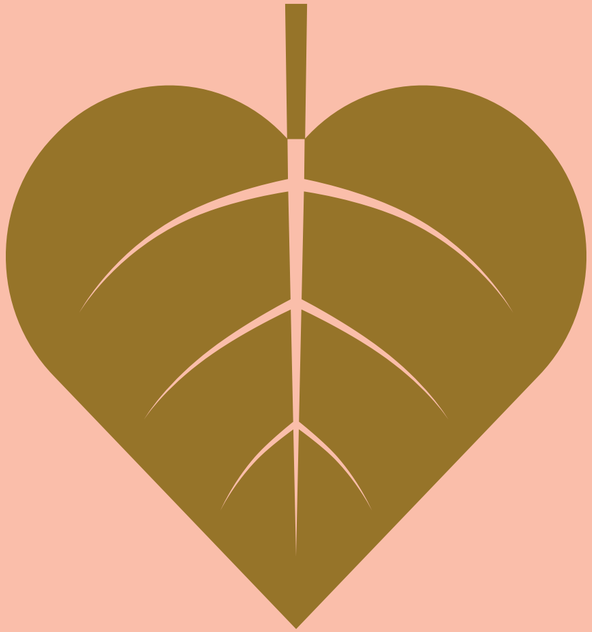




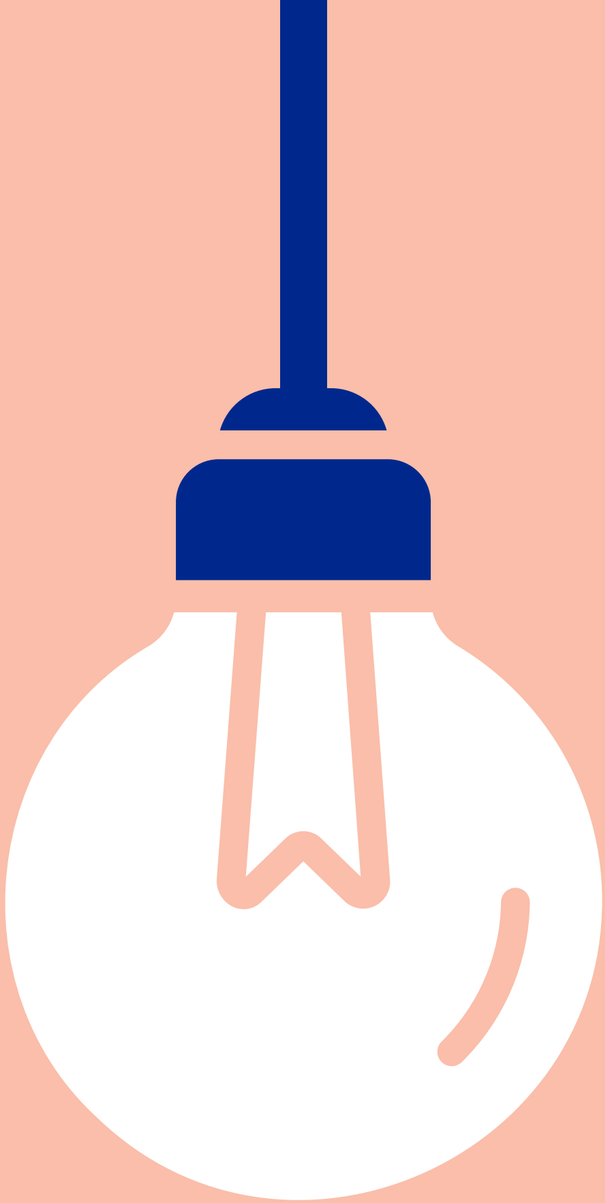

ONE
VINE
W1

24HR ACCESS AND SECURITY



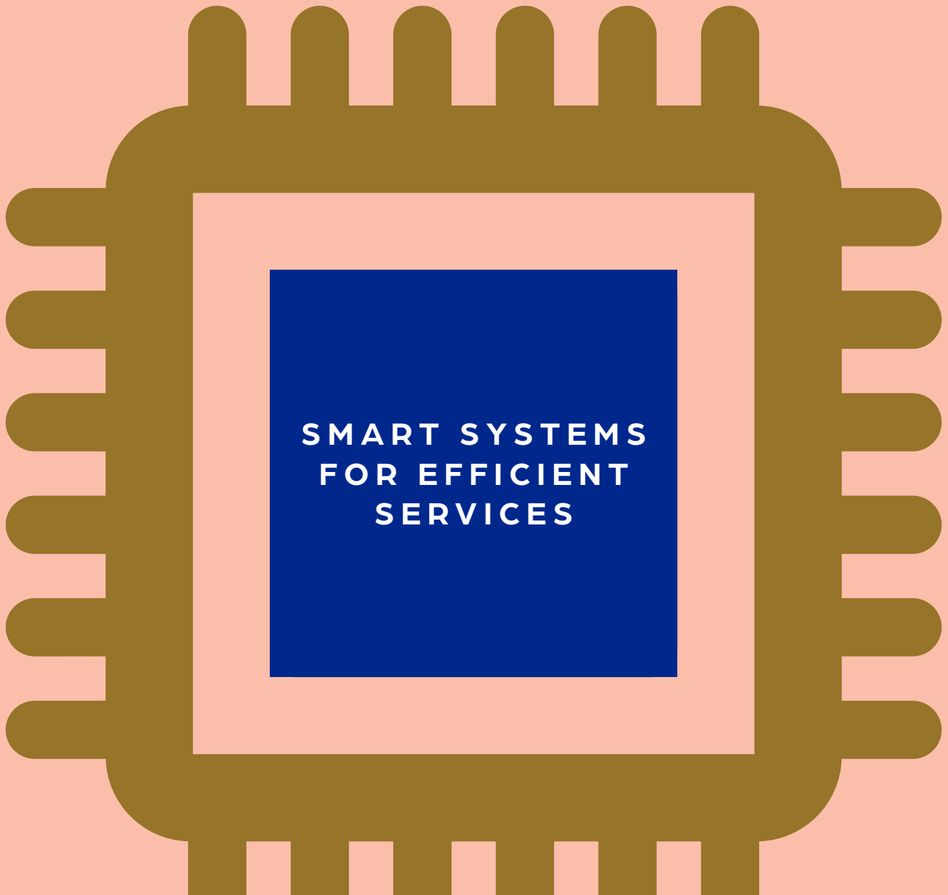


100% GREEN POWER PURCHASE AGREEMENT



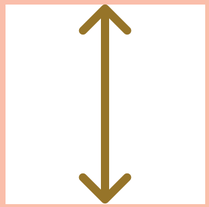
100% RENEWABLE UTILITIES

NATURAL LIGHT FROM ATRIUM



SMART SYSTEMS FOR EFFICIENT SERVICES

