

NEW

NEXT

NORMAL

BETTER

PURSUING THE FUTURE OF HEALTHY
BUSINESS FROM EVERY ANGLE



**PADDINGTON SQUARE IS
A PLACE DESIGNED TO BUILD
A COMMUNITY THAT INSPIRES
AND ENERGISES THE WORLD'S
BRIGHTEST TALENT.**

**We focus all of our efforts on
building connections, committing
to sustainability, and ensuring the
wellbeing of every person that
comes through our doors.**

We've integrated future-ready technology, that maximises the wellbeing of people and enables businesses to thrive today, and tomorrow.

Paddington Square will enable like-minded businesses to shape a positive, connected and healthy future.



DESIGNED FOR PEOPLE TO

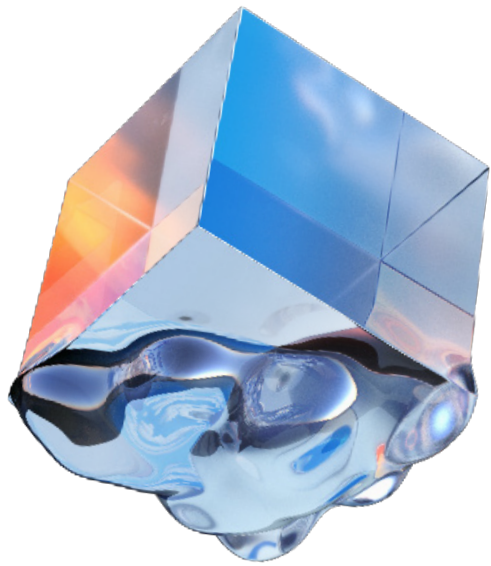


Paddington Square is a Renzo Piano-designed development that ushers in a new era of working and learning from each other by empowering choice, investing in wellbeing and attracting the world's best talent.

At the very heart of Paddington Square is The Exchange, our dedicated occupier club lounge and terrace, designed by Universal Design Studio as part of a greater commitment to building a healthier, flexible and more progressive working environment. With a concierge team looking after your every need The Exchange has dedicated spaces to connect, learn, relax, work and workout.

We are a super-connected, global destination, serviced by four Underground lines, Crossrail, Heathrow Express and national train links, which together put the capital and the world within easy reach.

350,000 SQ FT OF
**LIGHT-FILLED
OFFICE SPACE**



1.35 ACRES OF
**PUBLIC REALM AND
CURATED ART WALK**



DEVELOPMENT OF A NEW
**BAKERLOO LINE
TICKET HALL**



80,000 SQ FT OF
**RETAIL, LEISURE
AND RESTAURANTS**



BE REMARKABLE TOGETHER



THE CORNERSTONE OF

A VIBRANT NEIGHBOURHOOD

A LOCATION WITH

Paddington is evolving, with new business, residents and infrastructure arriving every year. They're all drawn by the neighbourhood's historic charisma and central location.

Paddington has been a hub of innovation since the 19th century, when the construction of the Paddington Basin in 1801 opened London to commerce and cultural exchange via the Grand Union Canal, and Isambard Kingdom Brunel unveiled Paddington Station some 50 years later: an immense project far ahead of its time. It was here too in St Mary's Hospital on Praed St that Alexander Fleming discovered penicillin.

The neighbourhood has been evolving and leading the way ever since, with more than £5bn invested in the area in the last three decades alone. Today, global brands from Microsoft and Vodafone to Visa and Sony continue this tradition of forward-thinking, working alongside the scores of independent businesses that thrive in the historic area – be it the journalist-hangout Frontline Club or independent media firms like Monocle.



Kioskafé



Floating Pocket Park



Hyde Park

THE FRONTLINE CLUB, KIOSKAFÉ AND FLOATING POCKET PARK REFLECT THE DIVERSE MELTING POT OF PADDINGTON.



