



159 PRAED STREET

1,597 SQ FT REFURBISHED OFFICE SPACE

PADDINGTON | LONDON W2



Exceptional
Self Contained
Office Space

ACCOMMODATION

This self contained office has been comprehensively refurbished to an extremely high specification. Sash windows at the front and rear providing a lightfilled contemporary space. Timber flooring throughout, with new lighting and new Panasonic air conditioning system to ensure modern comfort and efficiency, alongside upgraded finishes that elevate the overall space.

An impressive first floor provides a welcoming experience for clients, complete with a media

wall with integrated Samsung 65 inch screen, with wireless video conferencing capabilities.

A bespoke fitted open kitchen with AEG and Samsung appliances, fridge, and wine store. A shower on the first floor, with additional bathrooms on both the first and third floors.

An ideal choice for businesses seeking a premium, self contained space in one of the best connected locations in London.

FLOOR	GIA SQ M	GIA SQ FT	NIA SQ M	NIA SQ FT
First	40.94	441	31.14	335
Second	40.86	440	39.01	420
Third	40.14	432	33.81	364
Fourth	26.45	285	10.65	115
TOTAL	148.39	1,597	114.61	1,234



Fully refurbished, self-contained premium office space



Fitted kitchen



Luxury bathroom with Toto smart WC



Air conditioning throughout



EPC A rating, highly efficient all-electric building



New power & data cabling with fibre optic connectivity



Private entrance with secure intercom access

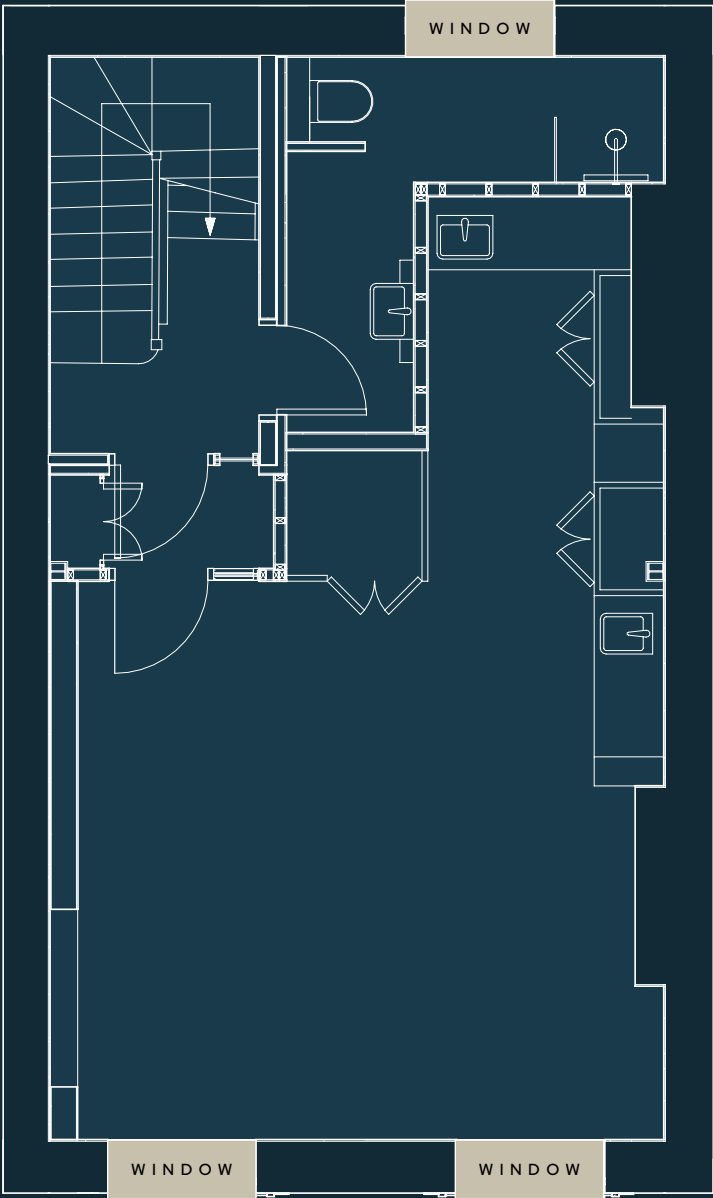


Integrated media wall



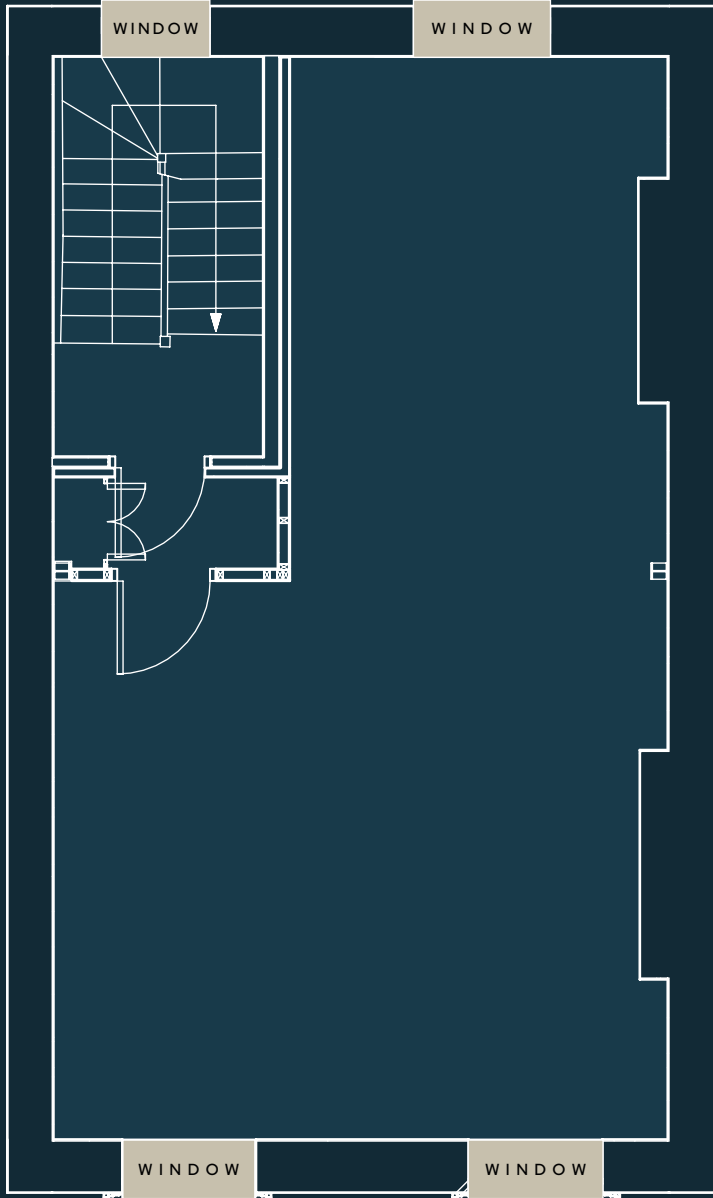
FLOOR PLANS

FIRST FLOOR



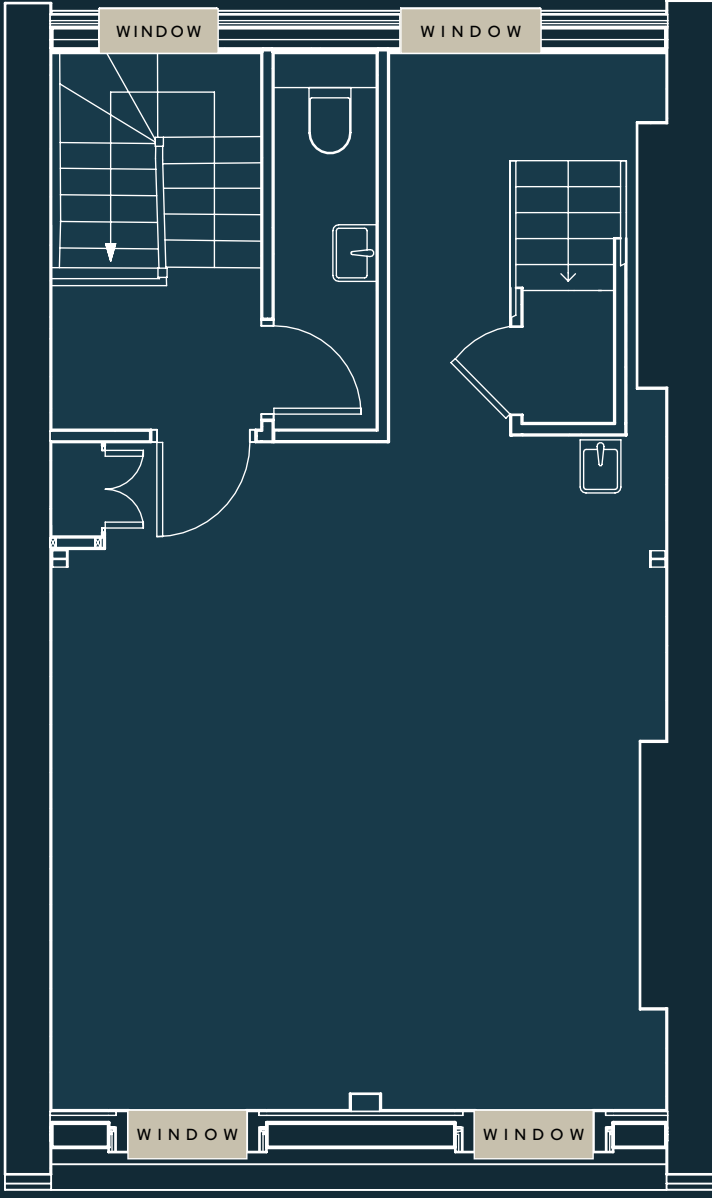
335 sq ft NIA

SECOND FLOOR



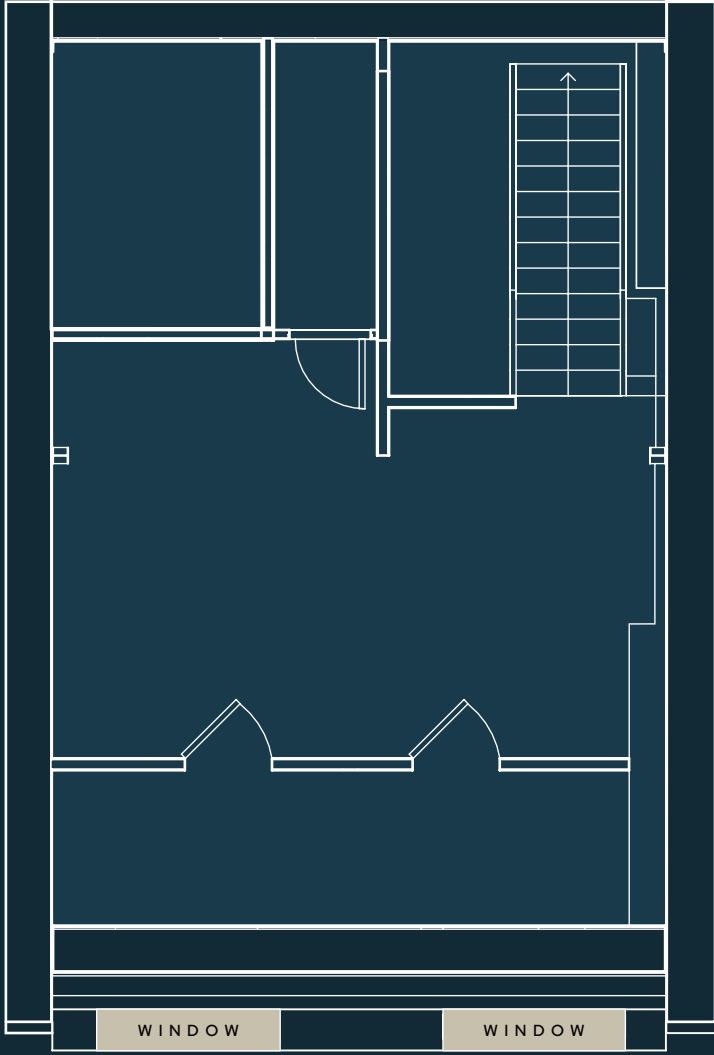
420 sq ft NIA

THIRD FLOOR



364 sq ft NIA

FOURTH FLOOR
(MEZZANINE)



