

# 20 CONDUIT PLACE

LONDON W2

## PRELIMINARY DETAILS

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Mid-Refurbishment

2,308 - 14,309 SQ. FT.

HQ Building next to Paddington Station

Or individual floors

Full furnishing options available

Suitable for Office HQ or individual offices

class E uses also considered (medical, leisure, etc.)

Other alternative uses such as members clubs may also be considered

*Available August 2026*

RIB

ROBERT IRVING BURNS



## DESCRIPTION

This exceptional former warehouse building occupies a prime position moments from Paddington Station and offers a rare opportunity to secure truly characterful accommodation in one of Central London's most sought-after commercial districts. Arranged over Lower Ground to Third Floor, the property benefits from an internal passenger lift and a spectacular top floor with exposed open eaves, celebrating the building's rich industrial heritage.

The building is currently undergoing a first-class refurbishment, carefully designed to restore and enhance its original character while delivering a best-in-class Office/Class E environment. Heritage features will be thoughtfully balanced with contemporary finishes, creating a highly efficient and amenity-rich building that will stand at the forefront of the Paddington market.

A comprehensive new M&E package will provide state-of-the-art comfort cooling, modern lighting and high-speed data infrastructure. A full technical specification is available upon request, and the landlord is actively seeking occupiers who wish to collaborate in shaping and tailoring their ideal accommodation.

Bespoke furnishing packages are available by separate arrangement, allowing for a fully fitted, ready-to-occupy solution.

The landlord will consider letting the building as a whole to a single occupier or, alternatively, to individual tenants on a floor-by-floor basis, providing flexibility for a wide range of business requirements.





## THE SPACE

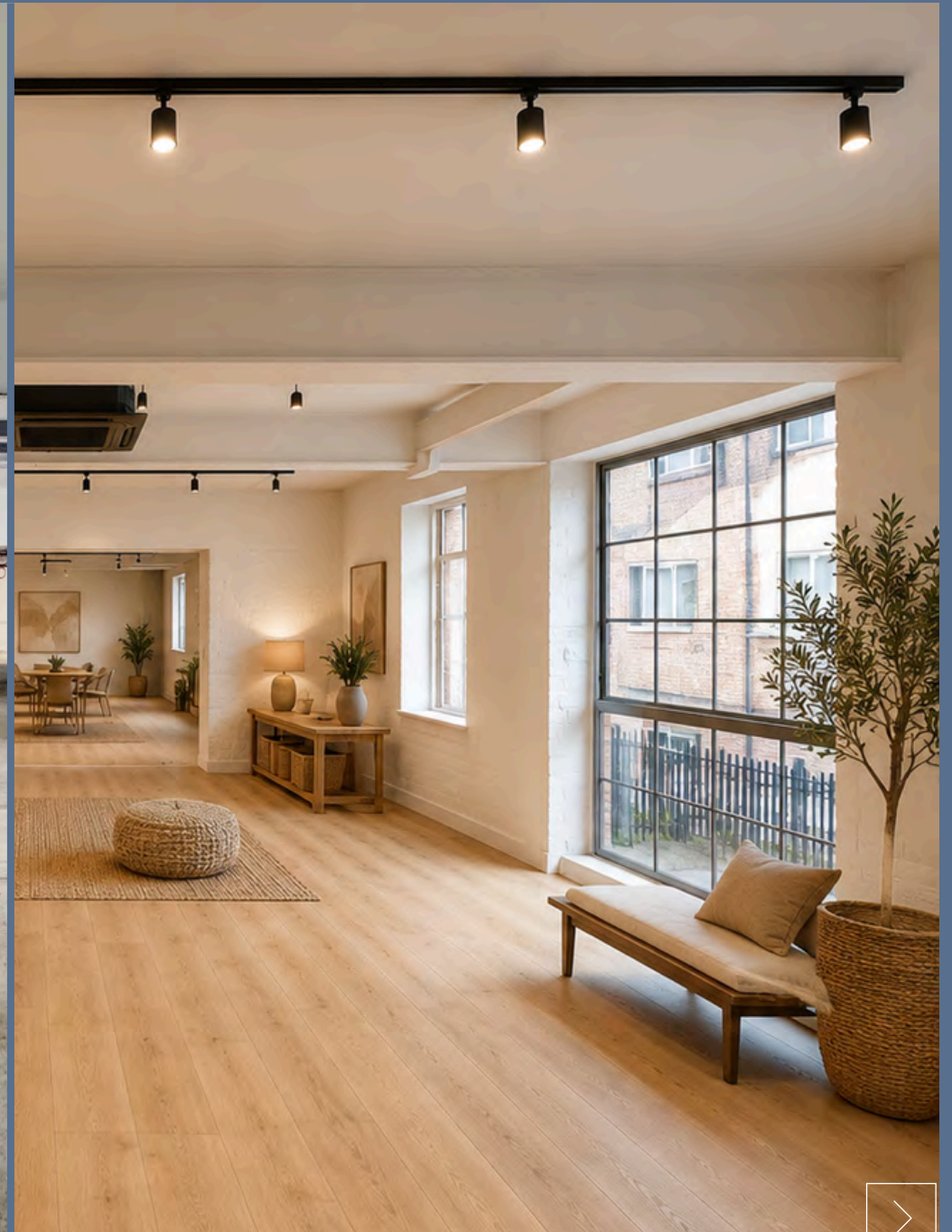
| FLOOR        | NIA (SQM)      | NIA (SQ FT)   |
|--------------|----------------|---------------|
| 3rd          | 214.4          | 2,308         |
| 2nd          | 284.4          | 3,061         |
| 1st          | 284.4          | 3,403         |
| G            | 255.8          | 2,753         |
| LG           | 258.7          | 2,784         |
| <b>TOTAL</b> | <b>1,329.4</b> | <b>14,309</b> |

