
THE

G A R R A G E

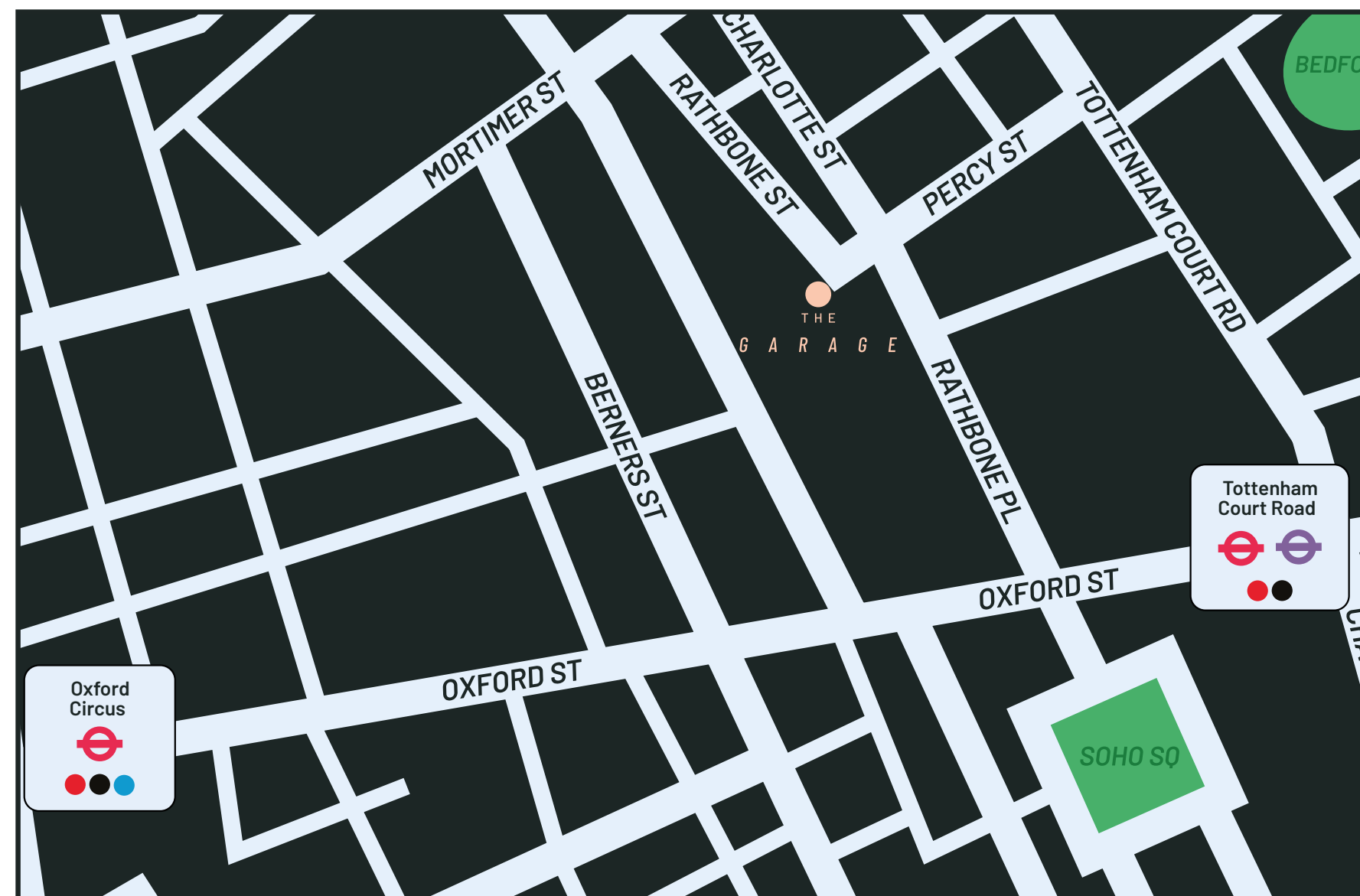
7 RATHBONE ST. W1

LOCATION

The building is located in Fitzrovia on Rathbone Street at its junction with Charlotte Street, Rathbone Place and Percy Street. Occupying a prominent corner position, the building benefits from attractive tree lined views down the length of Percy Street.

Fitzrovia is home to a host of internationally renowned bars and restaurants, and is moments from Oxford Street.

Tottenham Court Road Underground and The Elizabeth Line station are within a 3 minute walk of the building.



HISTORY

The building is located within the Charlotte Street West Conservation Area and was built in 1905, by the builder Truman Stevens, with H. Courtenay Constantine acting as his architect. It included a two-storey repair and maintenance garage for Bosch on the west side of Glanville Mews, backing on to Newman Passage, with a flat roof for washing cars. The Rathbone Street building had a 'motor school' on its upper floor.

In 1910, No's 7-9 (then known as Truman House) were separated from the showroom range to the west and taken by the Albion Motor Car Company as its London depot, serving until the 1920s as offices, showrooms and a repair garage for vehicles made in Scotland.





MAGNETOS

AN BEAR CHOCOLATE-

Main facade

SUMMARY SPECIFICATION

- 17,835 sq ft Fitzrovia HQ building
- Former garage redesigned by White Red Architects
- Three minute walk to the Elizabeth line
- Exposed ribbed concrete ceilings
- Floor to ceiling heights in excess of 3 metres
- Raised floors
- Ceiling and wall mounted A/C with recycled acoustic panels and fabric ducts
- 3 x Showers, 21 x bike racks, 18 x lockers
- 4 x Terraces
- 1 x Lift
- Sustainable design-led approach
- EPC B
- Full fibre connectivity
- Available now