Frontline Club

ENDLESS POTENTIAL

HEATHROW EXPRESS TERMINUS

NEW CROSSRAIL STATION

HEATHROW
+15 MINS

BOND STREET
+3 MINS

WEST END
+4 MINS

FARRINGTON
+8 MINS

LIVERPOOL ST
+10 MINS

CANARY WHARF
+17 MINS

THE WORLD IN 20 MINUTES

GREEN PARK
+8 MINS

PICCADILLY
+10 MINS

WESTMINSTER
+12 MINS

BANK
+15 MINS

WATERLOO
+15 MINS

NEW BAKERLOO LINE TICKET HALL

FOUR UNDERGROUND LINES

SUPER-CONNECTED

With seamless links to Heathrow, London and the rest of the UK, Paddington Square’s position as a global hub and gateway to the world is unique.

National Rail, Crossrail, Heathrow Express and four Underground lines create swift transport connections, and Paddington is the only station in London that gives direct access to all mainland stations in the capital.

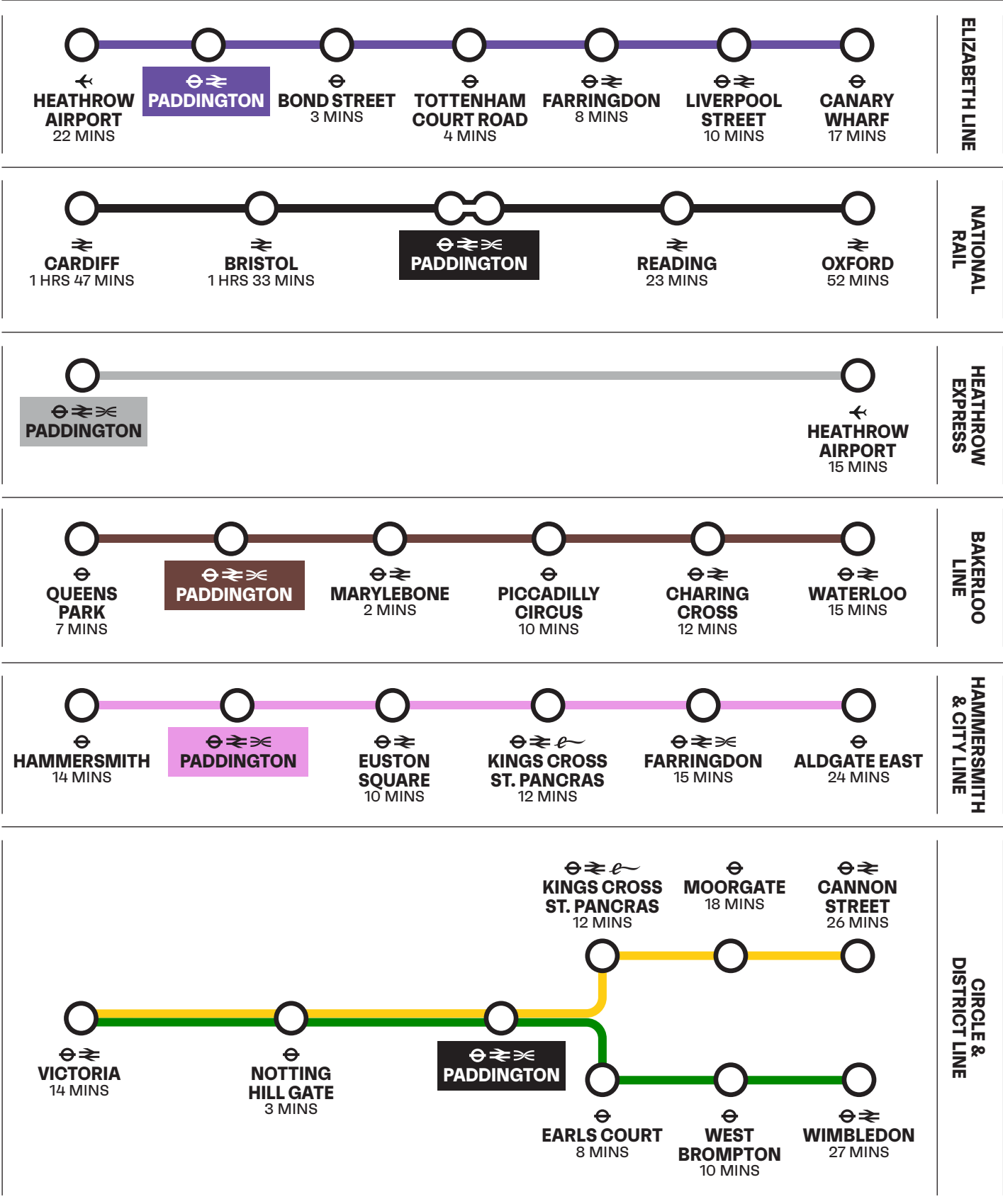
Paddington Square not only benefits from this infrastructure but expands and improves it. The development is integrated into Paddington station and brings with it a new Bakerloo Line ticket hall, meaning fast and secure travel from platform to desk in minutes.