115 sq ft NIA

PRAED STREET

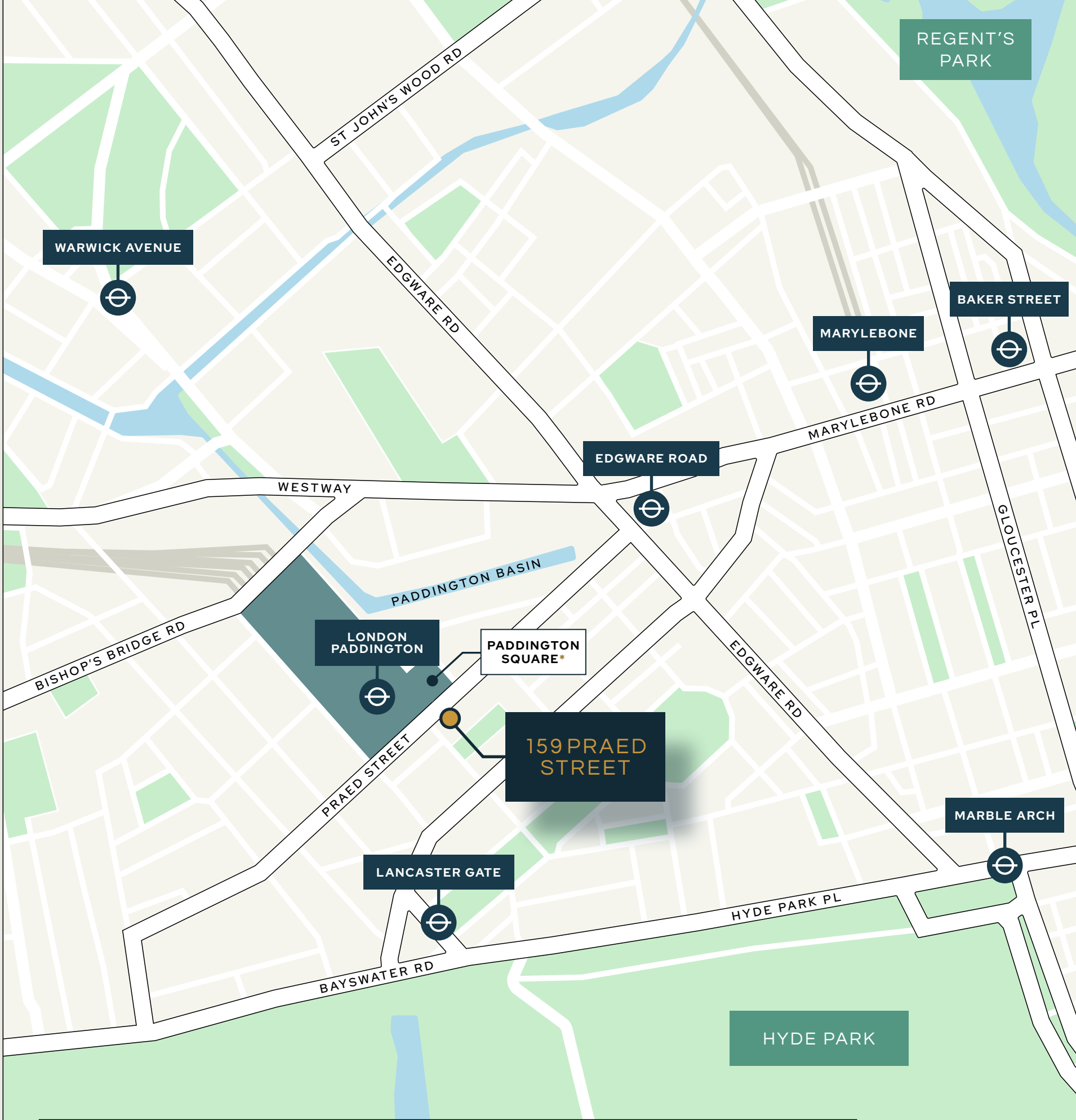
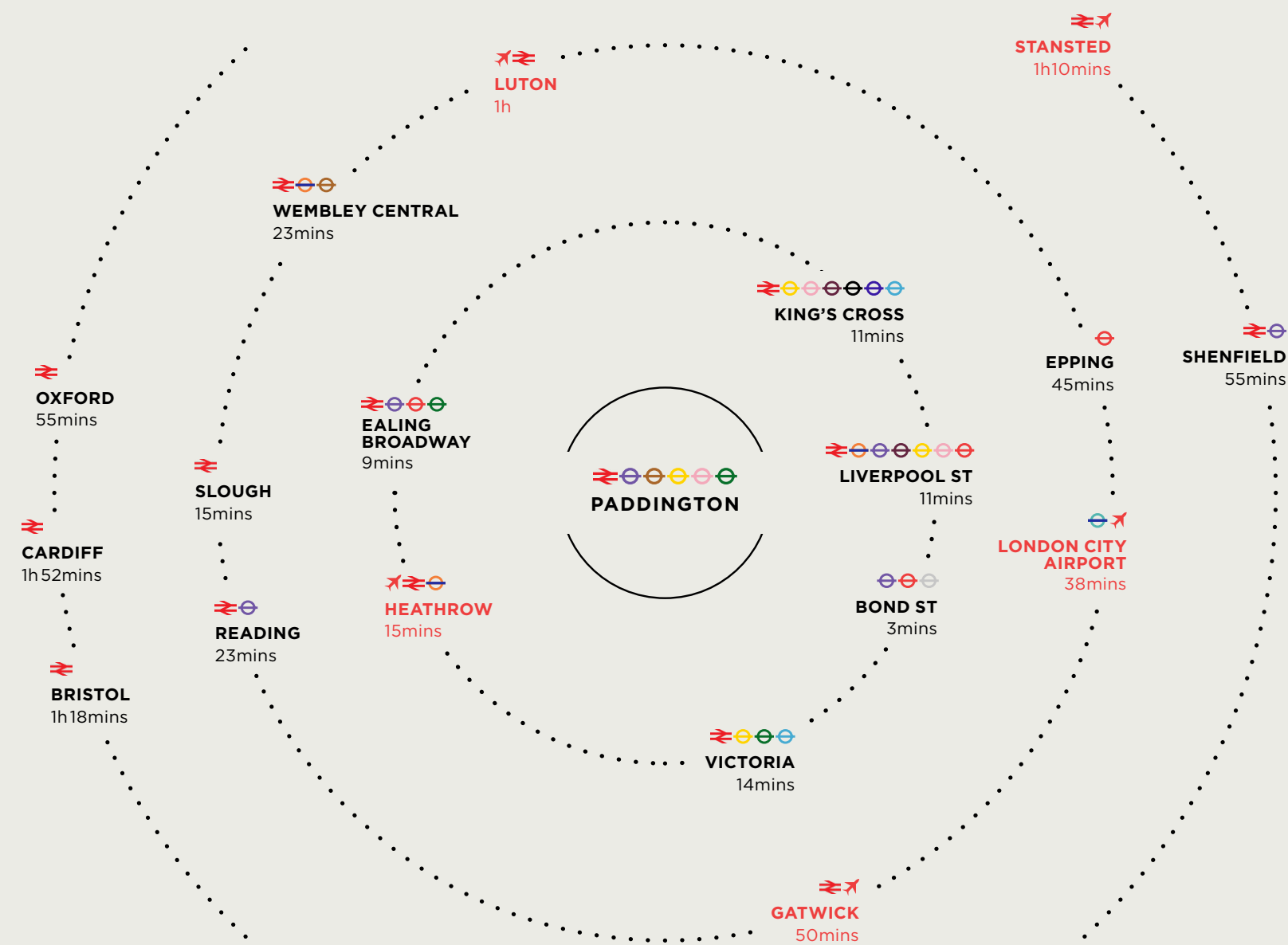
LOCATION