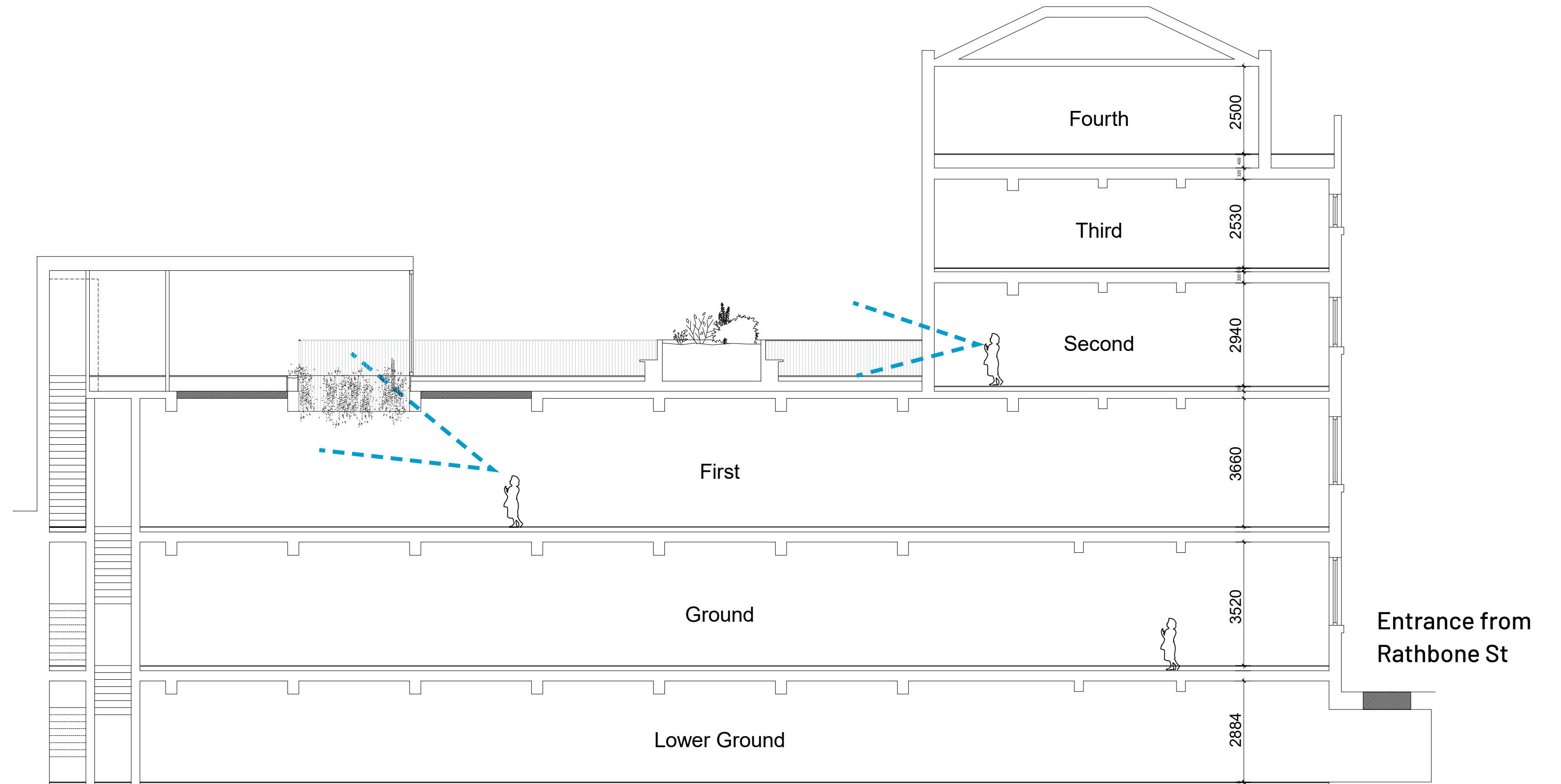


MATERIAL INSPIRATION



ACCOMMODATION

Floor	sq ft	Terraces
Fourth	1,485	2
Third	1,798	
Second	2,077	2
First	5,048	
Ground	3,509	
Reception	764	
Lower Ground	3,154	
Total	17,835	





