



The Point, 37 Wharf Road W2

Excellent Fully Fitted Floor

- » 9th floor
- » 12,304 sq ft
- » Fully Fitted

Contact Devono

Viewings strictly by appointment with the sole letting agents, Devono.

DAVID BARRINGTON
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12,304 sq ft of office space

The Point is a landmark building within the wider Paddington Basin, excellently located close to Paddington Rail Station.

The 9th floor offers 12,304 sq ft of fully fitted office space arranged in a mixture of open plan, meeting rooms and breakout areas. The 9th floor benefits from excellent natural light and panoramic views across Central & West London.

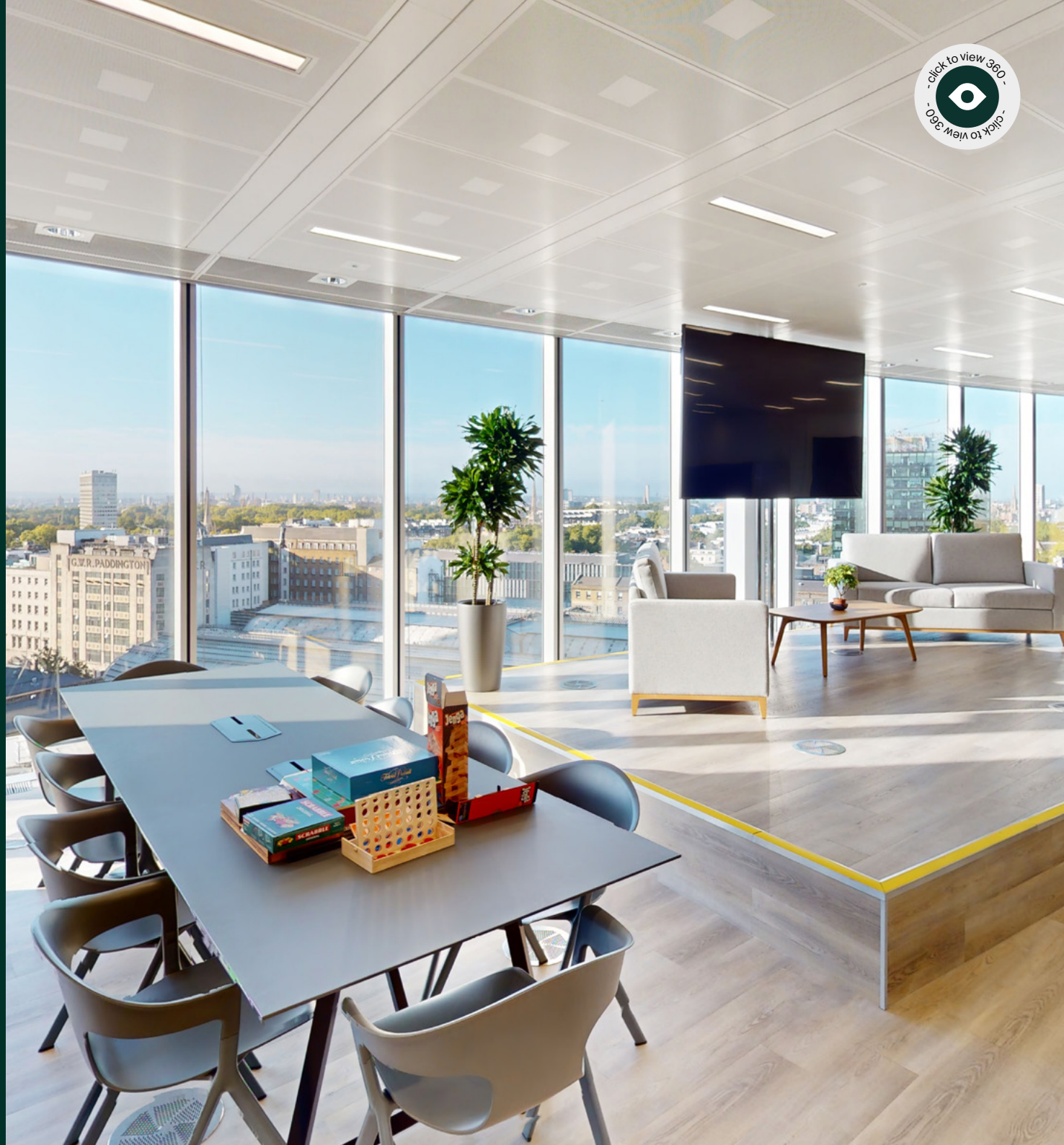
- » 127 workstations
- » 1 boardroom
- » 3 meeting rooms
- » 16 large meeting room booths
- » 5 single-person call booths
- » Large kitchen and breakout area, together with the town hall stage

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Location.