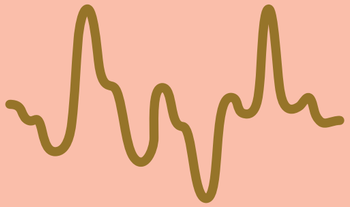
SUMMARY SPEC



FLOOR-TO-CEILING
2.7METRES

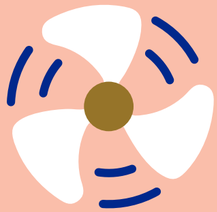


CLEAR RAISED FLOOR
150MM



ACOUSTIC CRITERIA
NR38

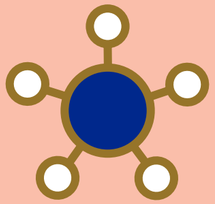
NEW SUSPENDED
CEILING



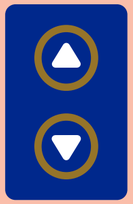
4 PIPE FAN COIL
AIR CONDITIONING



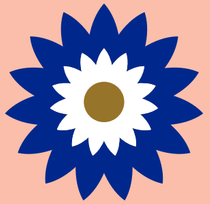
CAPPED OFF SERVICES
FOR CAT A LAYOUT



UPDATED POWER AND
DATA INFRASTRUCTURE



3 X 13 PERSON PASSENGER
LIFTS AND GOODS LIFTS



5TH FLOOR PRIVATE
TERRACE

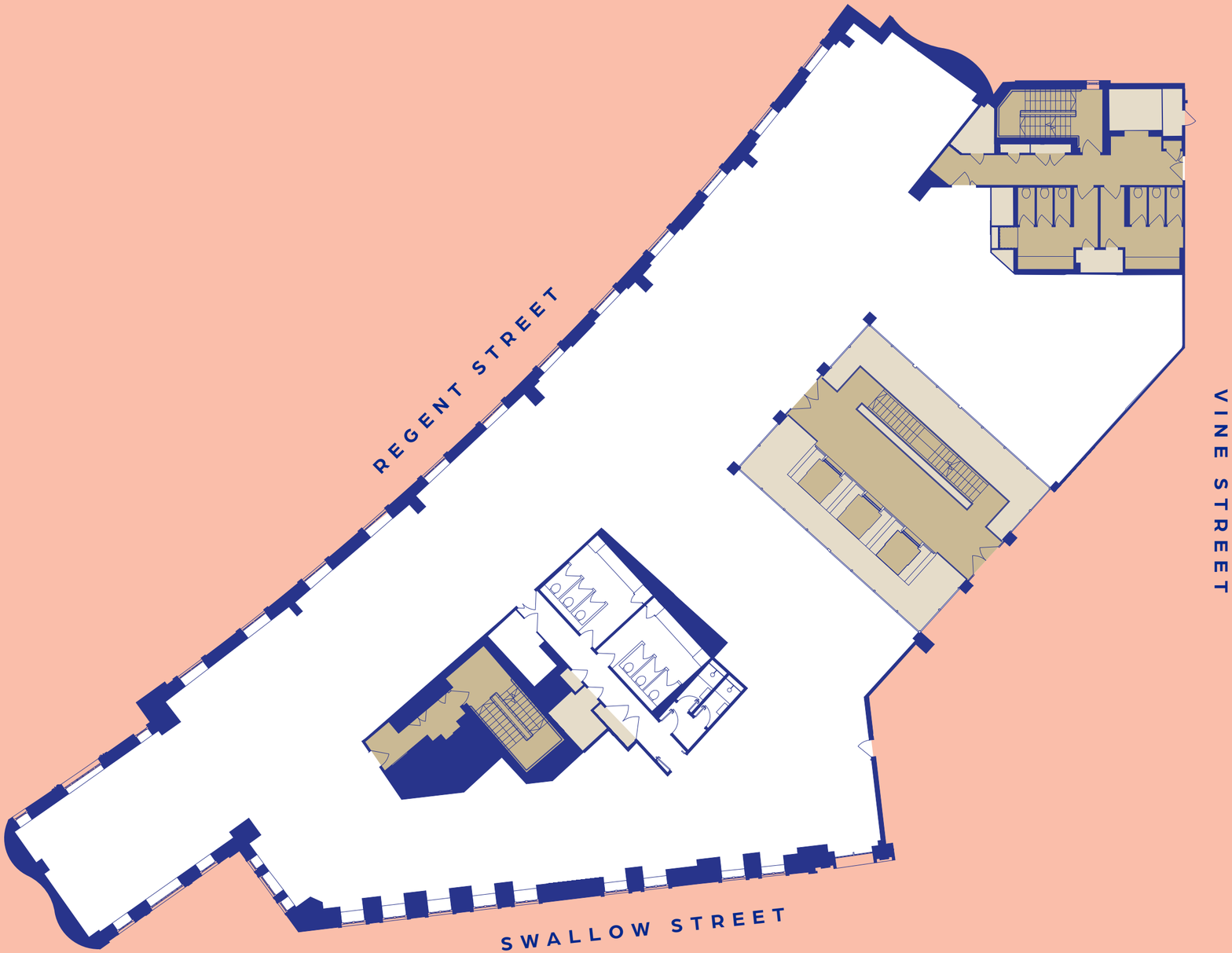
SCHEDULE

LEVEL	SQ FT	SQ M	AVAILABILITY
5	3,874	360	AVAILABLE NOW
4	6,526	606	UNDER OFFER
3	9,313	865	AVAILABLE NOW
TOTAL	**19,713**	**1,831**	