LIFT

STAIR

Reception



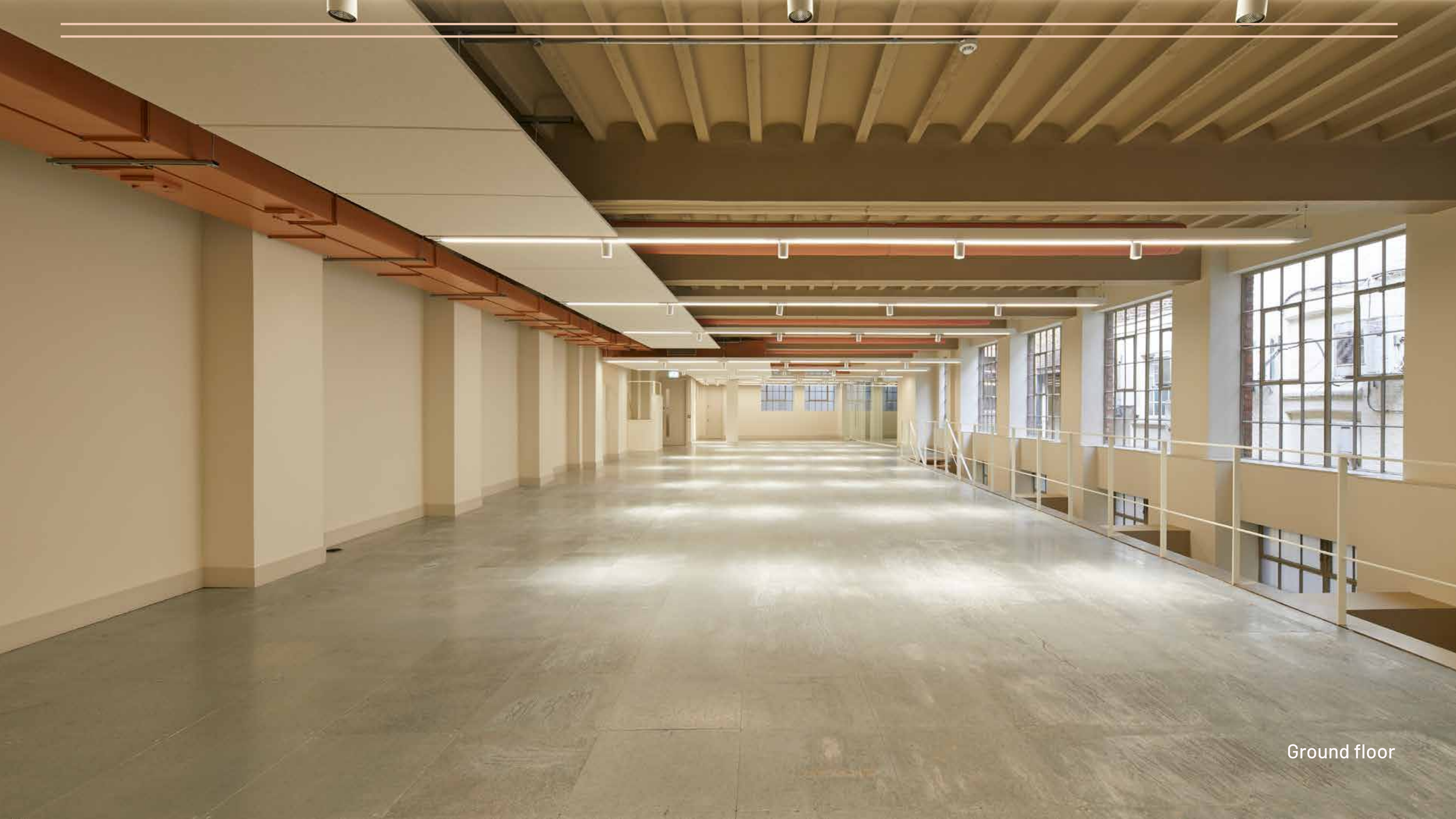
Reception



Reception



Ground floor office



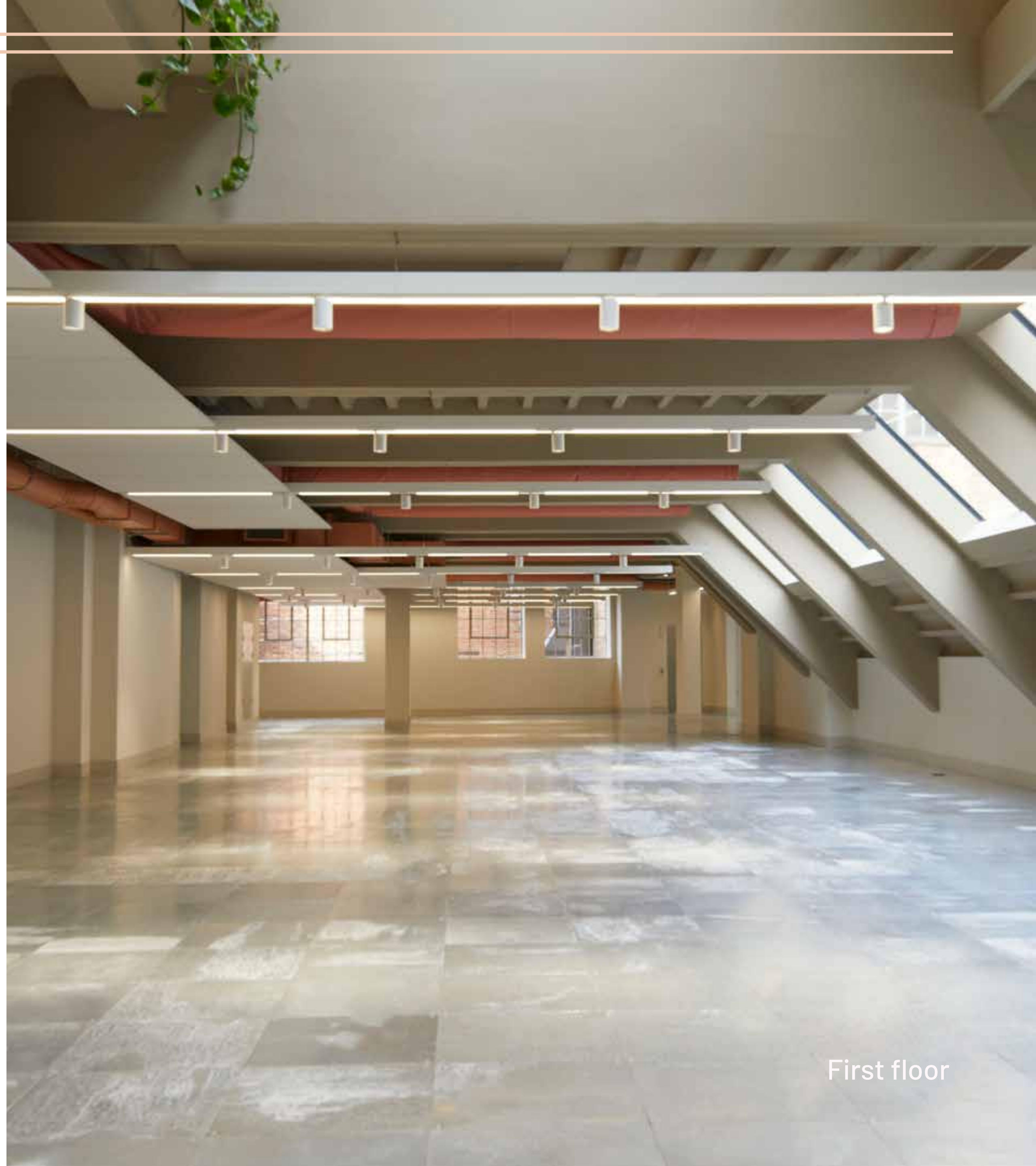
Ground floor



Lower ground floor



