



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.





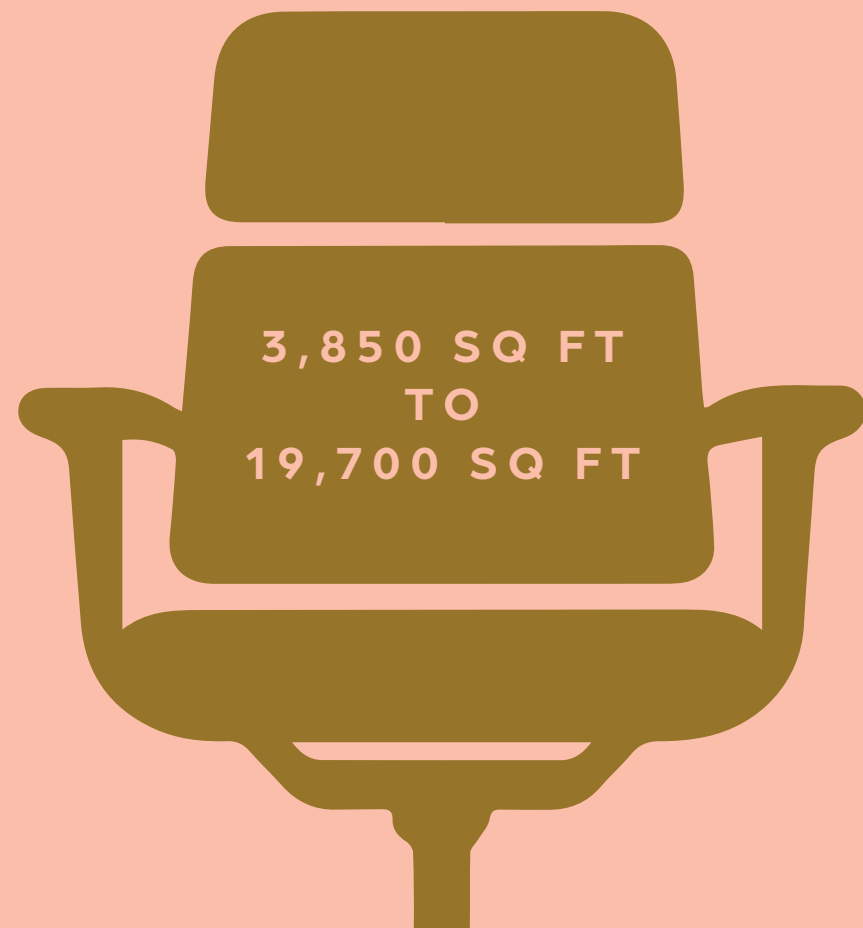
OFFERING
CAT A OR CAT B
WORKSPACE



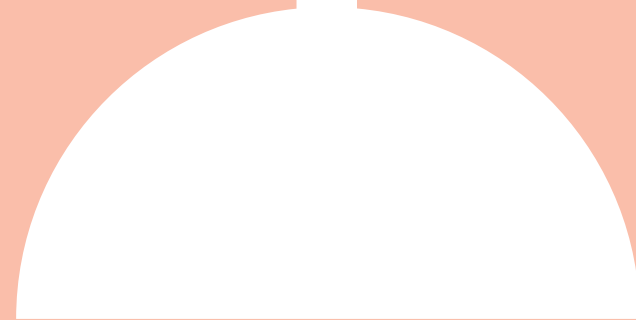
LONDON'S
FINEST
LEISURE



OWA



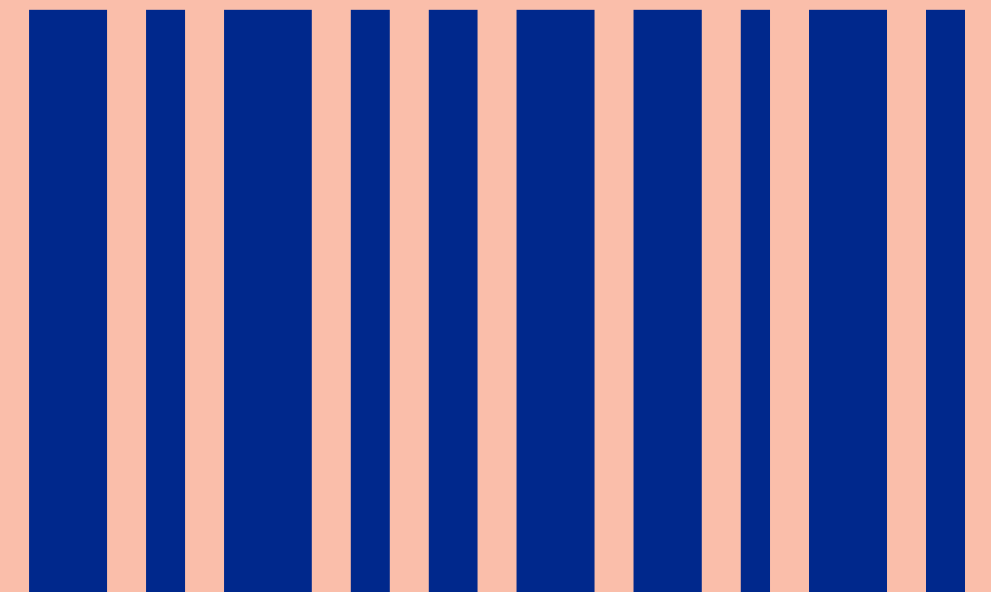
3,850 SQ FT
TO
19,700 SQ FT



END OF TRIP
FACILITIES
AVAILABLE



OVERLOOKING REGENT STREET



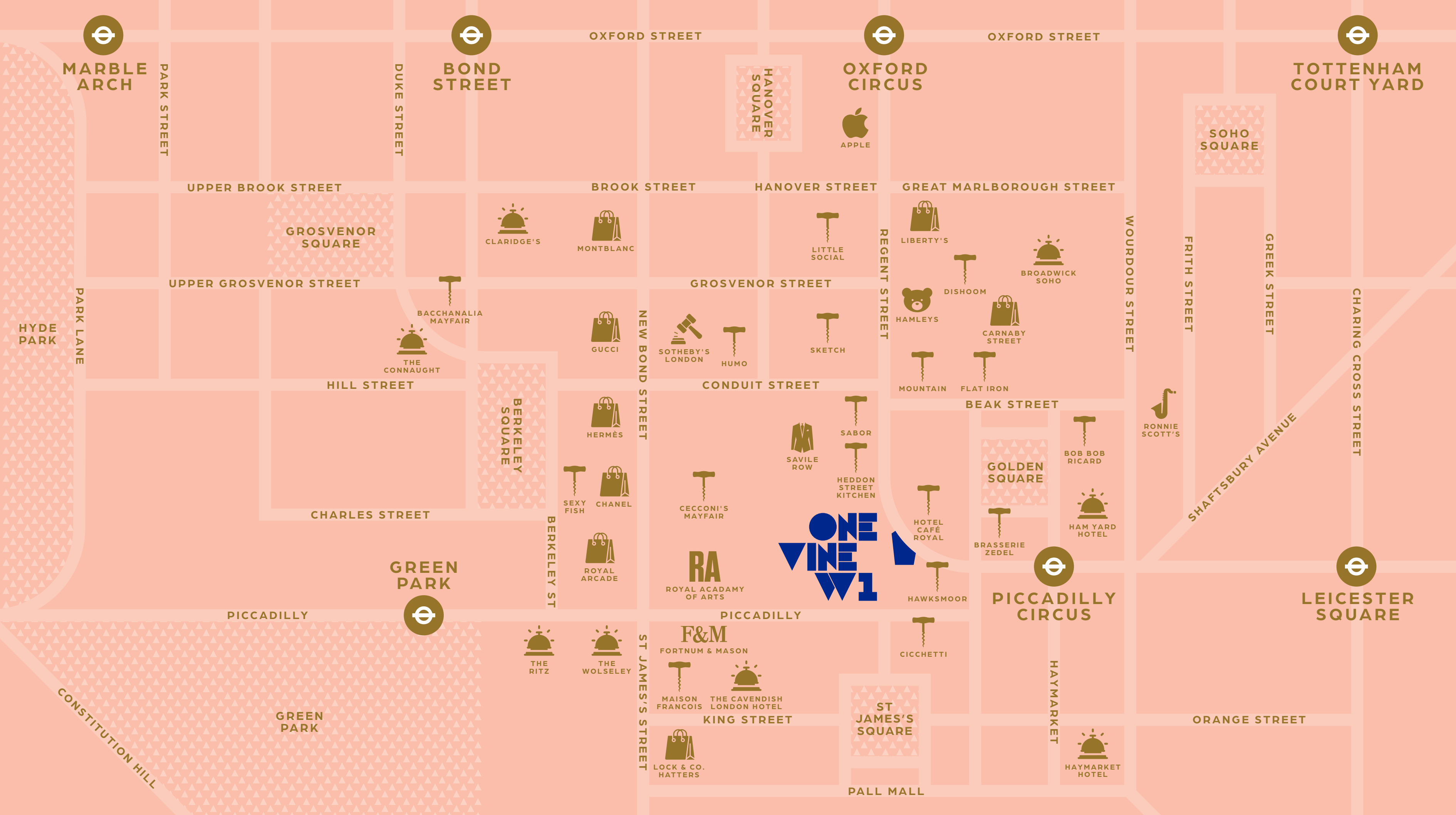
One Vine W1 is moments from London's cultural heartland, luxurious retail, prestigious restaurants, iconic garden squares, Royal Palaces and historic parks.