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

LEVEL B

9,313 SQ FT
865 SQ M



NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY

N

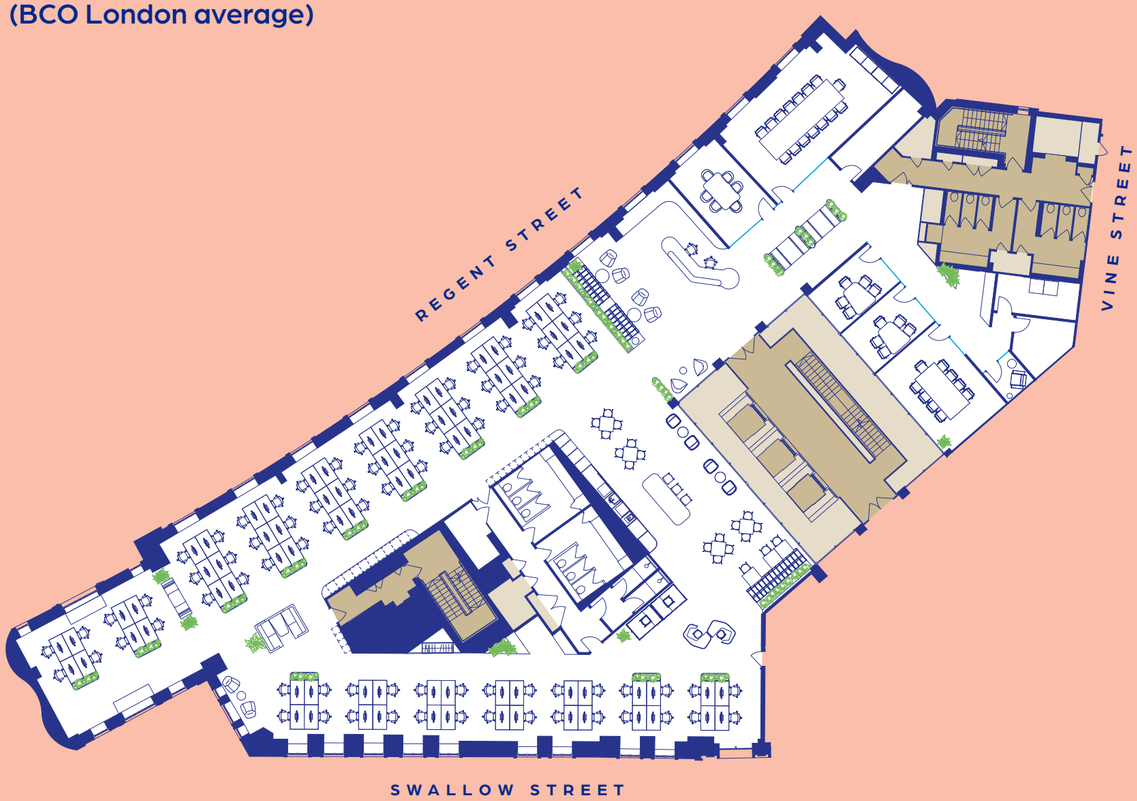
LEVEL B

9,313 SQ FT
865 SQ M