The Point is prominently situated on Wharf Road, overlooking the Paddington Basin in London W2. The property occupies a prime waterside position within a dynamic mixed-use destination, surrounded by high-quality public realm and a wide range of amenities. Connectivity is exceptional, with Paddington Station providing access to the Elizabeth Line, Bakerloo, Circle, District and Hammersmith & City lines, in addition to National Rail and the Heathrow Express.

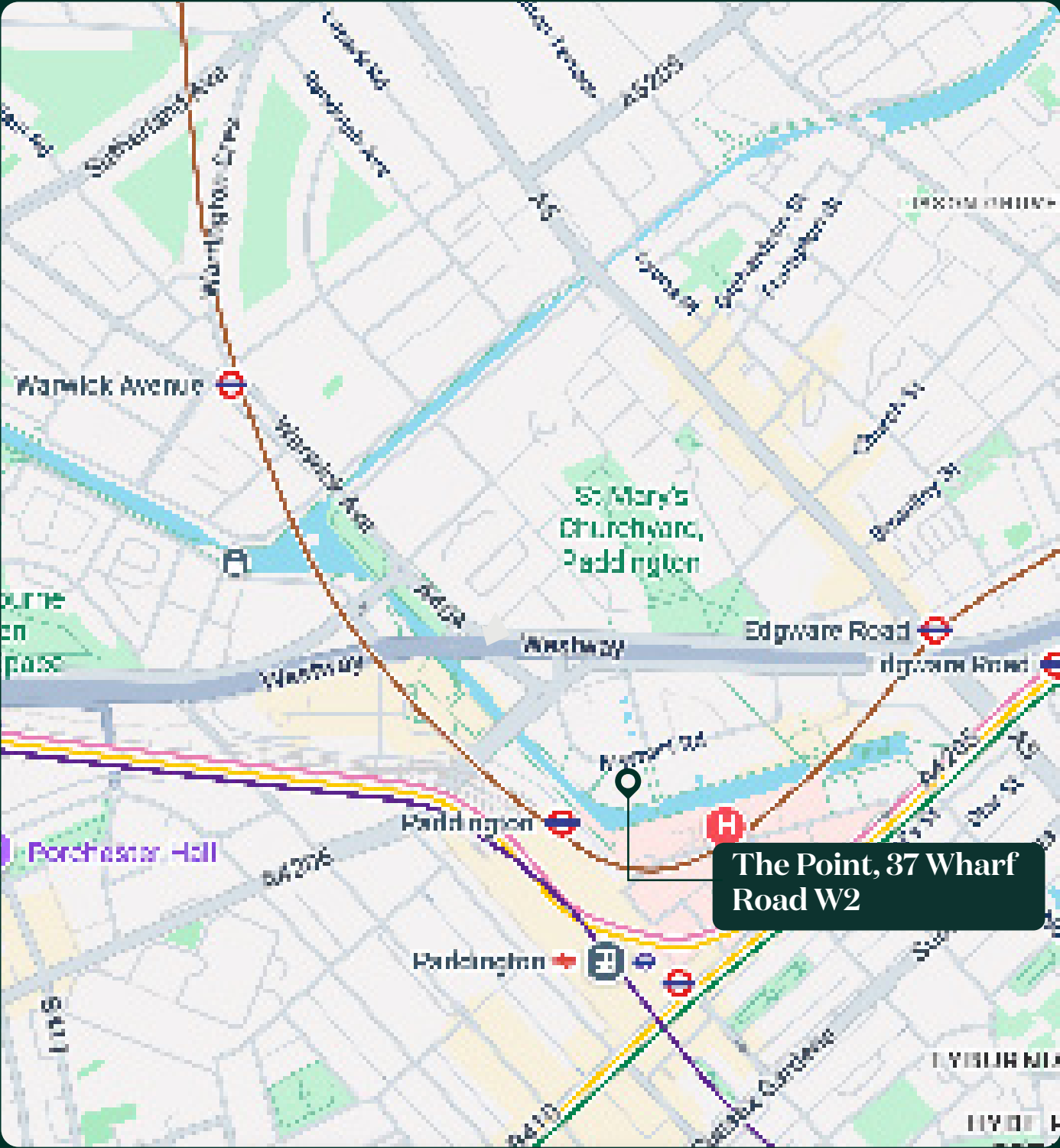
- | | |
|--|--|
|  Paddington |  5 minutes |
|  Edgware Road |  10 minutes |
|  Warwick Avenue |  11 minutes |

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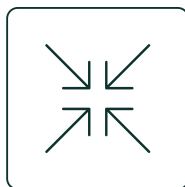




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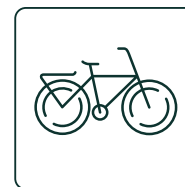
Amenities.