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

PARK STREET



BOND STREET

DUKE STREET

OXFORD STREET



OXFORD CIRCUS

OXFORD STREET



TOTTENHAM COURT YARD

HANOVER SQUARE



APPLE

SOHO SQUARE

UPPER BROOK STREET

BROOK STREET

HANOVER STREET

GREAT MARLBOROUGH STREET

GROSVENOR SQUARE



CLARIDGE'S



MONTBLANC



LITTLE SOCIAL



LIBERTY'S



DISHOOM



BROADWICK SOHO

UPPER GROSVENOR STREET



BACCHANALIA MAYFAIR

GROSVENOR STREET



SOOTHEBY'S LONDON



HUMO



SKETCH



HAMLEYS



CARNABY STREET



MOUNTAIN



FLAT IRON

PARK LANE

HYDE PARK



THE CONNAUGHT

HILL STREET



GUCCI

NEW BOND STREET



HERMÈS



SEXY FISH



CHANEL



CECCONI'S MAYFAIR



SAVILE ROW



SABOR



HEDDON STREET KITCHEN



HOTEL CAFÉ ROYAL



BRASSERIE ZEDEL



BOB BOB RICARD



RONNIE SCOTT'S

CHARLES STREET

BERKELEY SQUARE

BERKELEY ST



ROYAL ARCADE



ROYAL ACADEMY OF ARTS



HAWKSMOOR



CICCHETTI

GOLDEN SQUARE



HAM YARD HOTEL

GREEN PARK



PICCADILLY

PICCADILLY



PICCADILLY CIRCUS

HAYMARKET



HAYMARKET HOTEL



THE RITZ



THE WOLSELEY

F&M

FORTNUM & MASON



MAISON FRANCOIS



THE CAVENDISH LONDON HOTEL

KING STREET



LOCK & CO. HATTERS

ST JAMES'S SQUARE

PALL MALL

FRITH STREET

GREEK STREET

SHAFTSBURY AVENUE

CHARING CROSS STREET



LEICESTER SQUARE

ORANGE STREET

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)

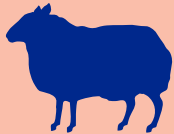
- 01 Charing Cross
- 04 Holborn
- 04 Waterloo
- 06 Victoria
- 06 Euston
- 08 King's Cross
- 13 Bank
- 13 Paddington
- 15 Liverpool Street
- 16 Canary Wharf
- 45 Heathrow

