

20 CONDUIT PLACE

LONDON W2

PRELIMINARY DETAILS

To Be Refurbished

14,309 SQ. FT.

HQ Building next to Paddington Station

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

RIB

ROBERT IRVING BURNS



DESCRIPTION

This fantastic former warehouse property sits right next to Paddington Station and is bursting with character. Arranged over Lower Ground to 3rd floor this property benefit from an internal lift and impressive open eaves on the top floor.

The building is set to undergo a degree of refurbishment which an incoming occupier may have some say on. The intention is to revive the industrial heritage and set the building at the forefront of commercial buildings in the Paddington area.

The opportunity will benefit from new M&E - providing state of the art comfort cooling, data and lighting. An exact specification is not yet available and we seeking parties to work with on delivering their perfect space.



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
TOTAL	1,329.4	14,309

AMENITIES

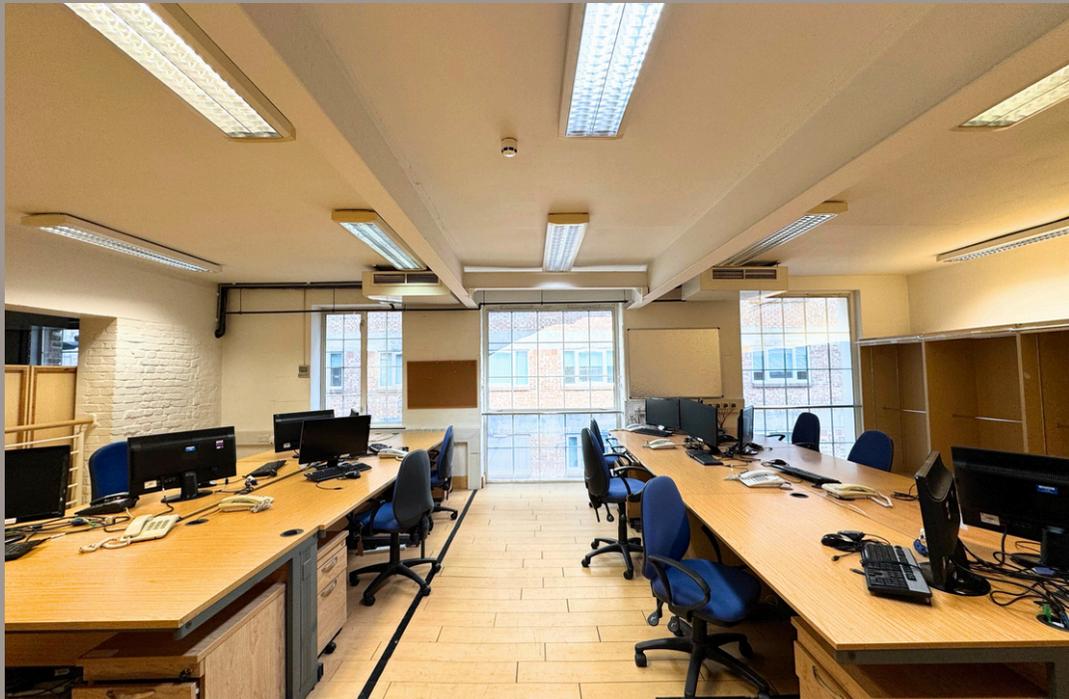
- INDUSTRIAL FEEL
- LIFT ACCESS
- IMPRESSIVE PITCHED 3RD FLOOR
- 2 X PARKING SPACES
- GREAT HQ POTENTIAL

Additional amenities are to be detailed shortly. Please speak to the team for more information.