Access to such transport links opens the doors to worldwide talent, eliminates unnecessary commuting time and empowers a meaningful work-life balance.

Crossrail Paddington Station



PADDINGTON



TODAY AND TOMORROW

GREEN AND



BLUE SPACES

WATERSIDE LOCATION

Blue spaces have a calming, rejuvenating effect. Paddington Square's unique position near the Grand Union Canal opens up a host of possibilities. It's an enlivening way to get to work, a chance for paddleboard yoga and kayaking in the morning, a waterside lunch and enjoy a GoBoat for evening drinks with friends.



IMMERSED IN GREEN SPACE

With Hyde Park, many pocket parks and Grand Union Canal a short walk away, Paddington Square has an abundance of green space. It's an energising environment that puts workers closer to nature without losing any of the urban excitement.



ACTIVE COMMUTING

Paddington Square encourages and enables alternative ways to get work: be it running or walking through scenic Hyde Park, you could even take a speedy cycle via London's many cycling highways. With dedicated cycle facilities, showers and changing rooms on arrival, occupiers can always expect a stress-free journey.



SOCIAL DESTINATIONS

From local markets and restaurants to art galleries and historic architecture, Paddington tells a vibrant, eclectic story.

A short lunchtime walk from Paddington Square are the restaurants, bars, cultural venues and social hubs that give the neighbourhood its unique character. The Serpentine Gallery is nearby in Hyde Park; Paddington Basin is a perfect spot for afterwork drinks; popular restaurants and bars like the Cleveland Arms and Pergola are around the corner.

Paddington is an exciting location and within easy reach of other neighbourhoods famed for their fashion, food and culture such as Notting Hill, Mayfair, Marylebone and Little Venice.

Paddington Square invites you to explore and recharge, to fill every day with culture and nature.