NOTE: ALL TRAVEL TIMES ARE PLATFORM TO PLATFORM

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

LOCAL OCCUPIERS

Accel



BBH

CARLYLE



Paul|Weiss



bluecove



GEMCORP

RioTinto



BregalInvestments

EISLER
— C A P I T A L —

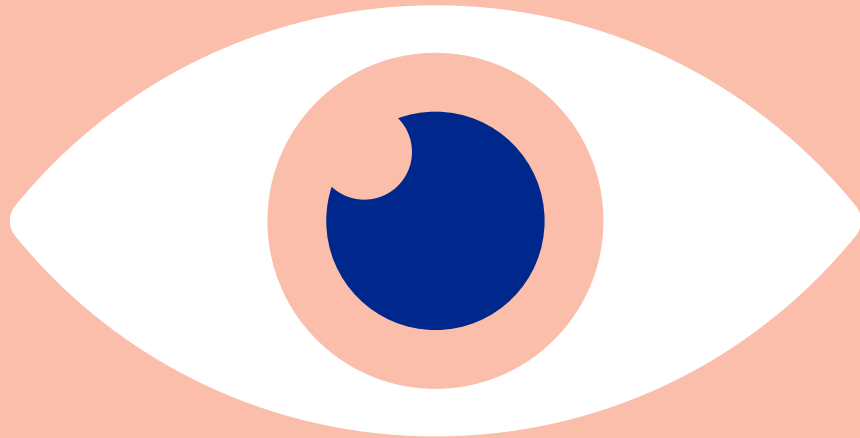
M&CSAATCHI

RSA
Ridley Scott
Associates

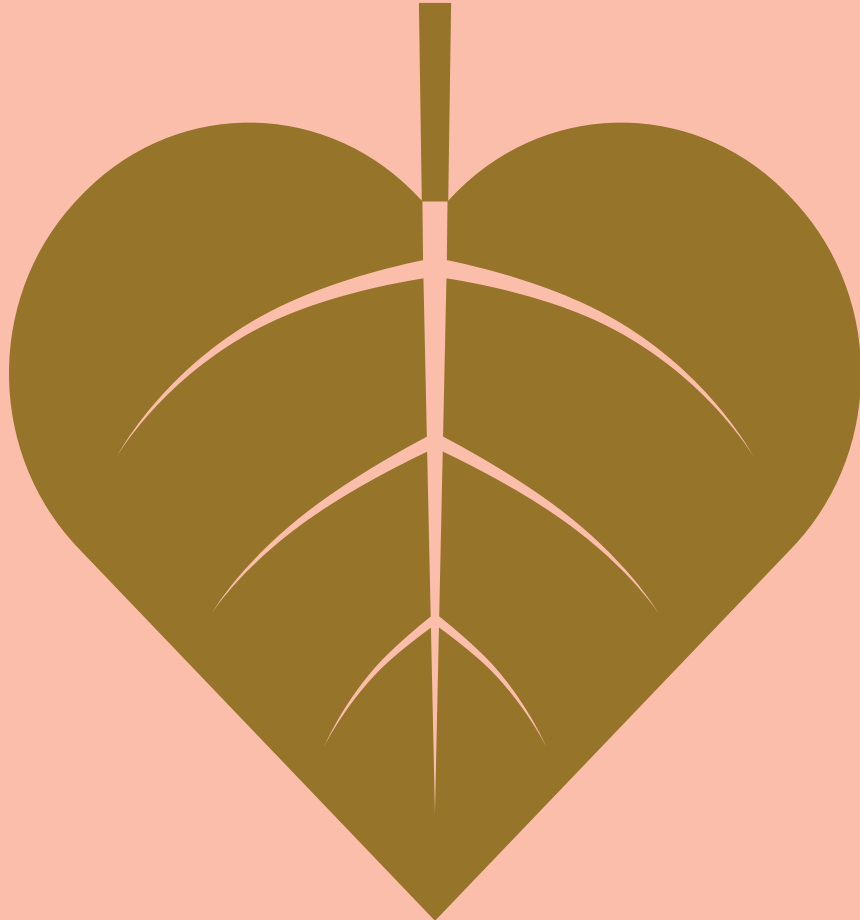
ONE VINE V1



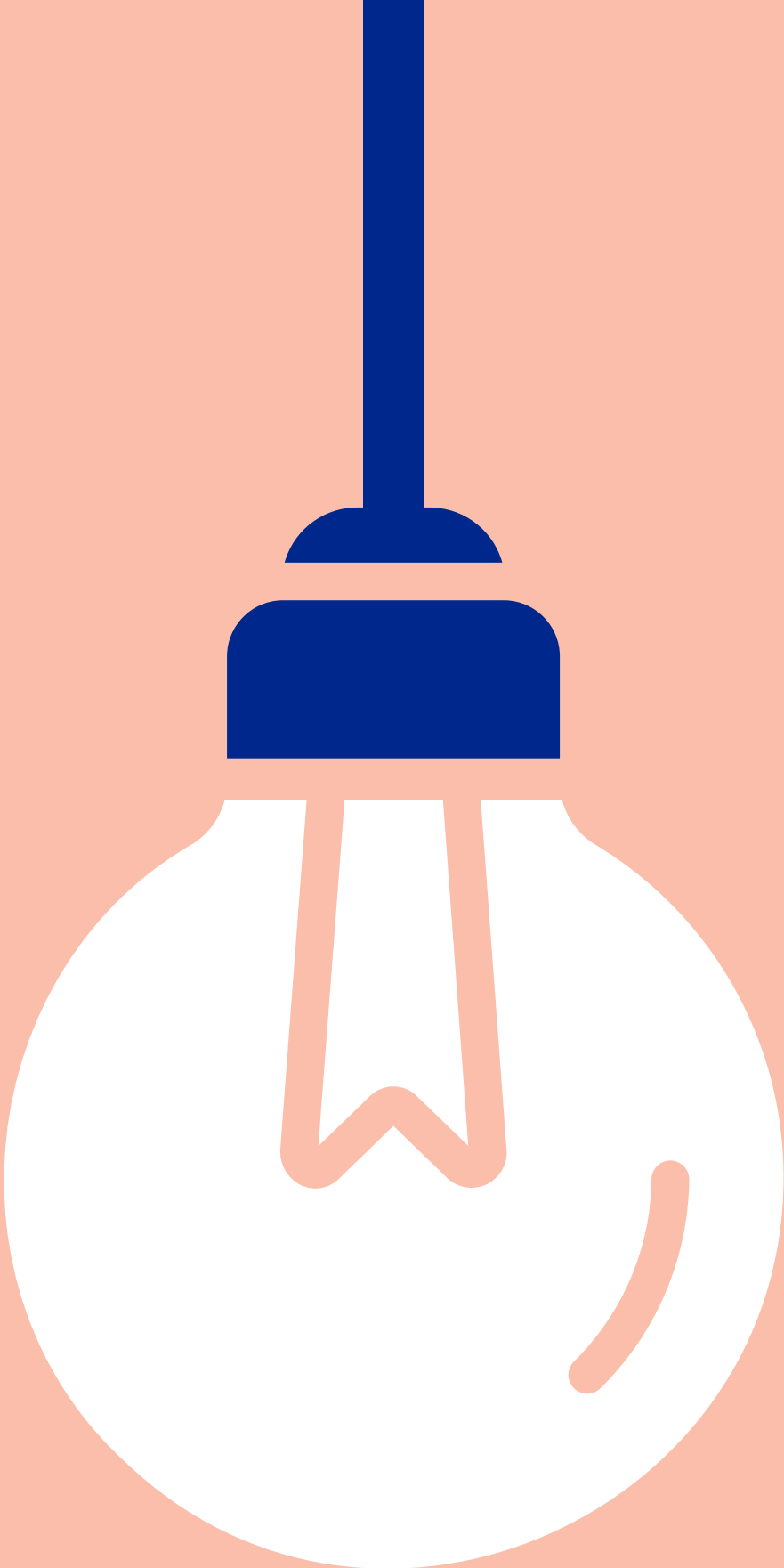
24HR ACCESS AND
SECURITY



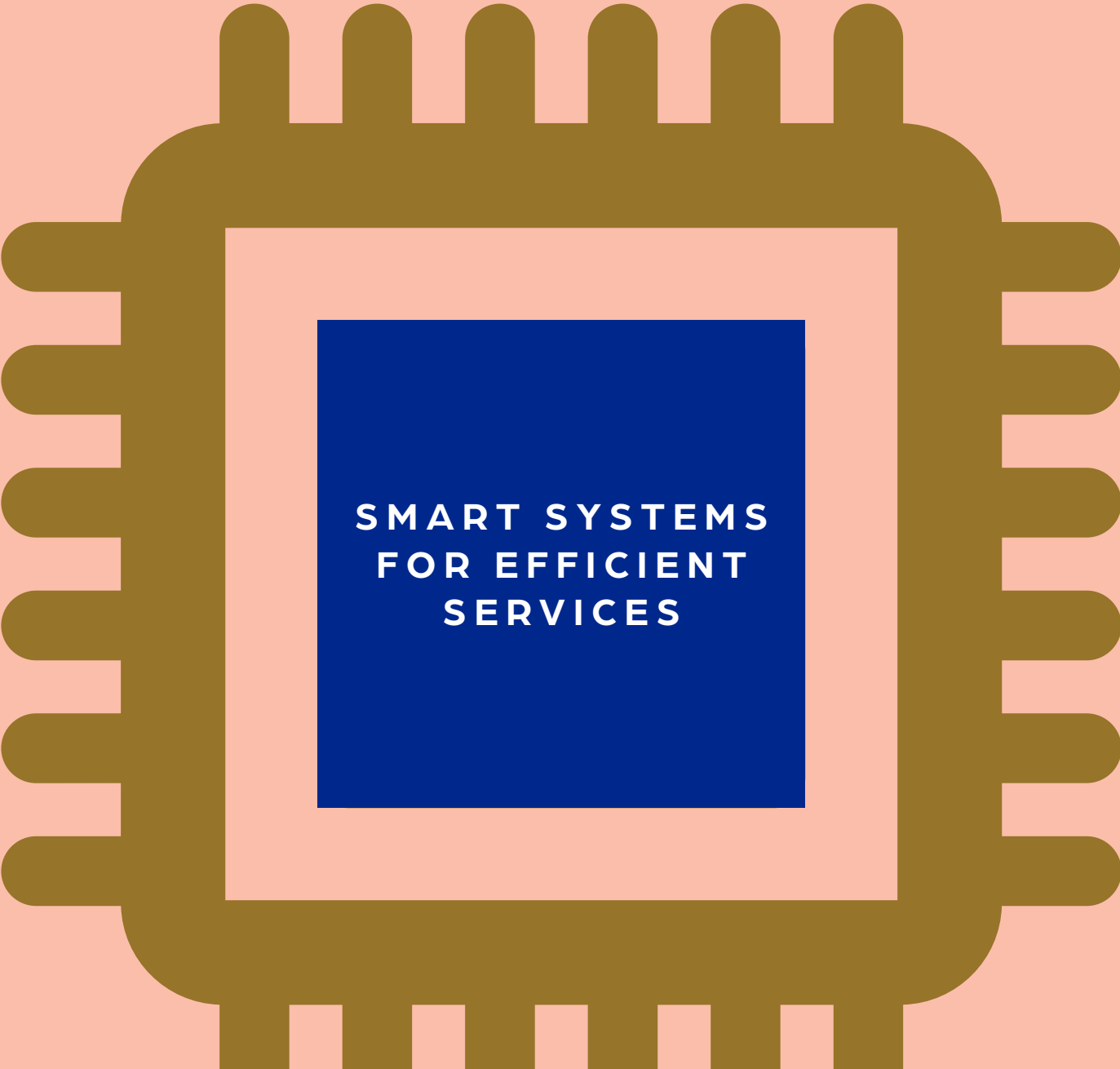
NATURAL LIGHT
FROM ATRIUM



100% GREEN POWER
PURCHASE AGREEMENT

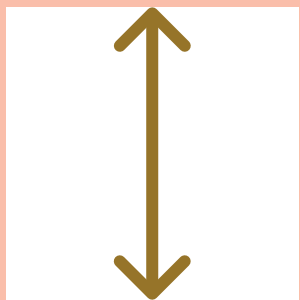


100% RENEWABLE
UTILITIES



SMART SYSTEMS
FOR EFFICIENT
SERVICES