TRADITIONAL

78 Desks including Offices
16 Collaboration Seats
39 Breakout Seats
35 Meeting Room Seats
5 Quiet Rooms/Phone Booths

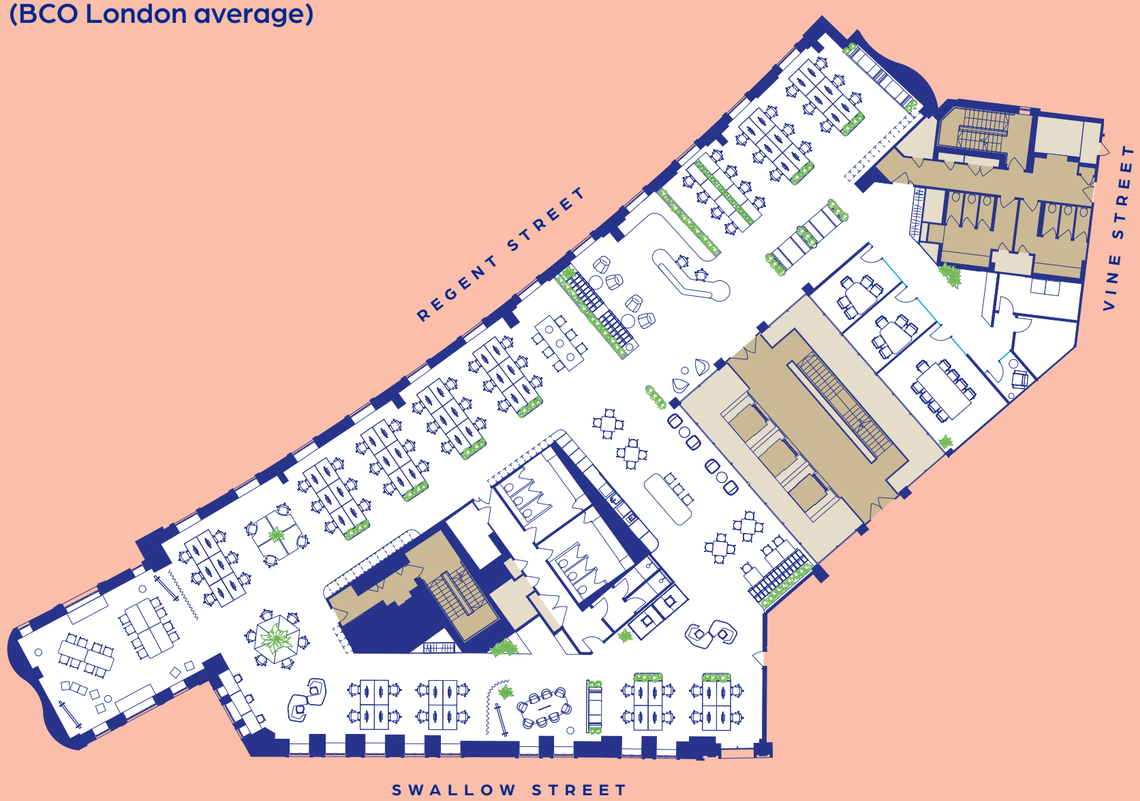
Occupancy density – 1:11 sq m
(BCO London average)