GRADE A FITOUT



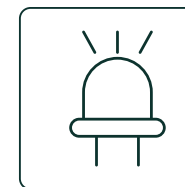
PRIME LOCATION



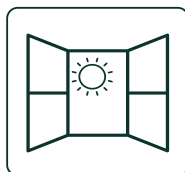
SECURE BICYCLE
STORAGE



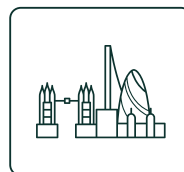
IMPRESSIVE
BUILDING RECEPTION
WITH CAFE



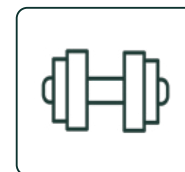
LED LIGHTING



EXCELLENT
NATURAL LIGHT



EXCELLENT VIEWS
OF CENTRAL
LONDON



GYM



BREEAM EXCELLENT



COMMUNAL
ROOF TERRACE

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Terms.

The 9th floor is available on the basis of an assignment of the existing lease, which is due to expire 6th February 2029.

Passing Rent: £75 per sq.ft

Business Rates: £29.61 per sq.ft

Service Charge: £16.49 per sq.ft

Managed.

The space is also available on a managed basis, delivered by Made at an all-inclusive rent of £173.31 per sq.ft.

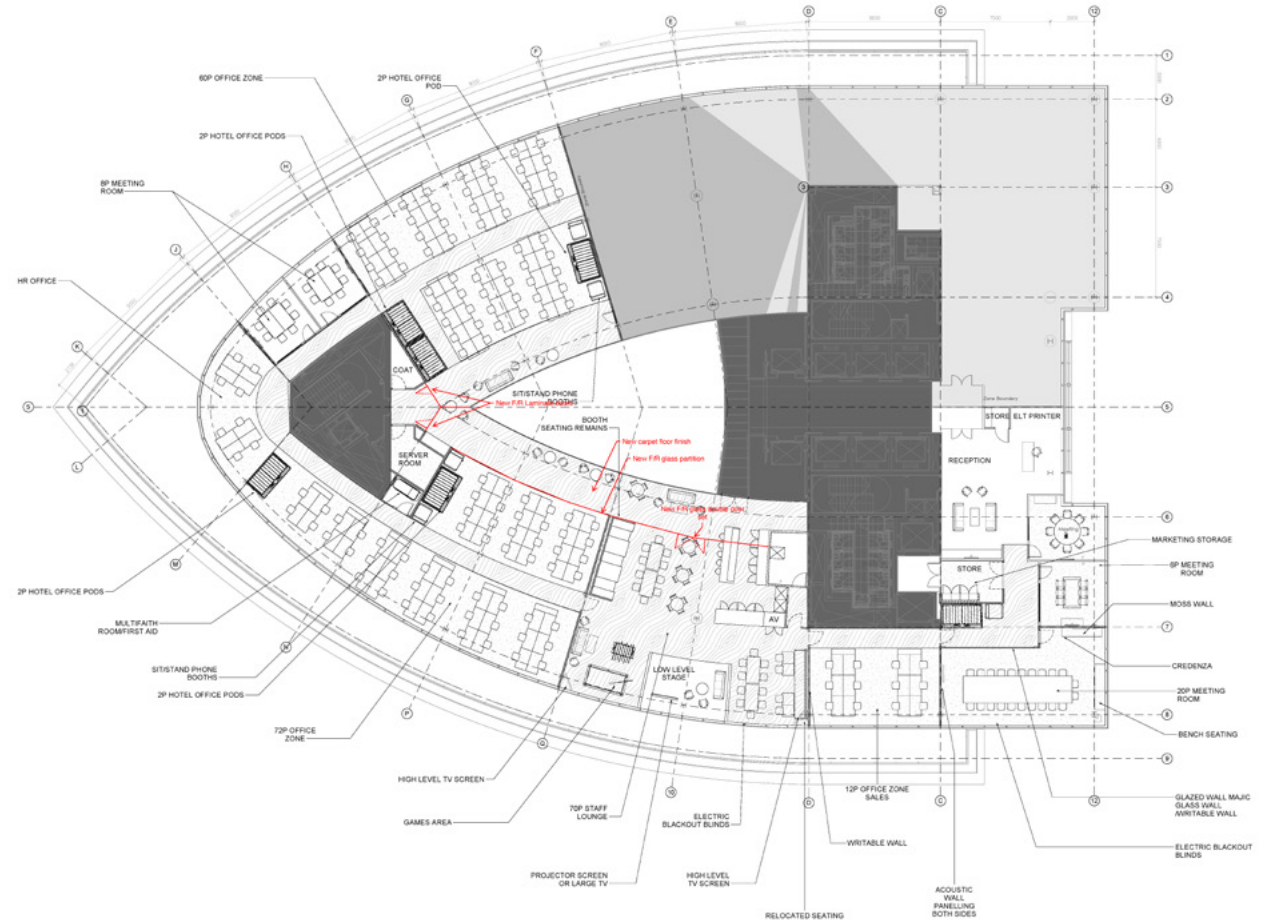
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Existing Layout



*Floor plan not to scale



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