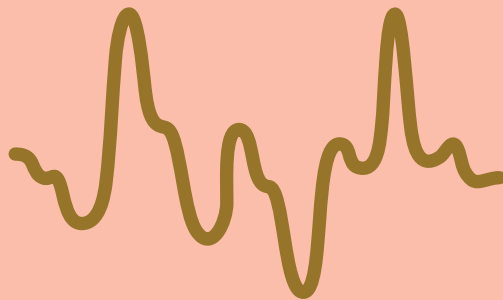
SUMMARY SPEC



FLOOR-TO-CEILING
2.7METRES



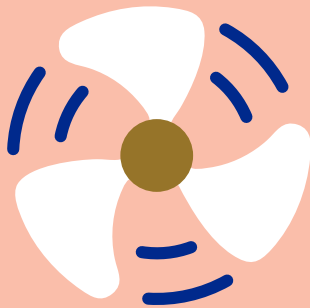
CLEAR RAISED FLOOR
150MM



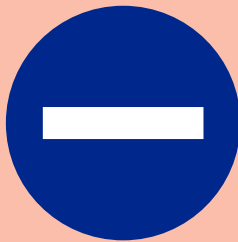
ACOUSTIC CRITERIA
NR38



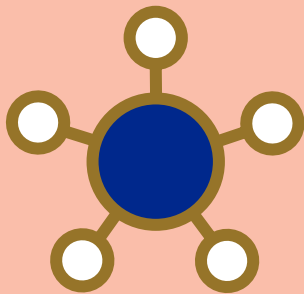
NEW SUSPENDED
CEILING



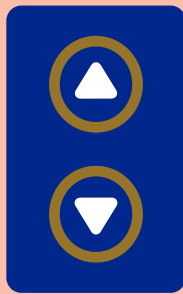
4 PIPE FAN COIL
AIR CONDITIONING



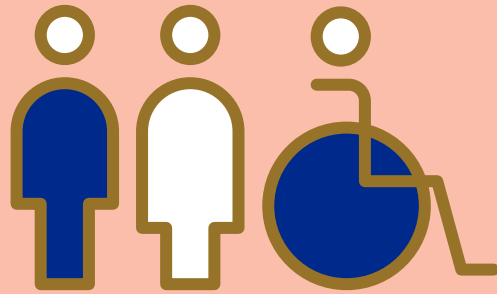
CAPPED OFF SERVICES
FOR CAT A LAYOUT



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	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.

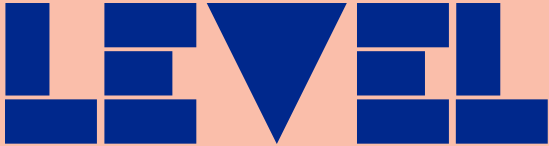
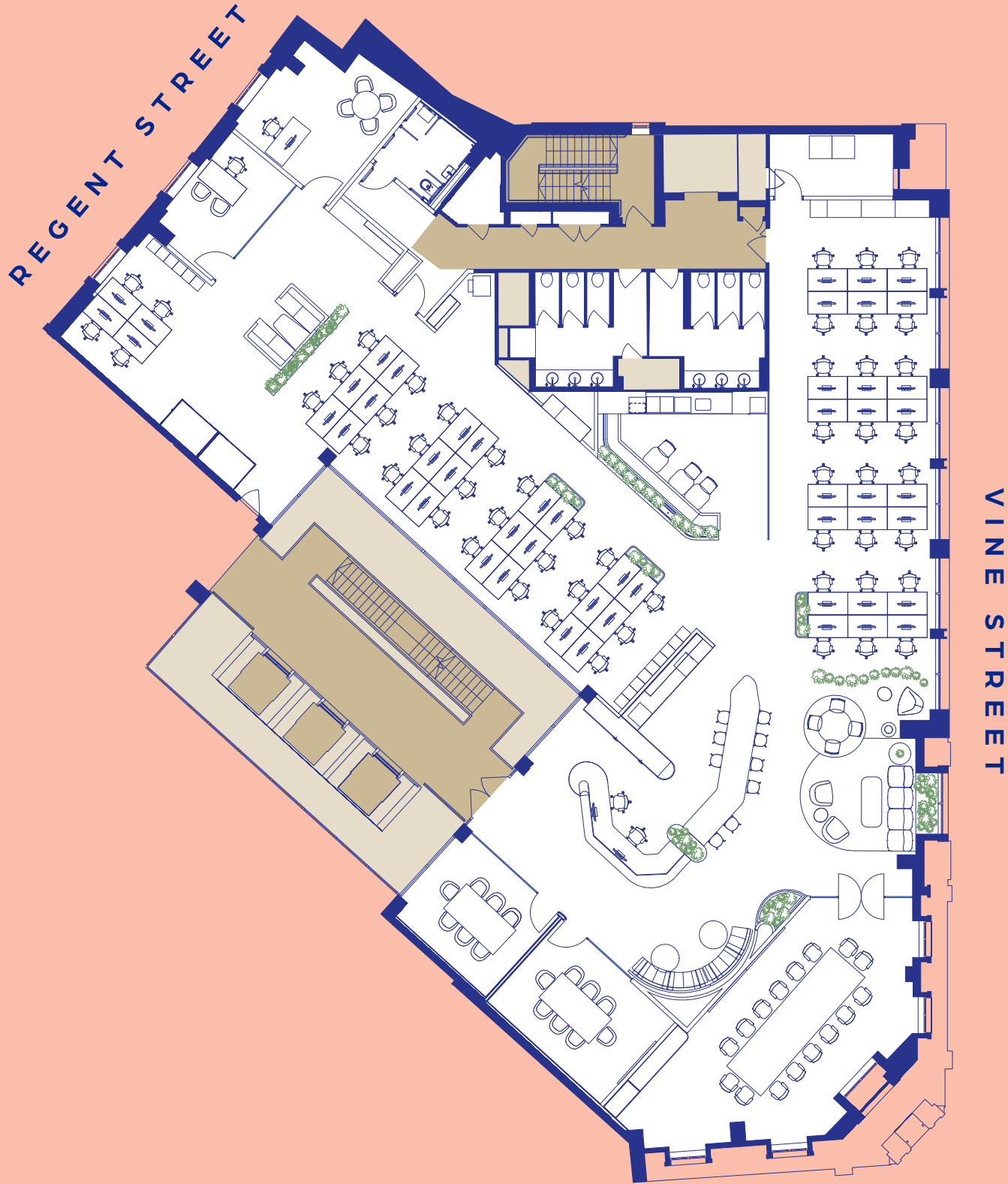
FLOOR OCCUPANCY