Pergola



Hyde Park

GREEN SPACES,
QUAINT SIDE-STREETS
AND BUSTLING CAFÉS



Chiltern Firehouse



Kioskafé



Darcie and May Green



Saint Aymes

AND CULTURAL FAVOURITES

A NEW HUB OF BUSINESS AND INNOVATION

MAJOR TRANSPORT REGENERATION PROJECT

SHOPPING, DINING AND CONNECTING AT PADDINGTON SQUARE

FASHION, LIFESTYLE, CONVENIENCE AND WELLBEING

ALL DAY RESTAURANTS AND BARS

GLOBAL SHOPPING



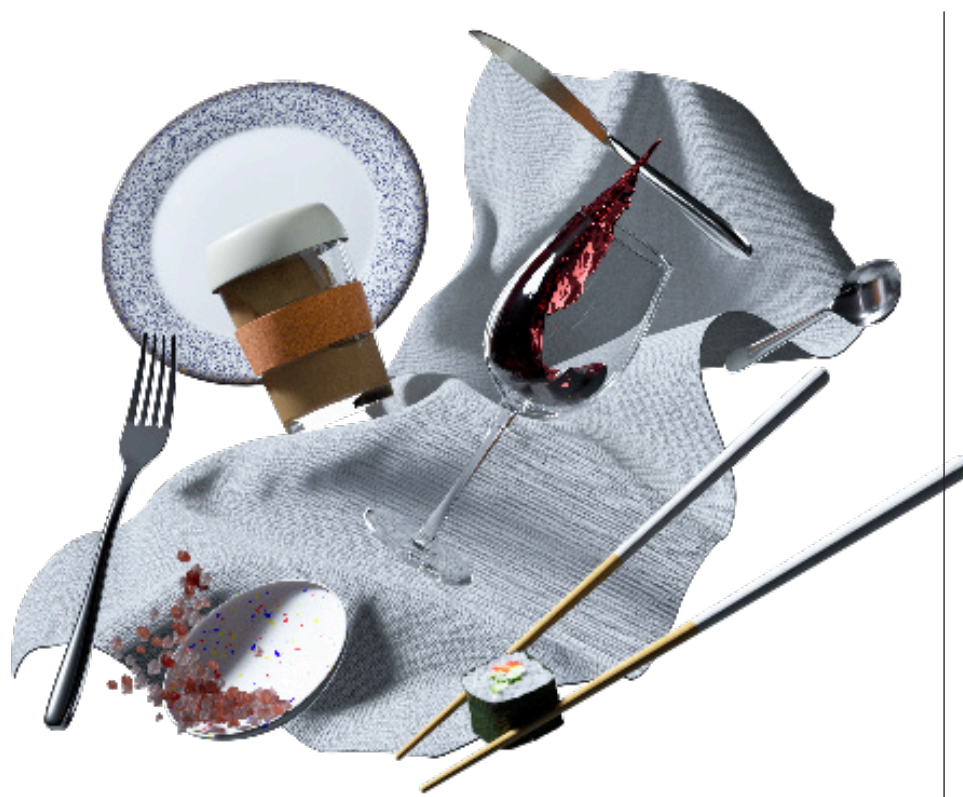
Paddington Square offers over 46 shops and restaurants across 80,000 sq ft: a diverse retail destination designed to make the everyday easier and enliven the community.

It's a retail destination for renowned brands and independent innovators in fashion, beauty, lifestyle and daily essentials.

By having such a distinct and complete retail experience on their doorstep, people don't need to go far to find what they need, winning more crucial time during the day to be spent where it matters.



ON A LOCAL SCALE



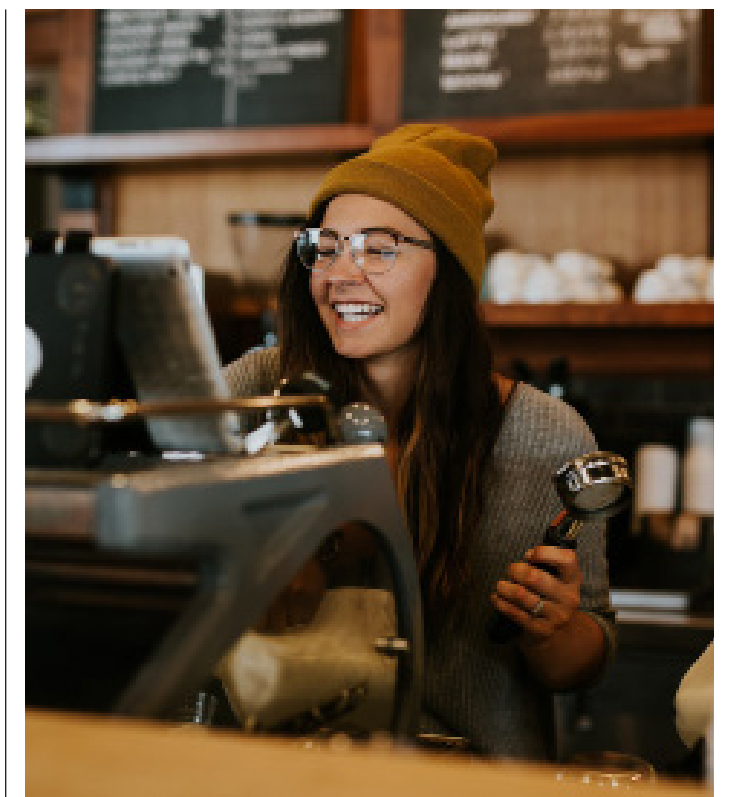
A THREE LEVEL
STANDALONE RESTAURANT
PAVILION WITH A SUN-SOAKED
ROOFTOP GARDEN TO END
OFF PRODUCTIVE DAYS



Alongside Paddington Square's retail space is a thoughtfully curated selection of restaurants, bars and cafés for all-day socialising.

