

20 Rathbone Place Fitzrovia

We have reinvented a former 1930's warehouse to create a vibrant, flexible, modern workspace with echoes from its industrial heritage. Our design took advantage of the structure's industrial aesthetic. We removed an existing core to create large floor plates that allow natural light to penetrate from three façades resulting in bright, highly flexible and efficient workspace. Generous floor-to-ceiling heights have been achieved by exposing the perimeter soffits and introducing exposed services.

The resulting contemporary warehouse style has been incredibly popular with tenants, appealing to the local TMT market as well as large global brands. The main entrance was relocated to Rathbone Place, another structural adaptation that greatly improved the building's on-street presence. The large glazed reception reveals a bold colour scheme featuring a tactile red felt wall which contrasts with the polished concrete floor and defines the building's new character.

Client
Lothbury Investment
Management Ltd

Services
Architecture

Size
GIA 4,930m²

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Reconfigured
The remaining core from the original building was reconfigured and upgraded with a modern urban aesthetic. A new mansard roof was introduced enabling a much-improved window configuration, providing additional office space and roof terraces with panoramic views across London.