52 Workstations

2 Offices

3 Meeting rooms

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



6,526 SQ FT
606 SQ M

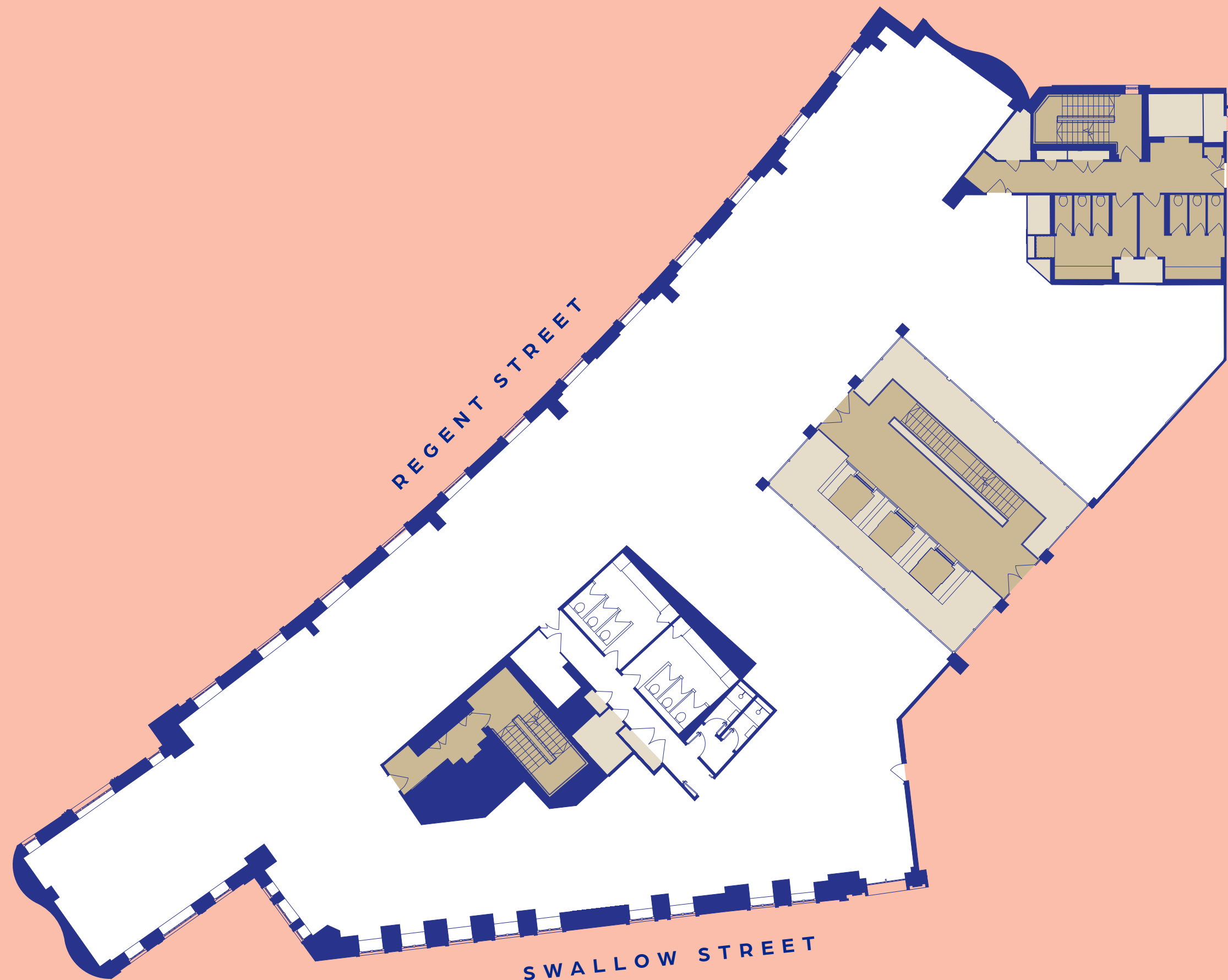






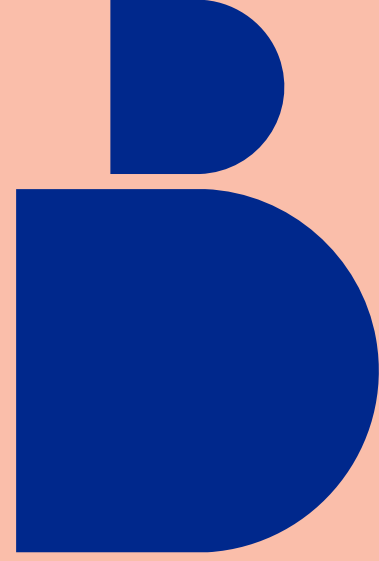






LEVEL

9,313 SQ FT
865 SQ M