AGILE

79 Desks including Offices
32 Collaboration Seats
39 Breakout Seats
38 Meeting Room Seats
4 Quiet Rooms/Phone Booths

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



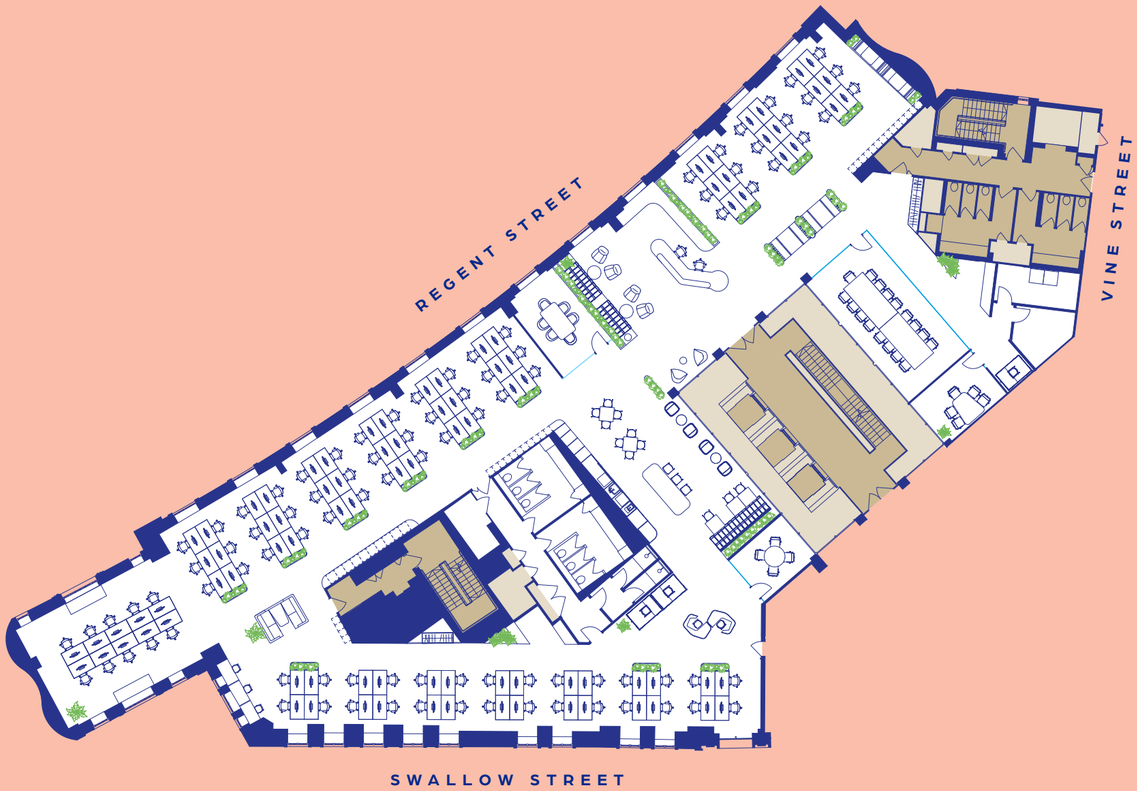
NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY

LEVEL B

9,313 SQ FT
865 SQ M

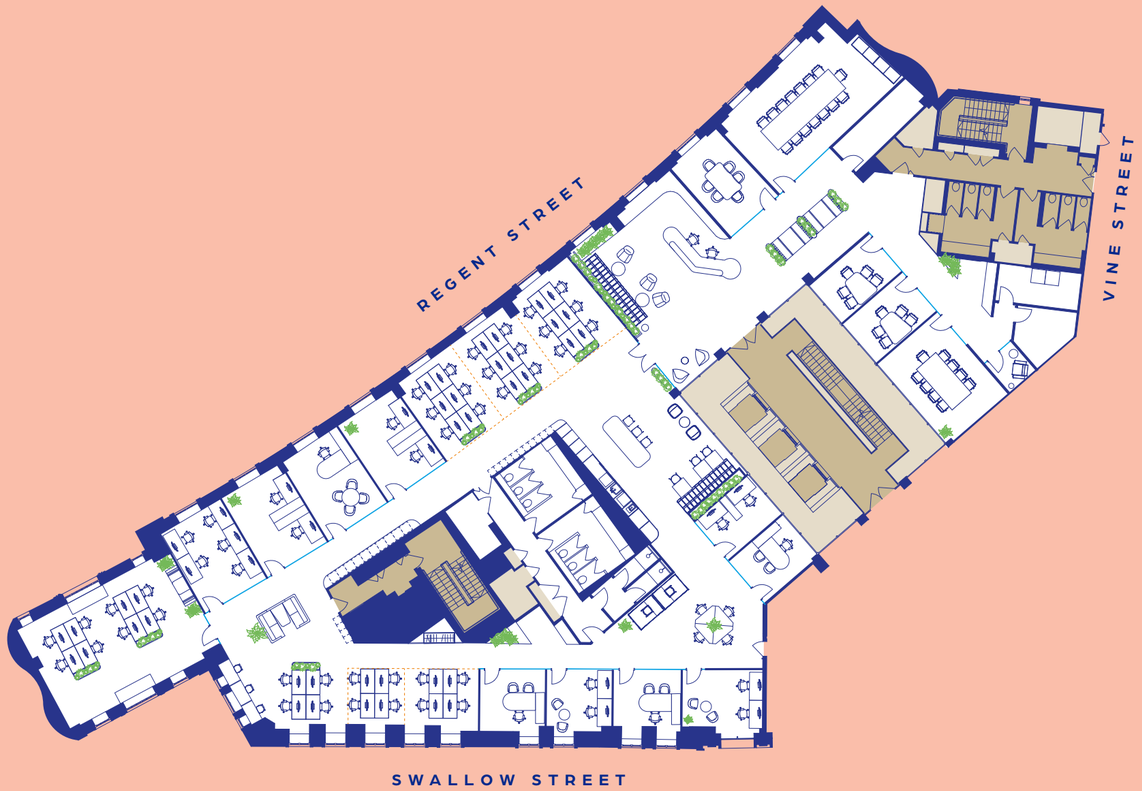
MAX PACK

92 Desks including Offices
21 Collaboration Seats
31 Breakout Seats
32 Meeting Room Seats
3 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
5 Quiet Rooms/Phone Booths
Occupancy density – 1:13 sq m



NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY
N



FLOOR OCCUPANCY

52 Workstations

2 Offices

3 Meeting rooms

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



LEVEL

6,526 SQ FT
606 SQ M

NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY











LEVEL 5

3,874 SQ FT
360 SQ M



NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY

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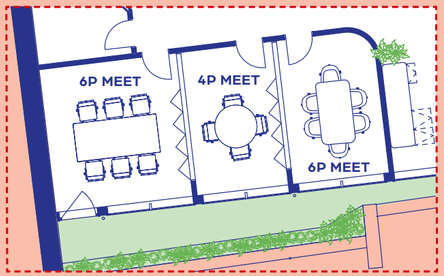
TRADITIONAL LAYOUT

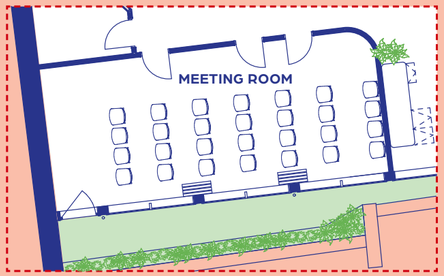
32 Workstations
2/3 Meeting rooms
1 Collaboration space
1 Breakout space

Facilities & Amenity

1 Reception & Lounge
1 Comms Room (in existing location)
1 Tea point
1 Pantry / Store Room

Occupancy density – 1:10 sq m







LEVEL D

3,874 SQ FT
360 SQ M

NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY

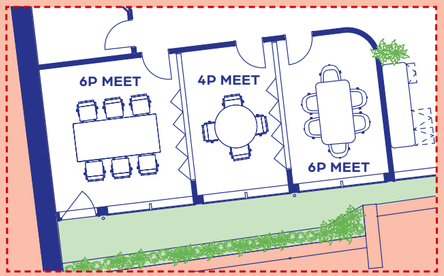
CELLULAR LAYOUT

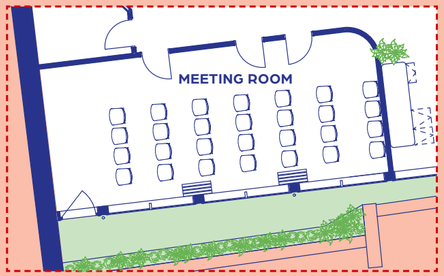
22 Workstations
2/3 Meeting rooms
1 Collaboration space
1 Breakout space

Facilities & Amenity

1 Reception & Lounge
1 Quiet Rooms / Phone Booths
1 Comms Room (in existing location)
1 Tea point
1 Pantry / Store Room

Occupancy density – 1:10 sq m







LEVEL D

3,874 SQ FT
360 SQ M

NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY











WORKPLACES+

Introducing Workplaces+ by The Crown Estate.