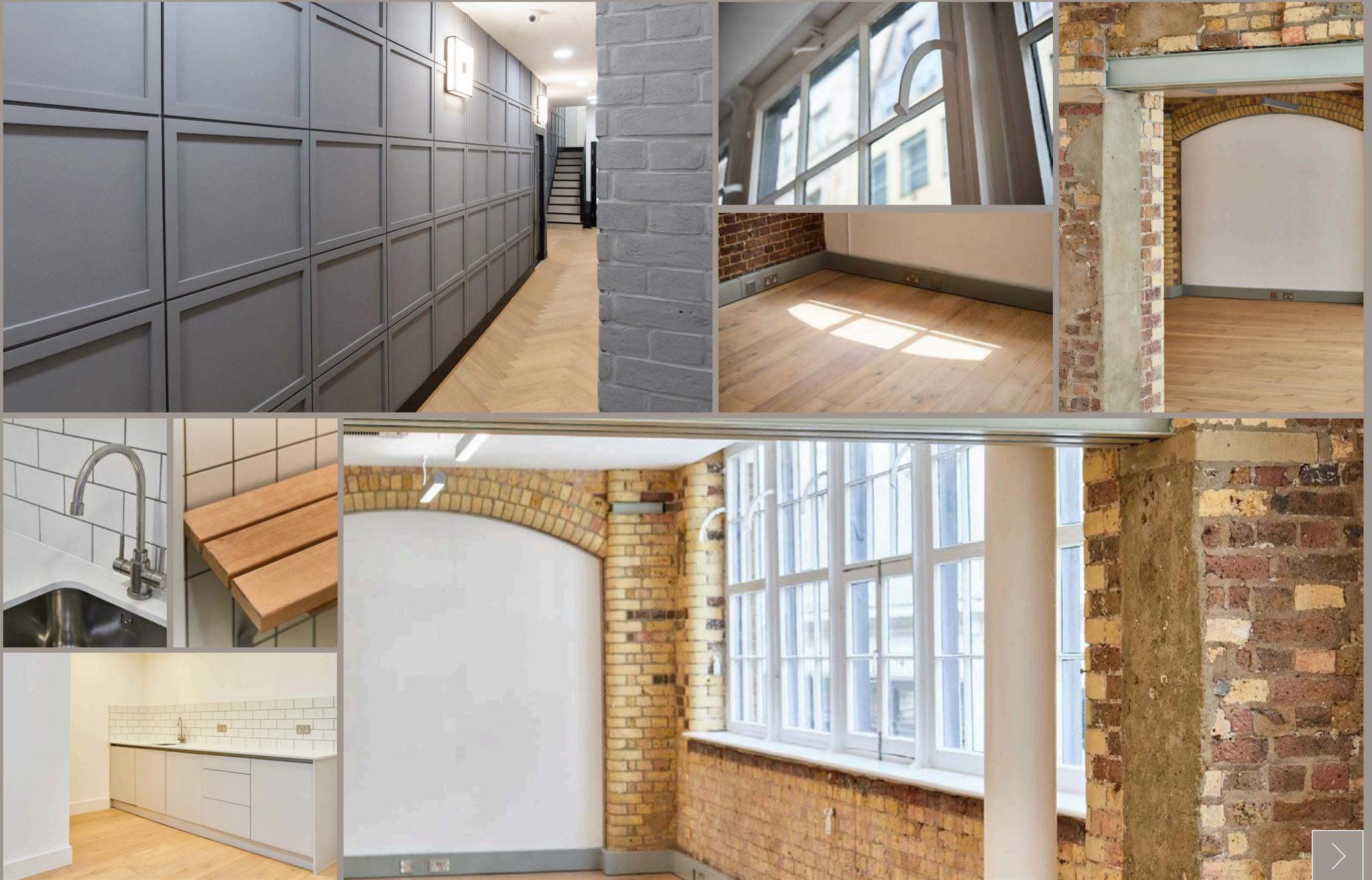


EXISTING CONDITION



EXISTING CONDITION

THE LOOK & FEEL

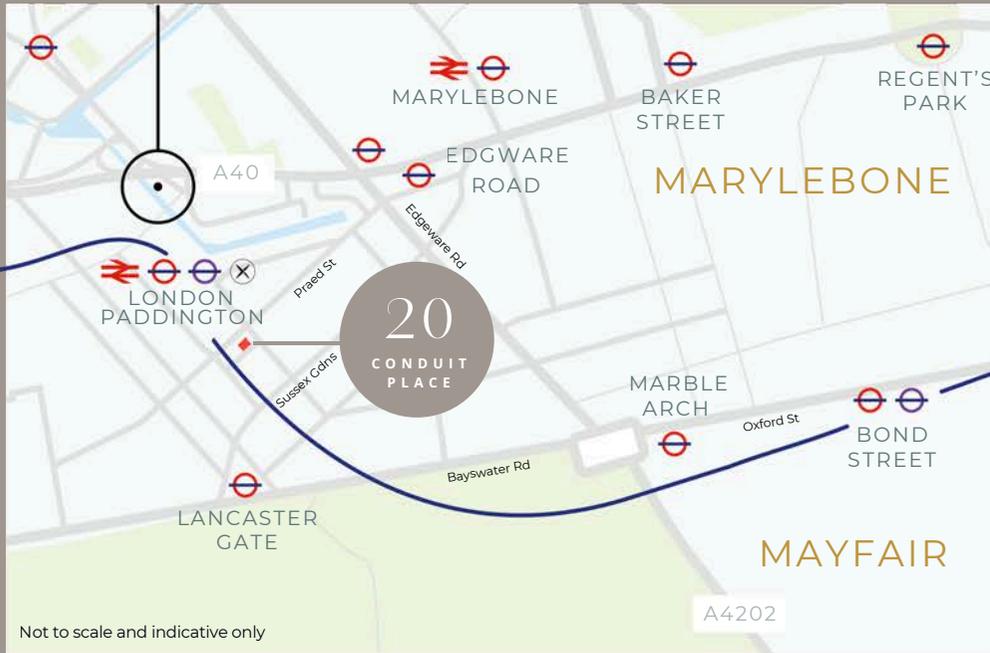


THE LOOK & FEEL



THE LOOK & FEEL - RECEPTION





Paddington Basin



Little Venice



St Mary Magdalene

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.

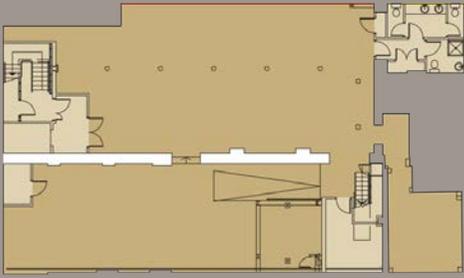


THE NEIGHBOURHOOD

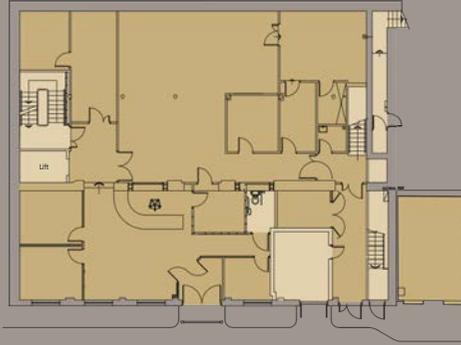


FLOOR PLANS

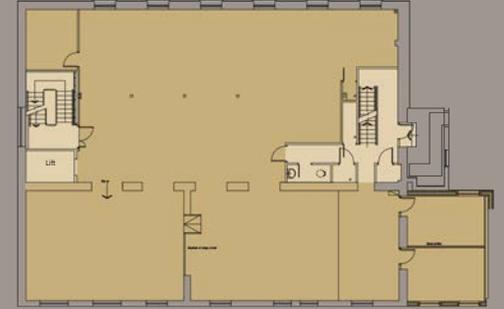
LG. 2,784 sq ft / 258.7 sq m



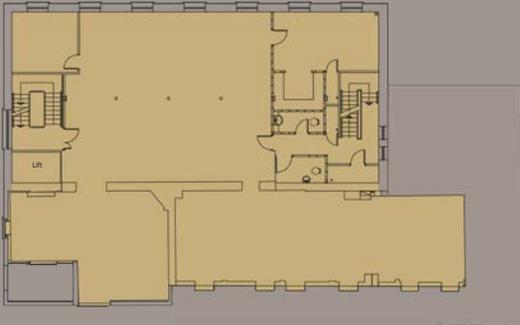
G. 2,753 sq ft / 255.8 sq m



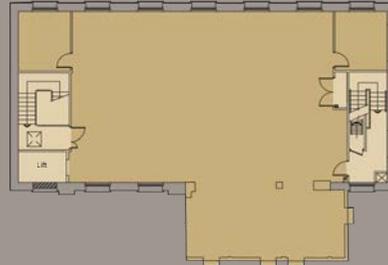
1. 3,403 sq ft / 316.1 sq m



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.



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.



CONTACT US

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

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Matthew Mullan

0207 927 0622

Matthewm@rib.co.uk

Thomas D'arcy

020 7927 0648

Thomas@rib.co.uk

The logo for Robert Irving Burns (RIB) features the letters 'R', 'I', and 'B' in a stylized, 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

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.