First floor - View into second floor pop up



First floor



EXIT

Second floor pop up



Fourth floor



Second floor terrace

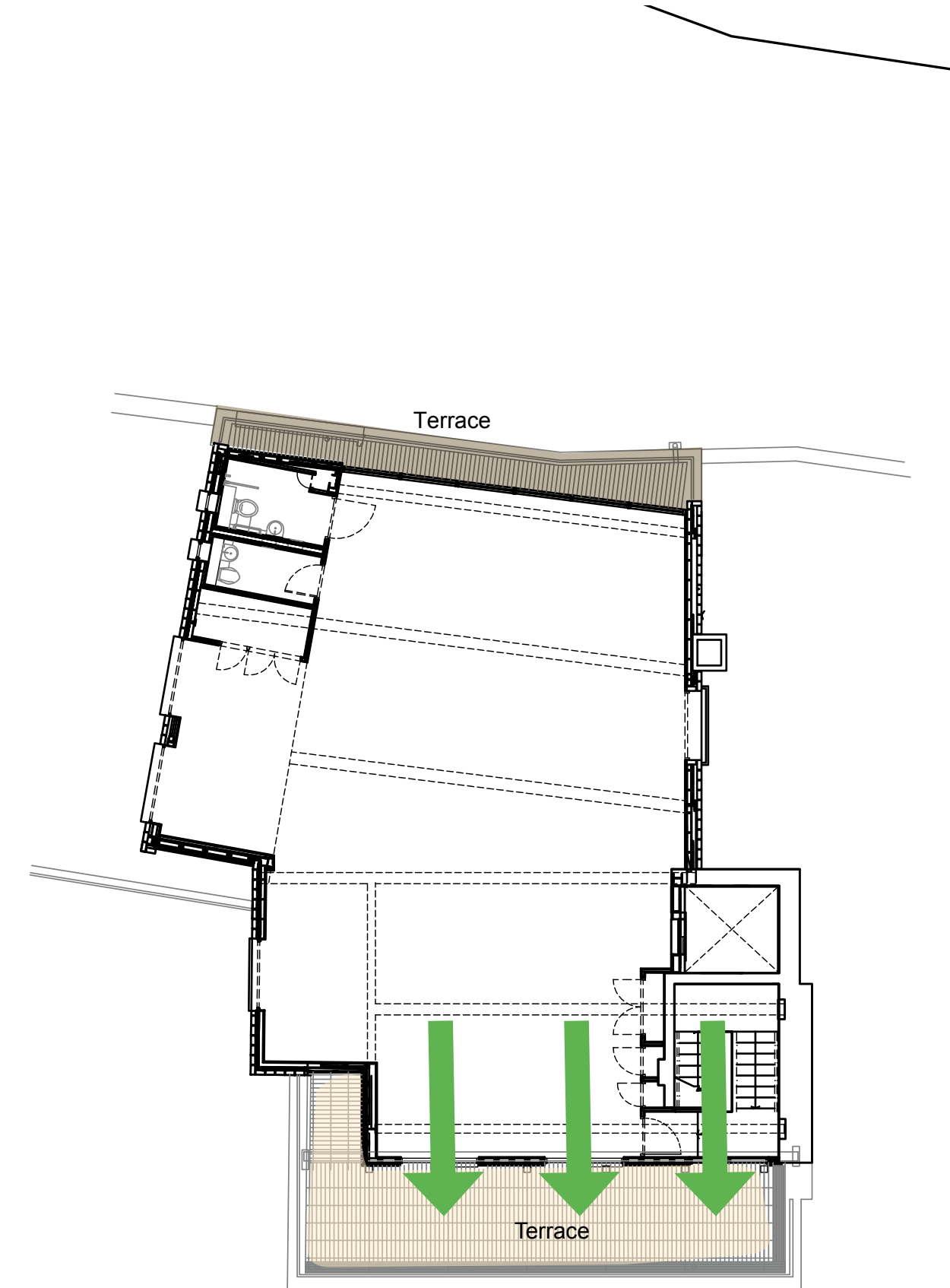


Fourth floor terrace