REGENT STREET

VINE STREET

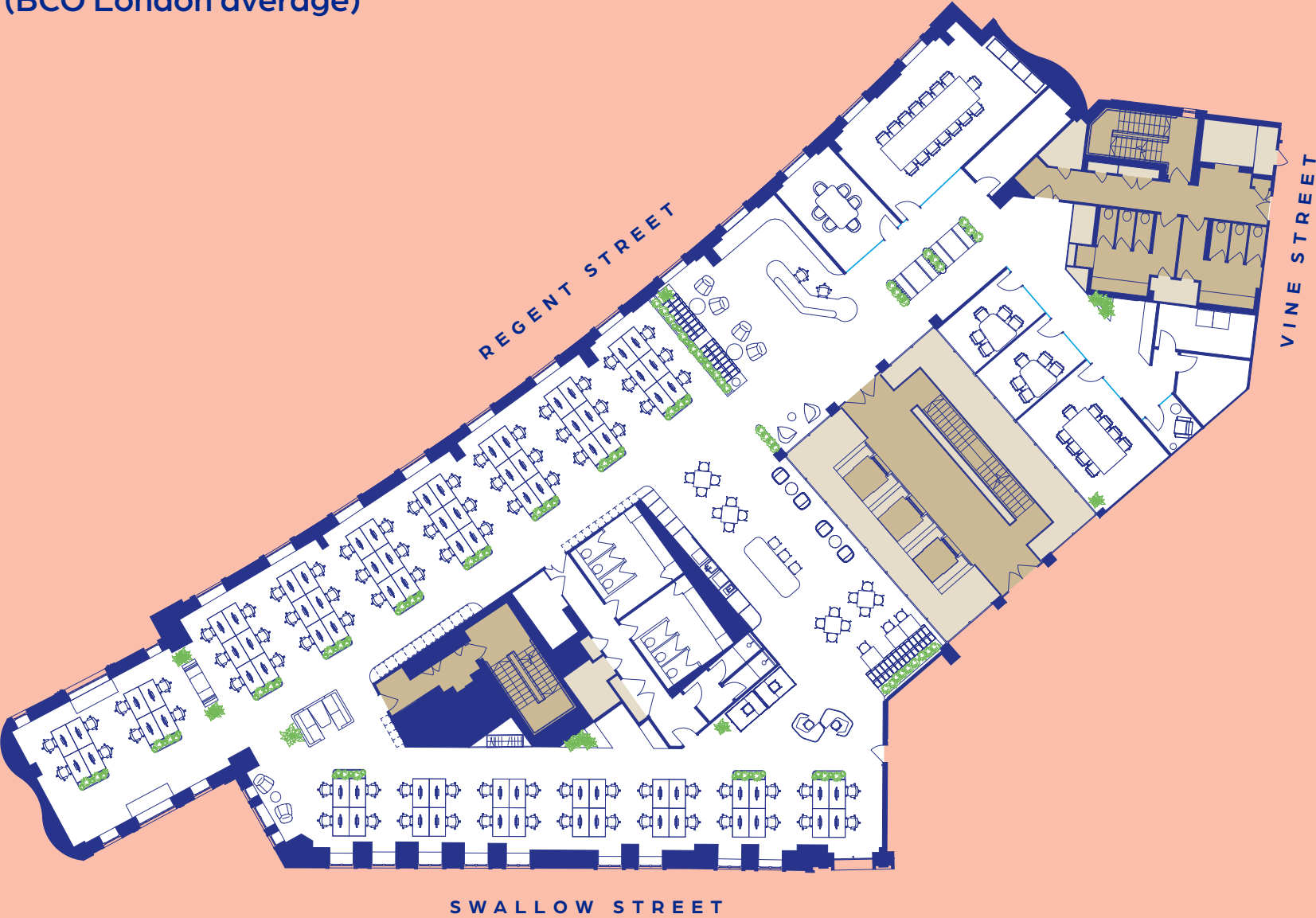
SWALLOW STREET

NOTE: NOT TO SCALE. FOR INDICATIVE PURPOSE ONLY



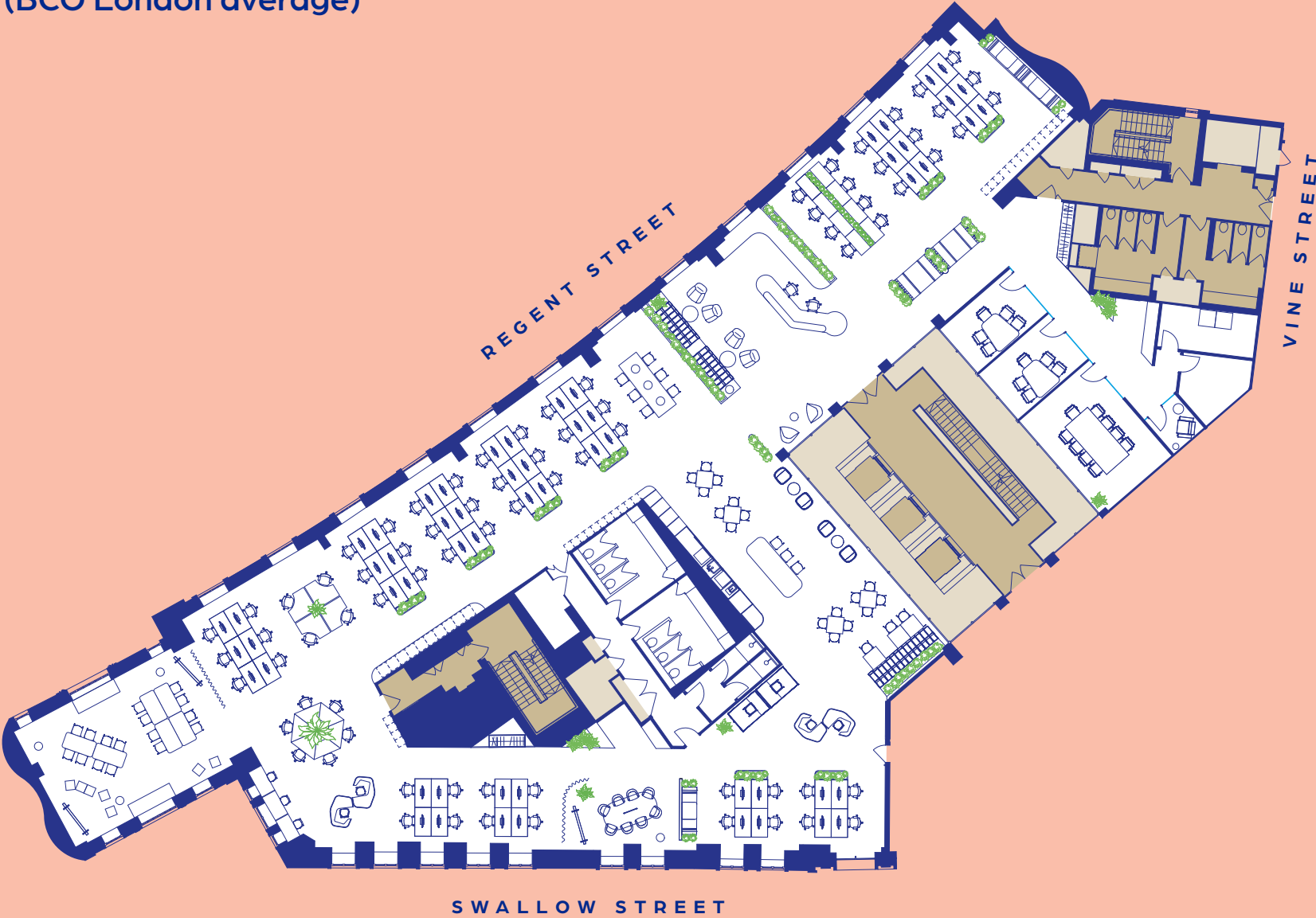
TRADITIONAL

- 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)