Kickstart the morning, meet over lunch or wind down after a long day at one of many bars and restaurants.

The bars and restaurants are surrounded by 1.35 acres of new public space with landscaping, trees and a dedicated art walk opening up a new outside space - directly connected to the main entrance of Paddington Station.



A VIEW THAT NEVER FAILS TO IMPRESS

Take a scenic lift to the 21,000 sq ft rooftop restaurant and bar that reveals breathtaking views of London from morning till late evening.

This is one of the highest rooftop restaurants in West London, across two floors and a terrace. It's an exciting destination to make new connections and realise bold ideas.

For occupiers, this means an accommodating, elegant space for breakfast meetings, client lunches and celebratory dinners, as well as the option of private hire for company events, product launches and more.



SMART BUILDING

MAKE NEW CONNECTIONS AT THE EXCHANGE

AN OFFICE READY FOR THE FUTURE

SWIFT AND SECURE CONTACTLESS ENTRY

FLEXIBLE FLOORPLATES WITH PANORAMIC VIEWS

WORKSPACES

28

EMPOWERING TOMORROW'S CREATIVITY

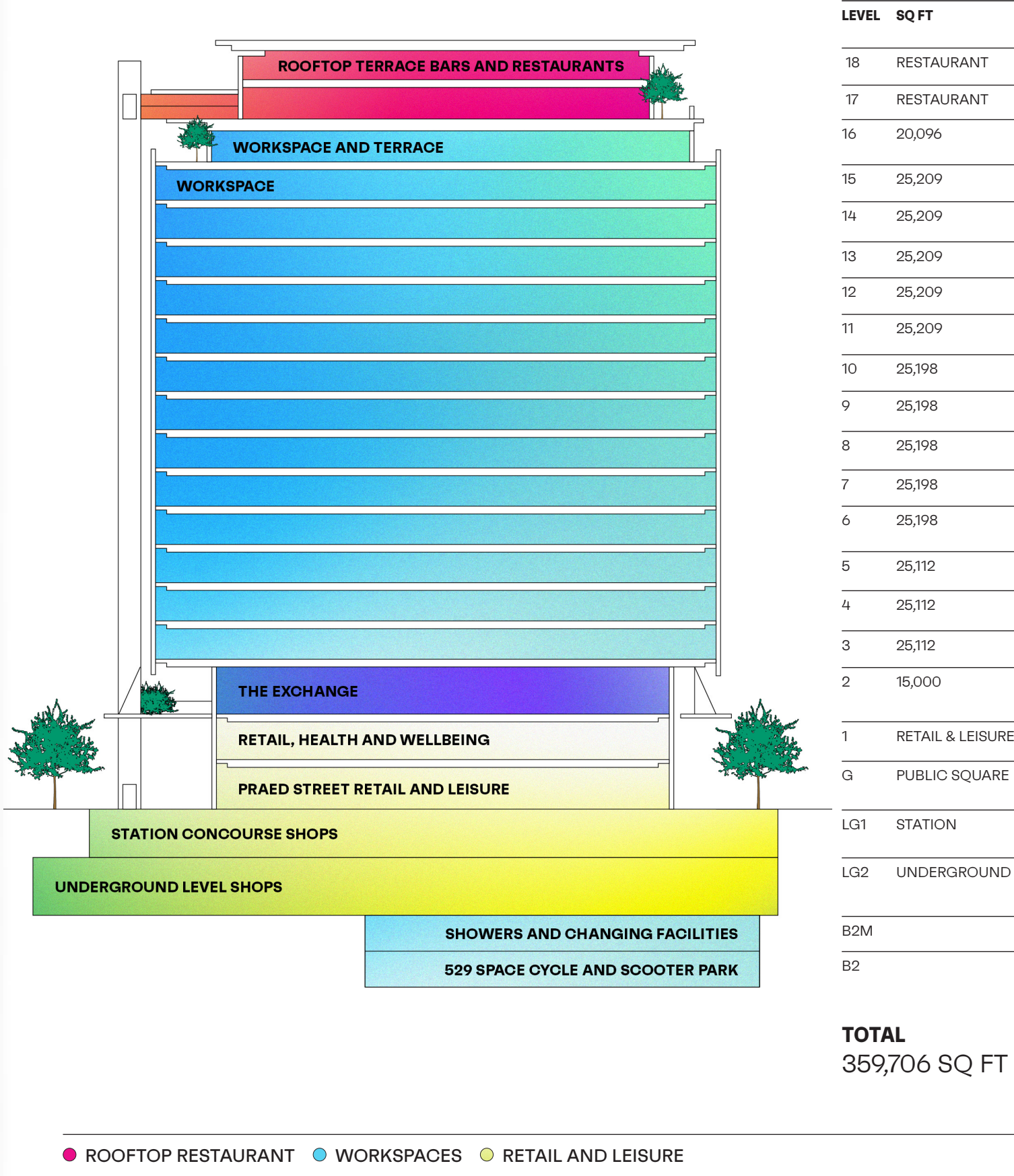
Paddington Square is more than just a place of work. It's a creative environment that moves and responds to the needs of individuals, where wellbeing and space to think freely are just as important as time at the desk.