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## AMENITIES

- NEW LVT FLOORING THROUGHOUT
- NEW COMFORT COOLING SYSTEM
- INDUSTRIAL HERITAGE
- PASSENGER LIFT ACCESS (ALL FLOORS)
- FRONT & REAR NATURAL LIGHT
- 2 X PARKING SPACES
- GREAT HQ POTENTIAL
- EXPOSED MASONRY WALLS
- CYCLE STORAGE
- SHOWER FACILITIES
- CAPPED OFF SERVICES
- NEW LED LIGHTING SYSTEM















## LOCATION

# PADDINGTON W2

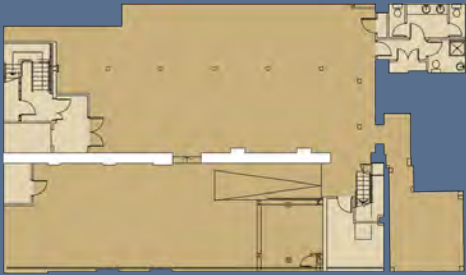
The property is located on Conduit Place in Paddington, just moments from Praed Street and Paddington station. It's well placed for access to one of the main entrances to Paddington station and the new retail & food offerings in Paddington Square. Published figures anticipate annual footfall to be c.6.25 million people through the new Retail & Leisure destination.

# THE NEIGHBOURHOOD

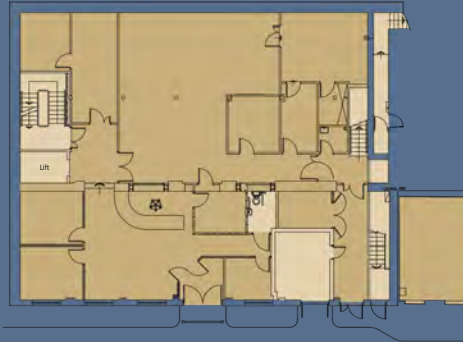


EXISTING FLOOR PLANS

LG. 2,784 sq ft / 258.7 sq m



G. 2,753 sq ft / 255.8 sq m



1. 3,403 sq ft / 316.1 sq m



2. 3,061 sq ft / 284.4 sq m



3. 2,308 sq ft / 214.4 sq m



Plans not to scale. For indicative use only.



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## FURTHER INFORMATION

### RENT

POA.

### LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

### POSSESSION

Upon completion of refurbishment works and legal formalities.  
Practical completion estimated January 2026.

### LEGAL COSTS

Each party is to be responsible for their own legal costs.

### EPC

Available on request.

### VAT

The building is elected for VAT.

### FLOOR PLANS

Scaled floor plans available upon request.



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## CONTACT US

For further information please reach out to a member of the RIB team

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The logo for Robert Irving Burns (RIB) features the letters 'R', 'I', and 'B' in a large, white, serif font. The 'I' is positioned between the 'R' and 'B' and is significantly narrower than the other two letters, creating a distinctive visual identity.

ROBERT IRVING BURNS

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.