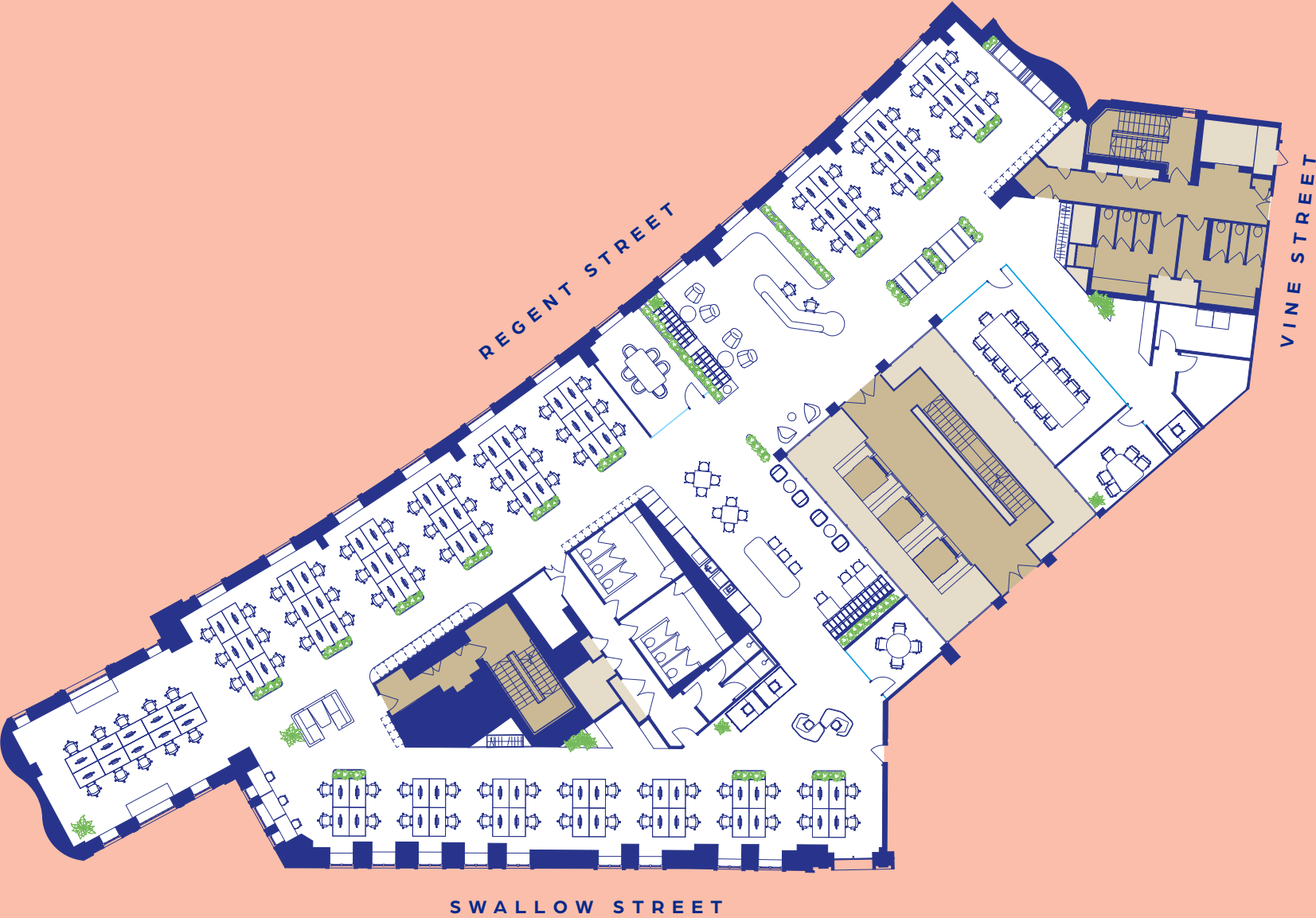


LEVEL

9,313 SQ FT
865 SQ M

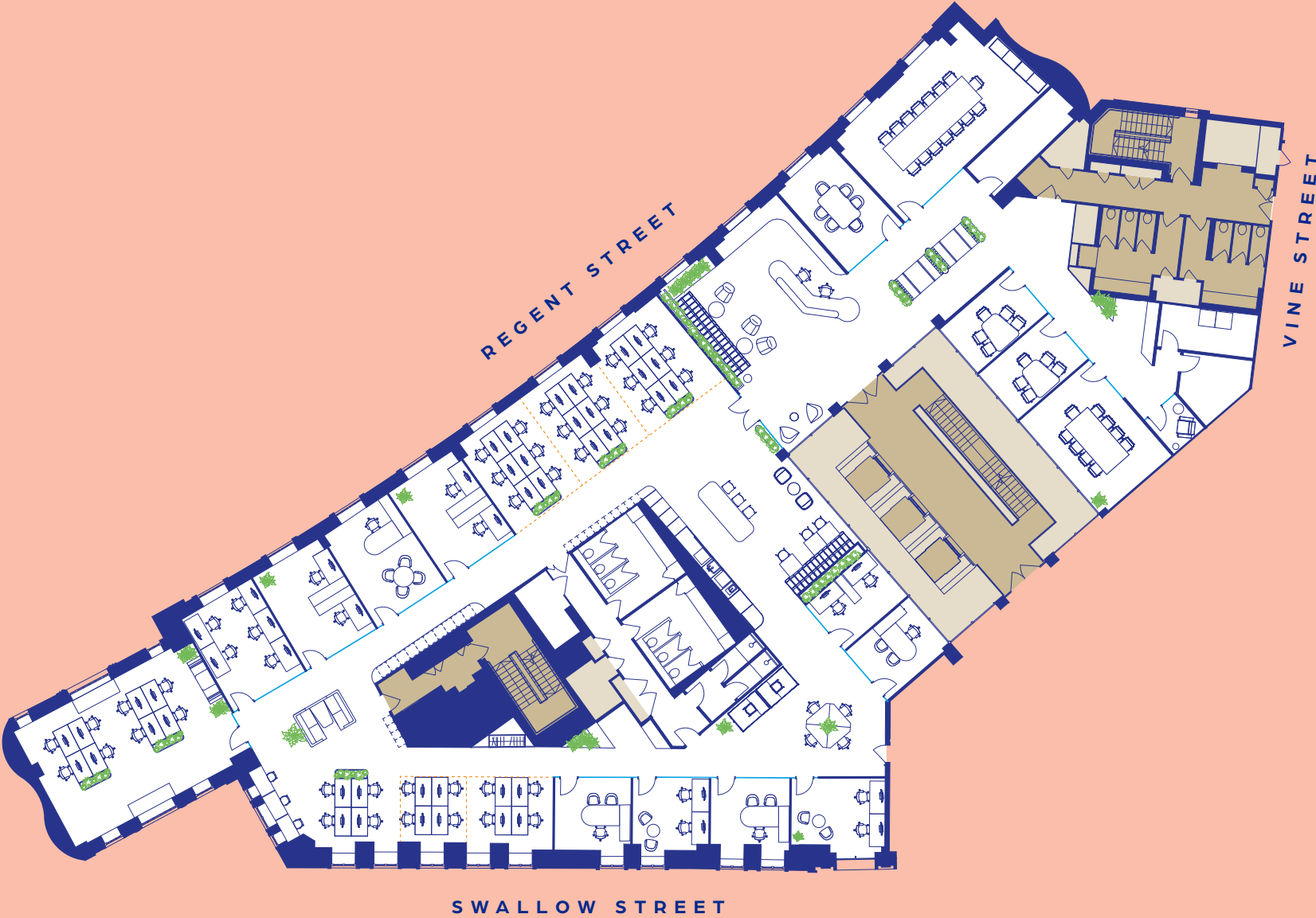
MAX PACK

- 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

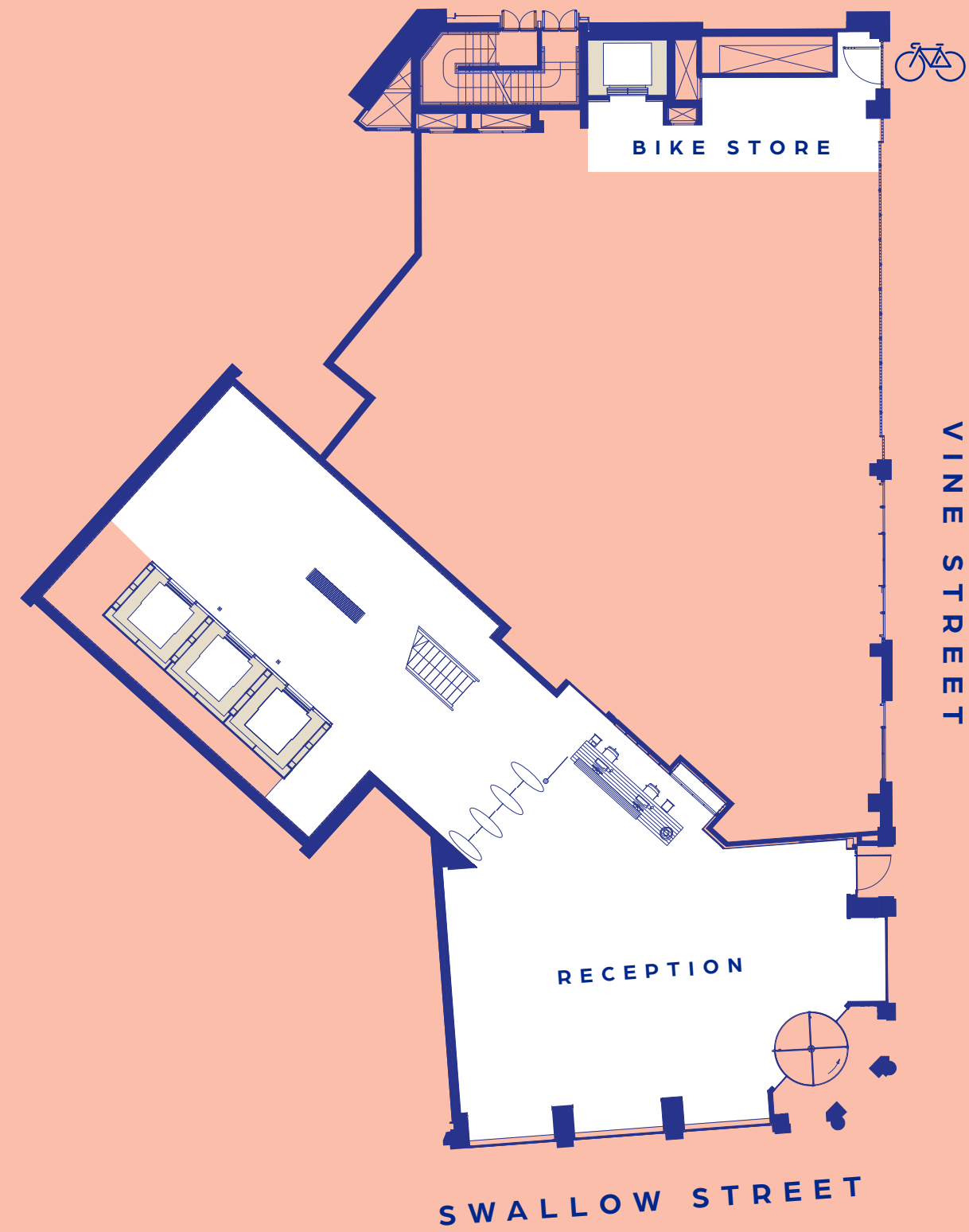
- 64 Desks including Offices
 - 12 Collaboration Seats
 - 20 Breakout Seats
 - 35 Meeting Room Seats
 - 05 Quiet Rooms/Phone Booths
- Occupancy density – 1:13 sq m