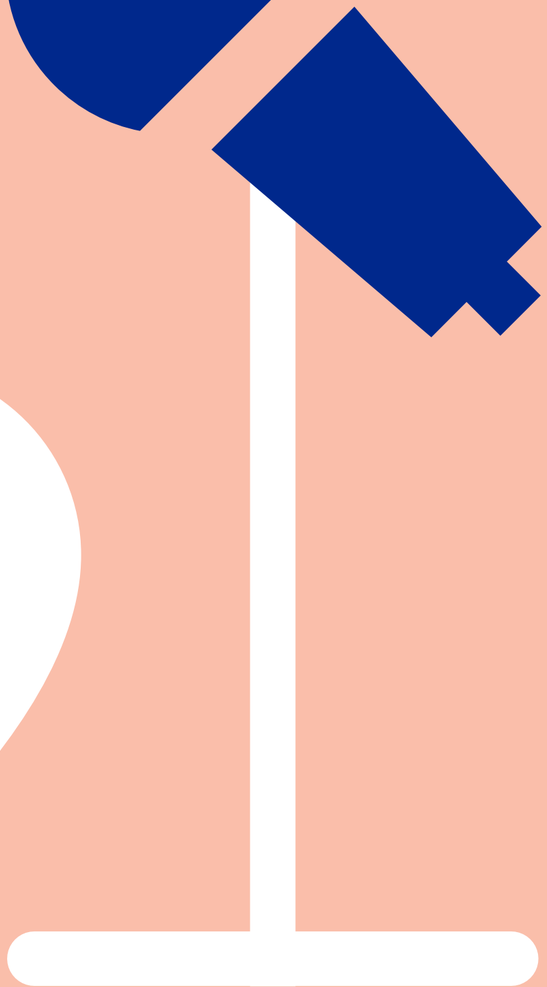
DELIVERING MORE THAN JUST OFFICE SPACE

Workplaces+ gives you the flexibility to work your way. Enjoy access to collaborative workplaces, 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, Workplaces+ creates an office experience unlike any other.

WORKPLACE+ 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.

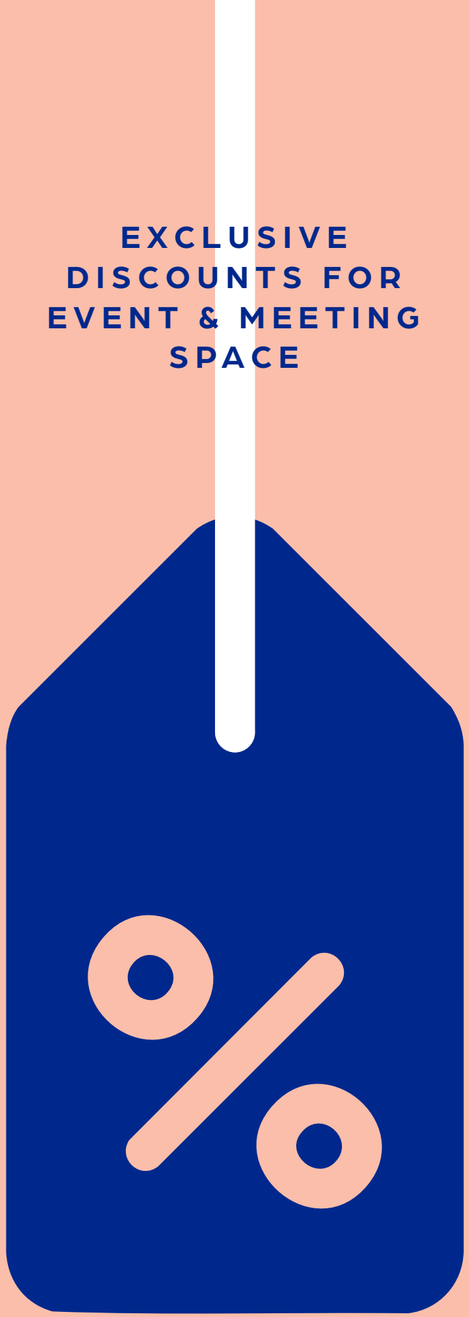
ACCESS TO TALKS



BESPOKE PERKS AROUND THE PORTFOLIO



EXCLUSIVE DISCOUNTS FOR EVENT & MEETING SPACE



ACCESS TO FITNESS & WELLBEING CLASSES



NETWORKING EVENTS





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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The Crown Estate

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Basha – Franklin

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www.thecrownestateworkplaces.com

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Designed by sy.london. SYO53547