Genuine creativity comes from working together. Paddington Square makes this possible and does so safely. The estate's design and engineering ensures that the building is pandemic resilient thanks to contactless entry technology, dedicated access from transport to office levels, and air filtration systems in bathrooms and lifts.

Paddington Square brings out the best in every person. It celebrates the fact that we are all social and creative by providing individuals with the right tools and setting to realise their talent.



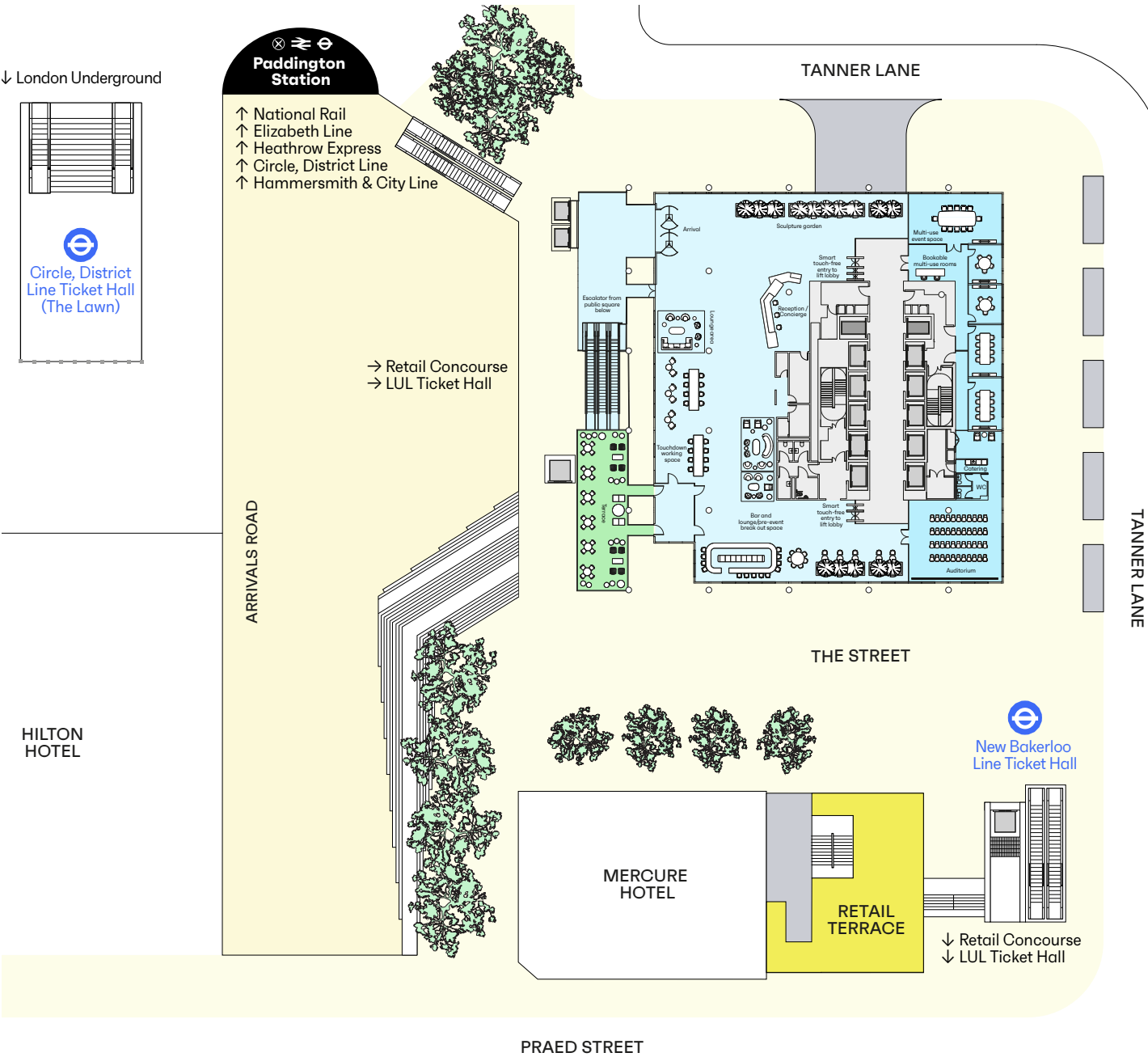
PADDINGTON SQUARE CHAMPIONS CREATIVITY BY CREATING FLUID SPACES THAT ADAPT TO YOUR NEEDS