AMENITY - TERRACES

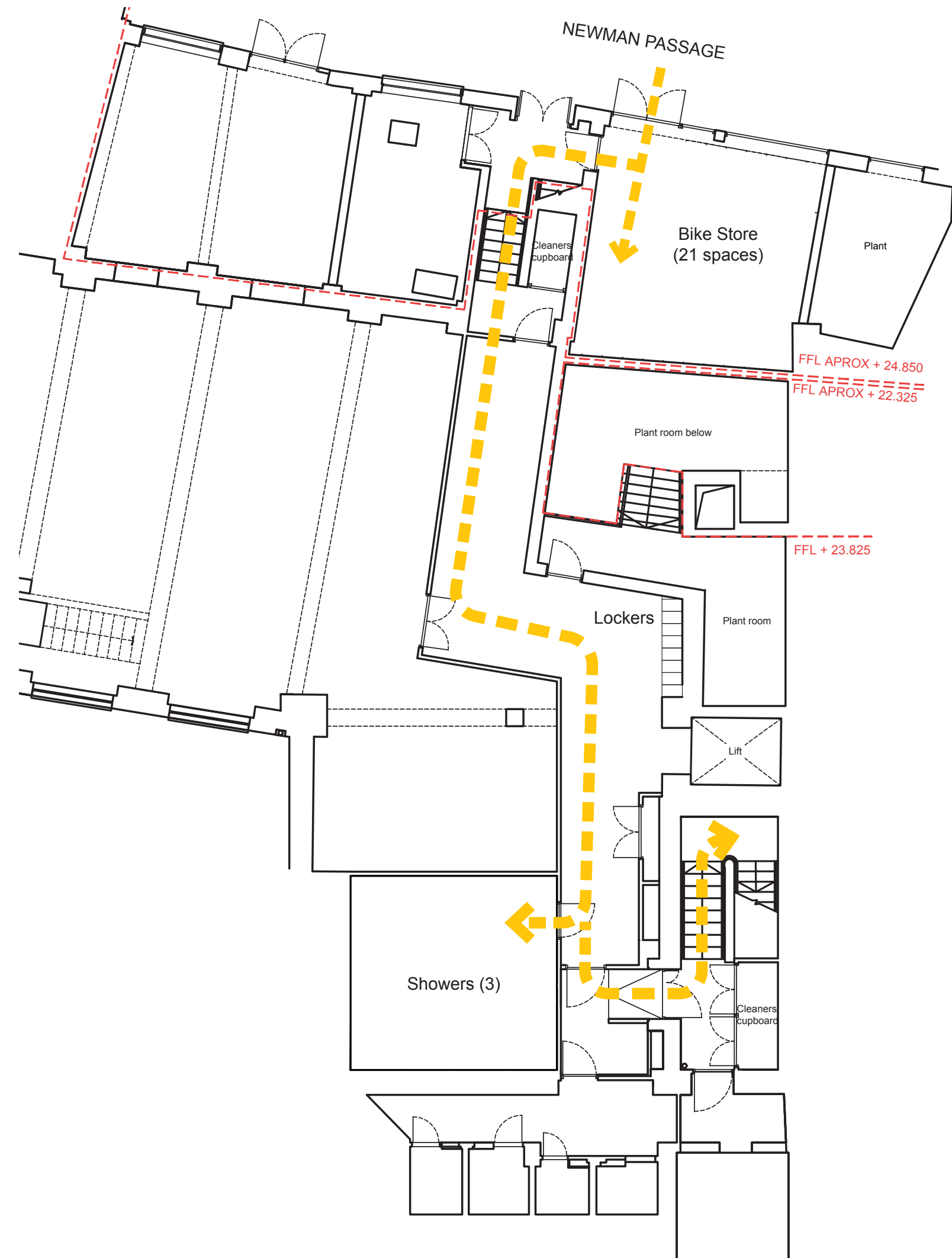


SECOND FLOOR



FOURTH FLOOR

COMMUTER

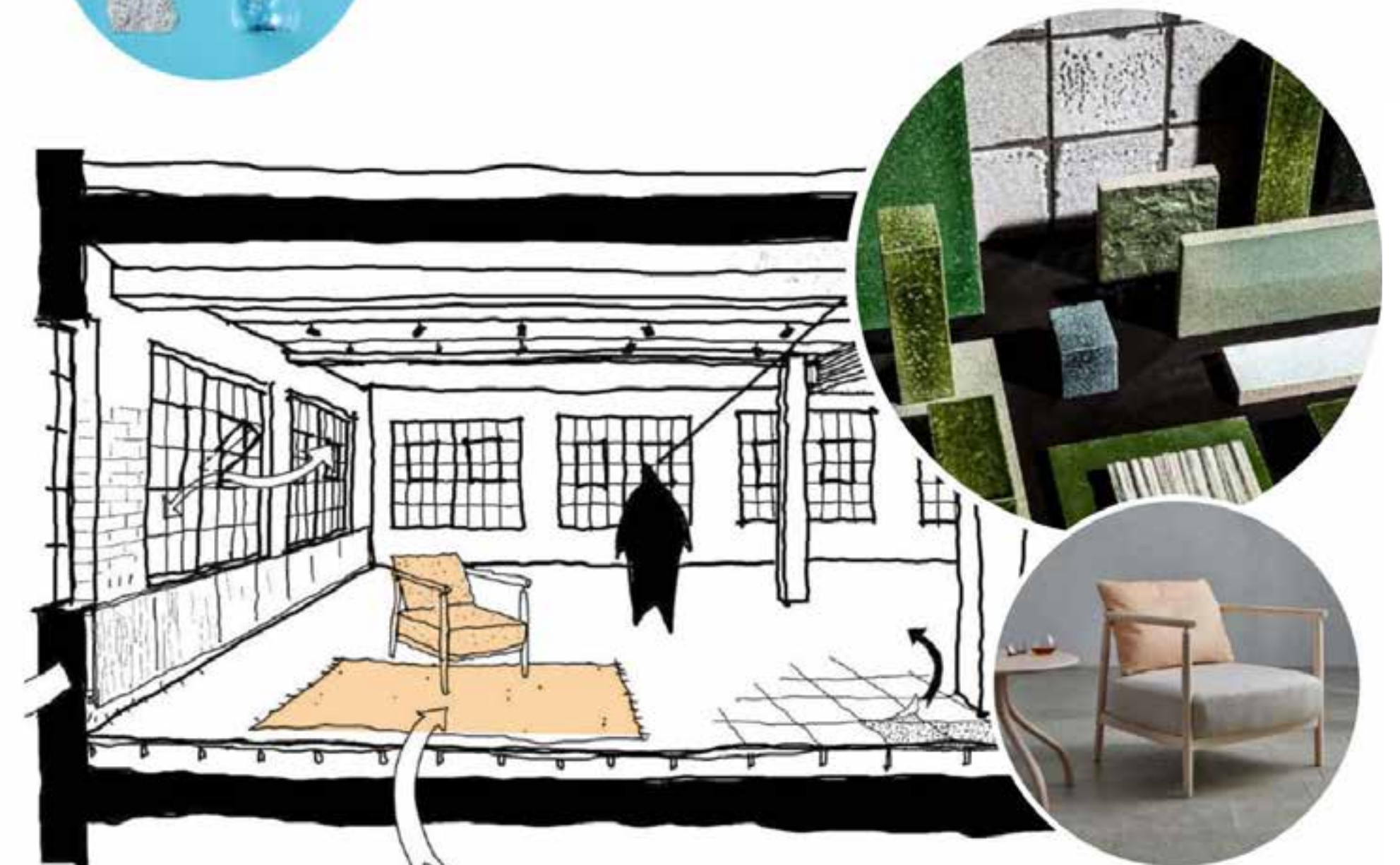
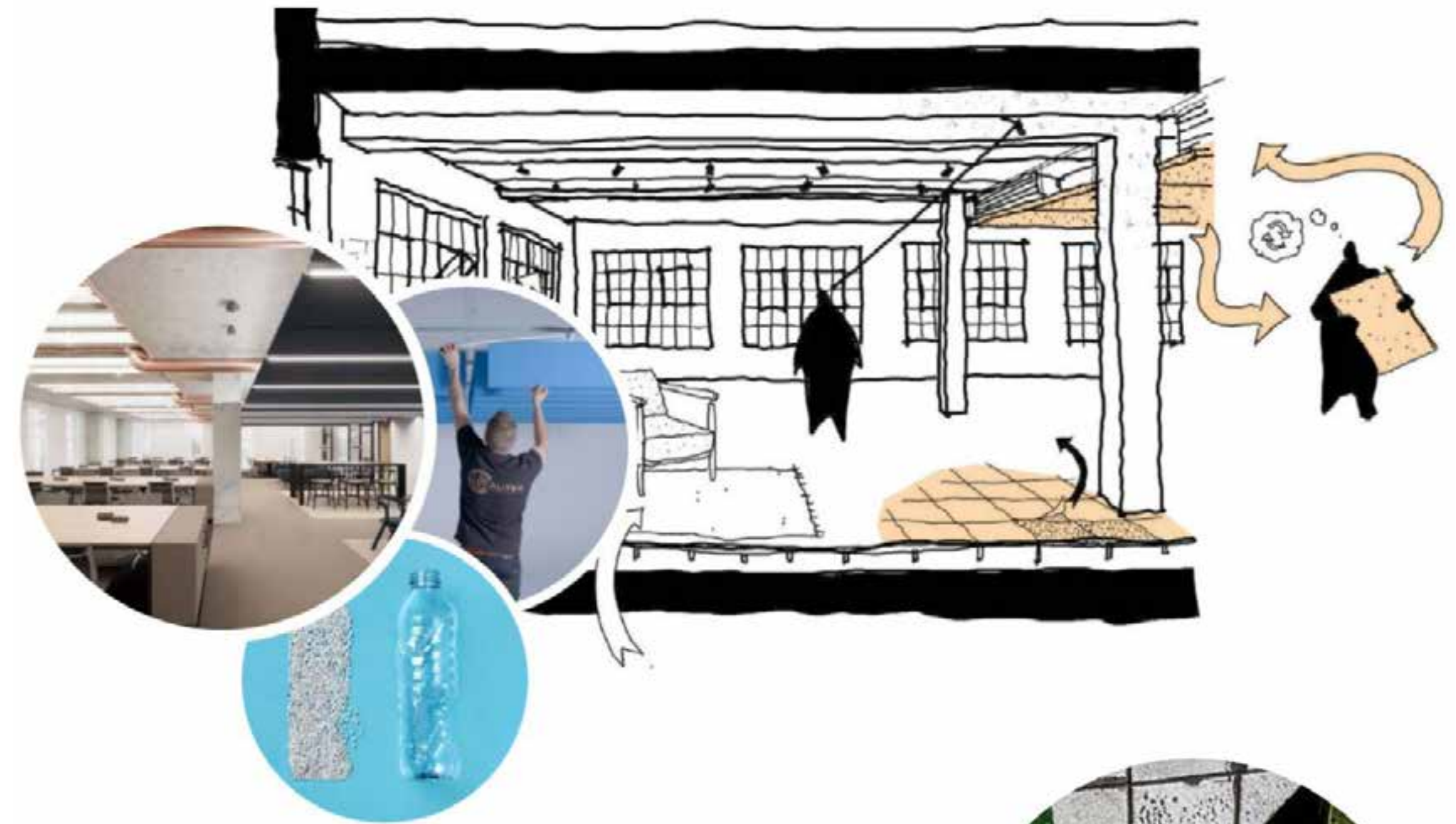