A hidden gem opposite Paddington Station, this completely refurbished space provides a great blend of period character and contemporary design. Exceptional connectivity and convenience, above Blank Street Coffee for an easy morning start or informal meeting.

Paddington Square has transformed the area. Designed by Renzo Piano the 360,000 sq ft

landmark offices are fully let to Capital Group, DS Smith and Kingfisher PLC (HQ).

High quality retail, restaurants and bars (Wahaca, Market Halls, Gail's and Pret). The building looks out over a landscaped Piazza connecting to the station with a new entrance to the underground. CÉ LA VI is the highest roof top restaurant in West London.



***PADDINGTON SQUARE**

ACCESSORIZE	CÉ LA VI	CREW CLOTHING COMPANY	DRINKS & TALKING	GAIL's	MARKET HALLS	Hagen	MOLESKINE	MY FAVOURITE SANDWICH
Holland&Barrett	JOE & THE JUICE	KIKO	Krispy Kreme	MANGO	★ PRET ★	oseo	Sainsbury's	WAHACA

Directly Opposite
Paddington Station



COMMERCIAL TERMS

RATES

Interested parties are advised to make their own enquiries.

EPC

'A' rating, details on request.

TENURE

New lease for a term by arrangement at offers in excess of £70,000 pax.

LEGAL COSTS

Each party is to be responsible for their own legal costs and all other professional costs incurred.

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To arrange a viewing, please contact:

Harrison Eagles

Head of Commercial

+44 (0) 7940 930 930

harrison@ldg.co.uk

Harry Isaacs

Senior Commercial Property Advisor

+44 (0) 7756 873 842

harry.i@ldg.co.uk

Emma Holder

SME Property Advisor

+44 (0) 7436 182 758

emma@ldg.co.uk

DISCLAIMER

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workshopldn.com | info@workshopldn.com