FAST, CONTACTLESS ARRIVAL FROM PADDINGTON STATION



Paddington Square's thoughtful design and smartphone app means occupiers can get from concourse level to their desk in just two escalator journeys and a tap of the screen.

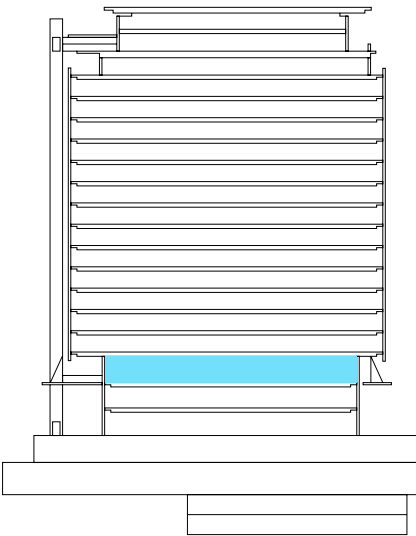




STRAIGHT INTO THE EXCHANGE

The Exchange on level 2 is the social heart of the office at Paddington Square: a 15,000 sq ft dedicated lounge, lobby and workspace that harnesses the building's creative and cultural energy.

THE EXCHANGE



1. CONCIERGE

The ultimate customer service and knowledge hub – making day-to-day life easier and more fulfilling for occupiers and their guests.

2. LOUNGE

Informal meeting, touch down, working and lounge spaces for occupiers.

3. FLEXIBLE WORK SPACES

Modular spaces that adapt to every need, giving people flexibility to choose how they work.



4. LOUNGE

Informal meeting, touch down, working and lounge spaces for occupiers.

5. TERRACE

An outside social space overlooking Paddington Square and the station below with a view for people to meet, eat and drink, join an exercise class or private event.

6. BAR AND LOUNGE

The social heart of the building. Encouraging people to meet and enjoy delicious and nutritious drinks and snacks throughout the day and evening, with the option to host private events around the bar.

7. MULTI-USE EVENT SPACE

A carefully-curated space to connect, inspire, share and learn, available for companies to hire privately.

8. MULTI-USE ROOMS

Contemporary club-style spaces to accommodate every business need - including focused learning courses and classes, meditation spaces, mental health and nutrition experts, catered meeting and presentation rooms and multi-media broadcast suites for recording and editing podcasts, vlogs and interviews.

9. SCULPTURE GARDEN

A lush and tranquil waiting area that provides a change of pace; time to pause and reflect.