T H E G A R A G E

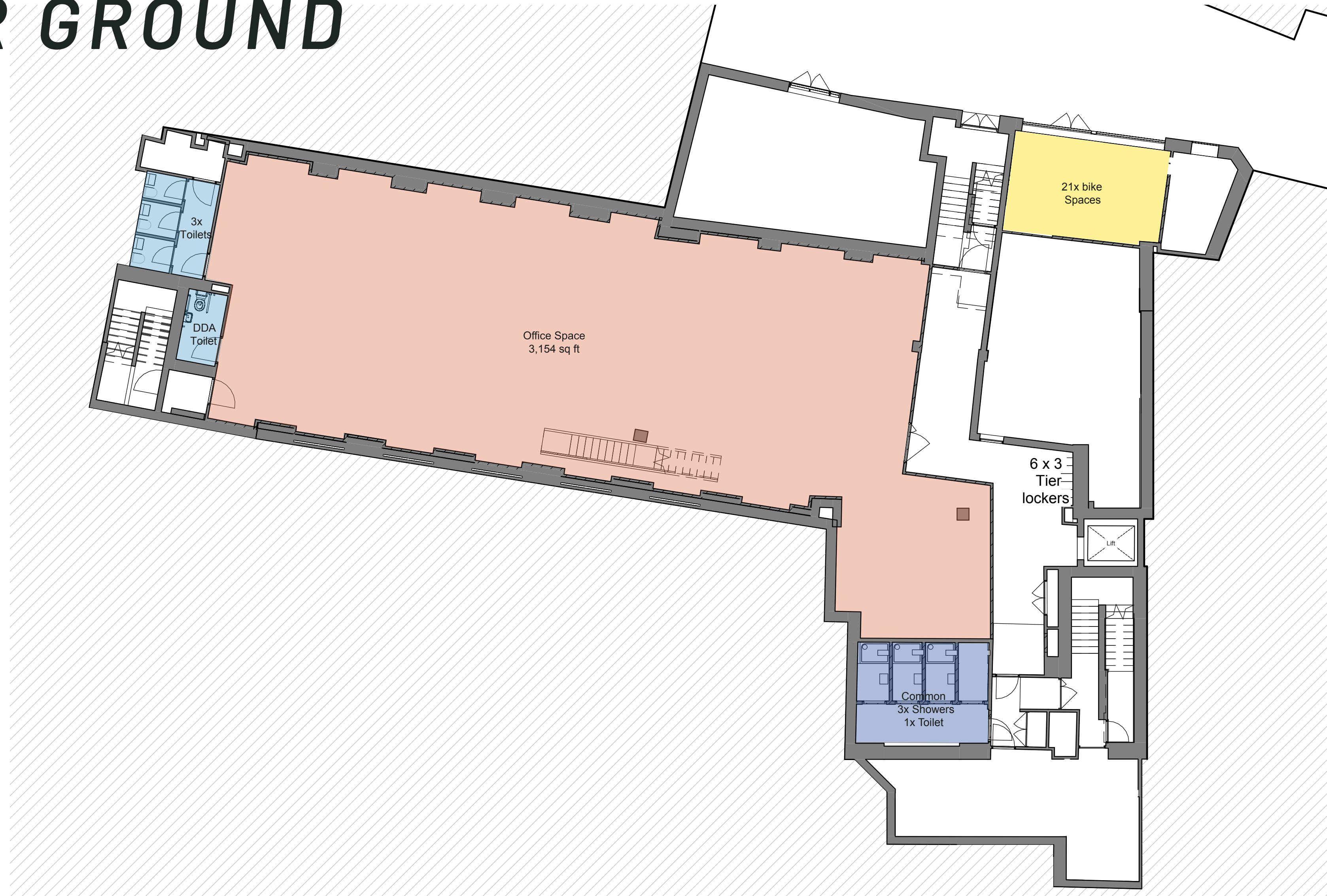
CARBON CONSCIOUS DESIGN

The sustainability strategy for this project is based on three main principles:

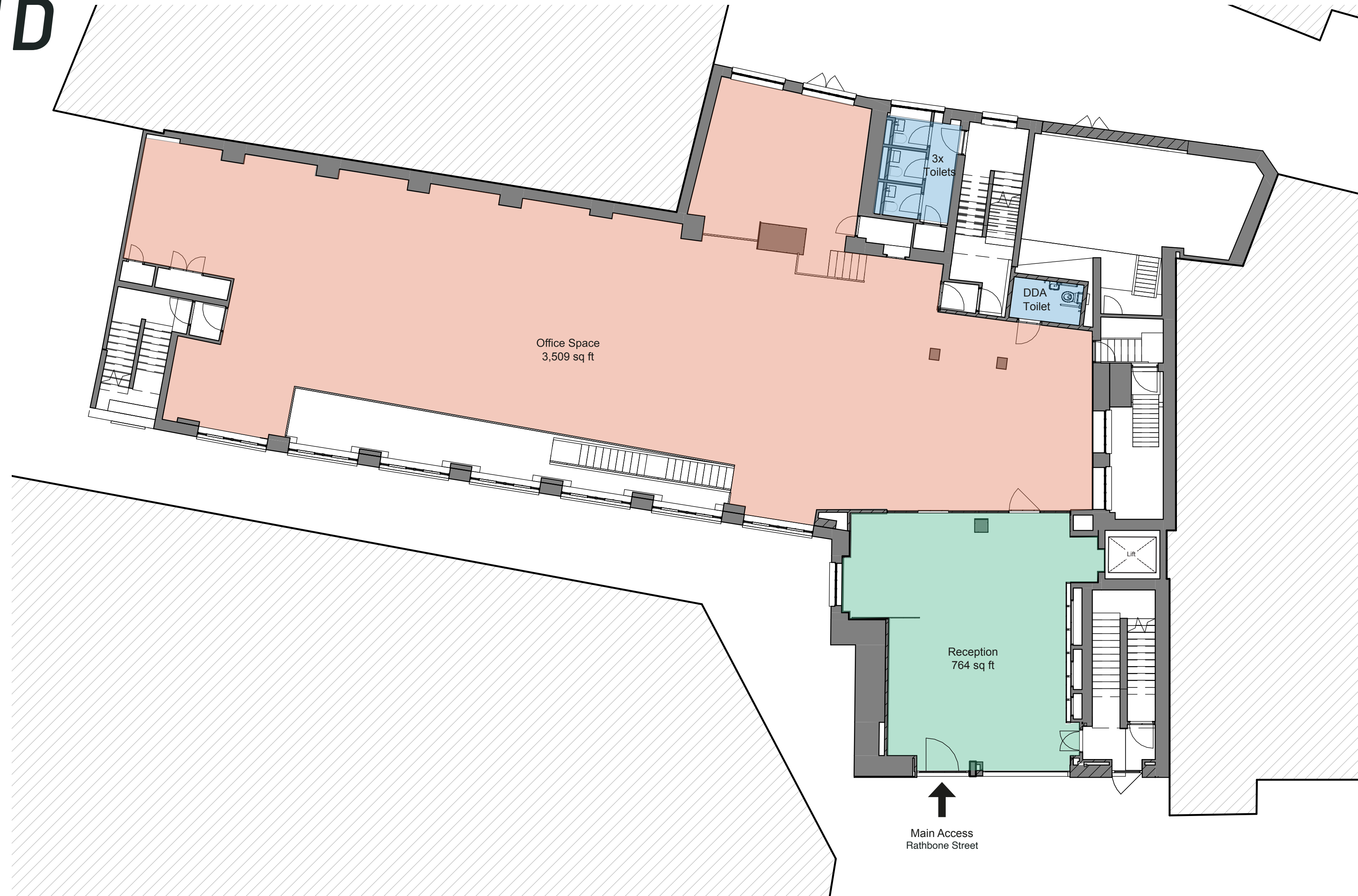
- Not contributing to future waste i.e. not adding more materials than necessary and using materials that need no finishes. For example, leaving the existing structure bare.
- Prioritising recycled and biodegradable materials. For example, the acoustic rafts and fabric ducts for the ventilation come from recycled plastics.
- Creating flexible designs that futureproof the building against possible changes.