LEVEL

9,313 SQ FT
865 SQ M







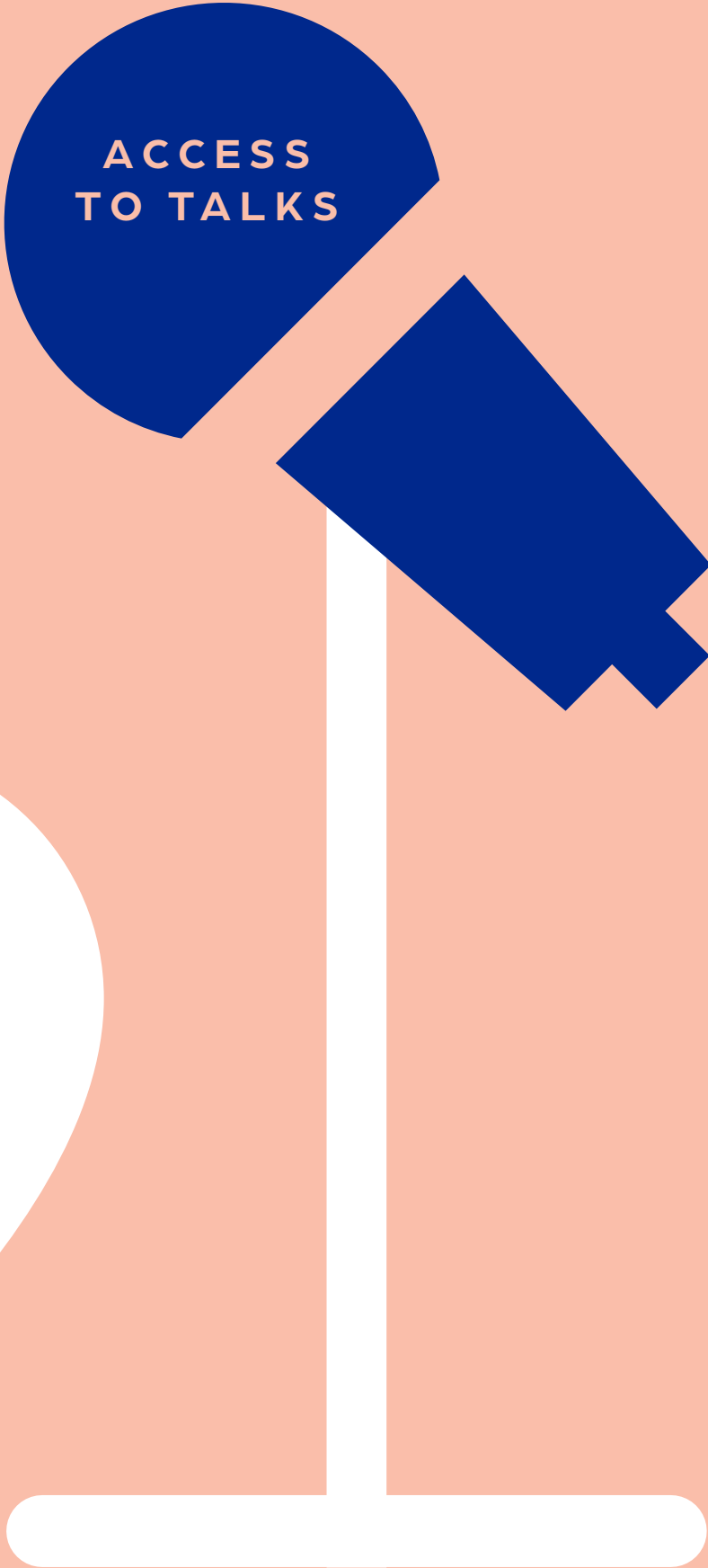
Introducing Workspaces+ by The Crown Estate.

DELIVERING MORE THAN JUST OFFICE SPACE

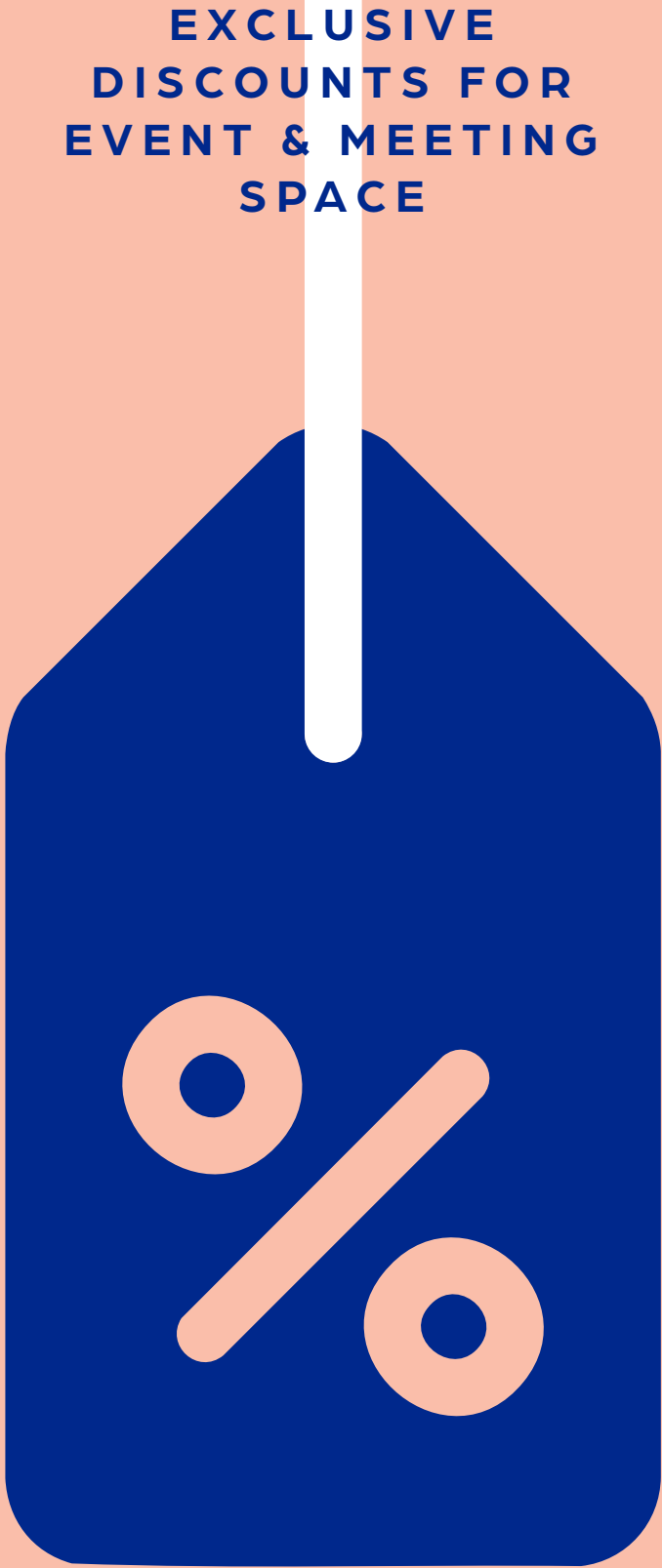
Workspaces+ gives you the flexibility to work your way. Enjoy access to collaborative workspaces, bookable meeting rooms, event space hire, wellbeing facilities, and a vibrant community of like-minded professionals. Plus, with its range of exclusive perks, from fitness classes to an on-site Community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

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.



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Designed by sy.london. SYO53547.