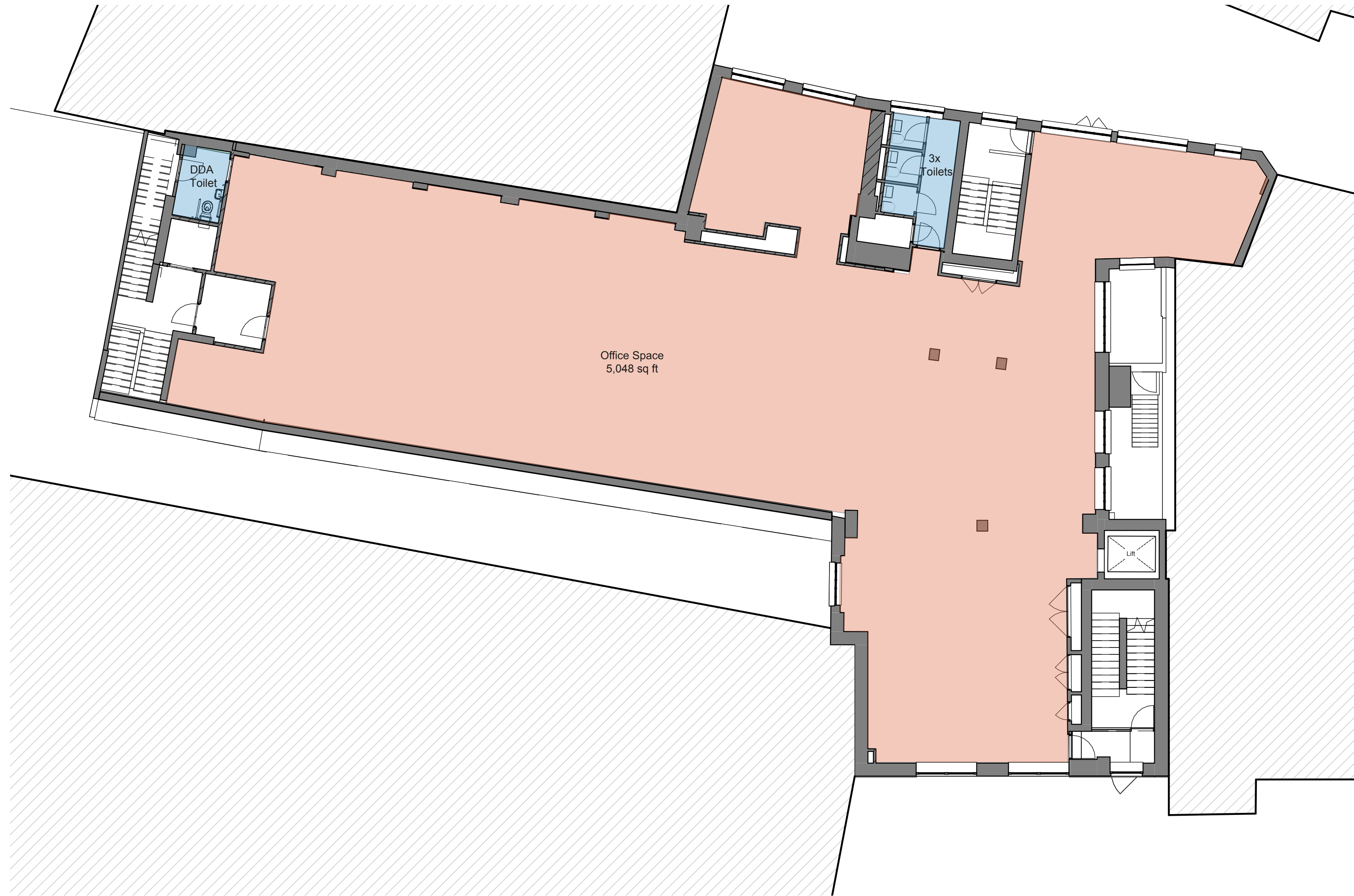
LOWER GROUND



GROUND



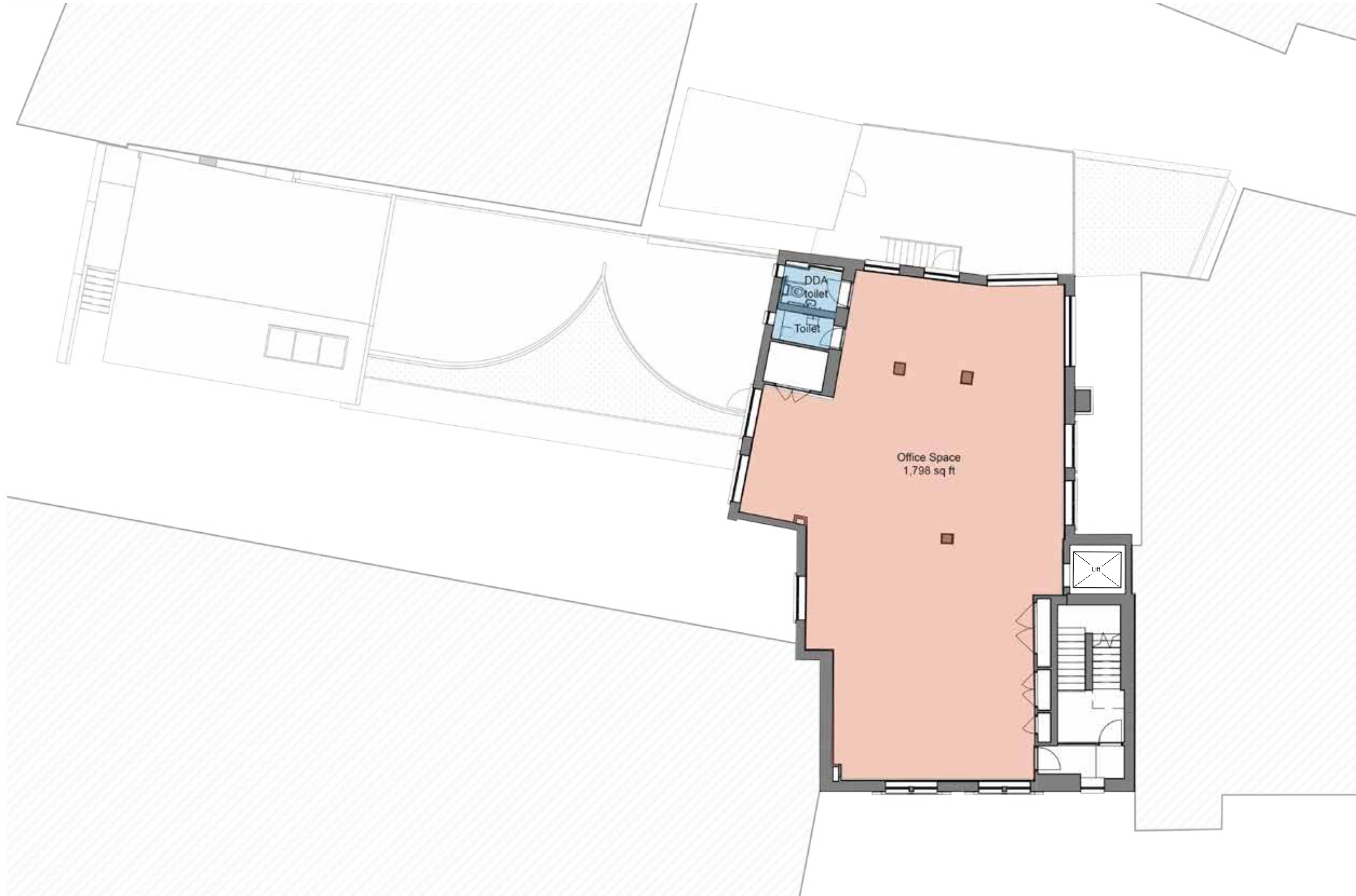
FIRST



SECOND



THIRD



FOURTH



GET IN TOUCH

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