WORK AND COLLABORATE

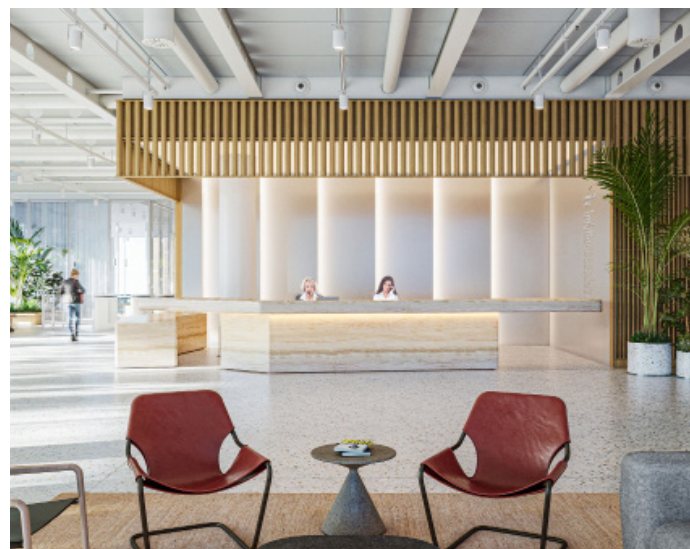
The Exchange is open exclusively to occupiers and actively promotes a progressive, dynamic way of work. Created by Universal Design Studio with abundant greenery, sweeping natural light and warm materials, it balances an inviting calm with an energetic buzz.

The Exchange makes occupiers feel welcome and engaged from the get-go, driving productivity and creative thought through social connection and wellbeing. A variety of open areas and breakaway spaces cater to every need, with quiet corners for time to reflect and a terrace to get fresh air, but also meeting rooms, screening rooms, multimedia suites and an event space. By creating the freedom to work and think in your own way, it both responds to the individual while sparking collaboration and inviting chance encounters.

Looking after occupiers throughout the day is a 24/7 digital concierge with a dedicated desk and smart phone app, at hand to book a lunch, organise an event and everything in between. The Exchange offers a place to start the day with a morning coffee, grab a healthy lunch and wind down over a drink with the team too.



HOST A CREATIVE WORKSHOP
OR RECORD A PODCAST
IN A MEDIA SUITE



HAVE A MORNING FITNESS
CLASS BOOKED BY THE DEDICATED
CONCIERGE SERVICE

ON YOUR TERMS





THE EXCHANGE OFFERS A FLEXIBLE ENVIRONMENT TO WORK THE WAY YOU WANT



BY DAY, ENJOY A HEALTHY MEAL IN THE BAR, SOAKING UP THE NATURAL LIGHT



WIND UP FOR THE EVENING WITH DINNER AND DRINKS



TAKE A MEETING OR JUST ENJOY THE FRESH AIR ON THE OPEN TERRACE

AN ACTIVE BUILDING FOR ACTIVE MINDS

Paddington Square’s commitment to wellbeing and empowering individuals doesn’t stop at The Exchange.

Looking after individual wellbeing is essential. It’s embedded in the philosophy of the development. Creativity, motivation and meaningful work require the right setting, one that’s dynamic, personable and inspiring.

Features such as smart light metres, floor-to-ceiling windows with low-iron glass, allowing for more natural light and sweeping views of London – keeping people vitalised and in sync with the outside world.



WELLBEING



To enable and encourage active commuting – both for the environment and individual health – we have secure storage facilities for Z bikes, showers and changing rooms, plus E-bike and scooter charging and docking stations.

Workers have access to a gym with personal trainers and fitness classes, running and cycling clubs, a nutritionist, GP and mental health consultant.

THE BEST IDEAS OFTEN COME WHEN YOU'RE AWAY FROM YOUR DESK





EXPANSIVE AND INSPIRING VIEWS ACROSS LONDON



**350,000 SQ FT OF SPACIOUS OFFICE SPACE WITH VIEWS ACROSS
LONDON AND MORE NATURAL LIGHT FOR BRIGHTER IDEAS**



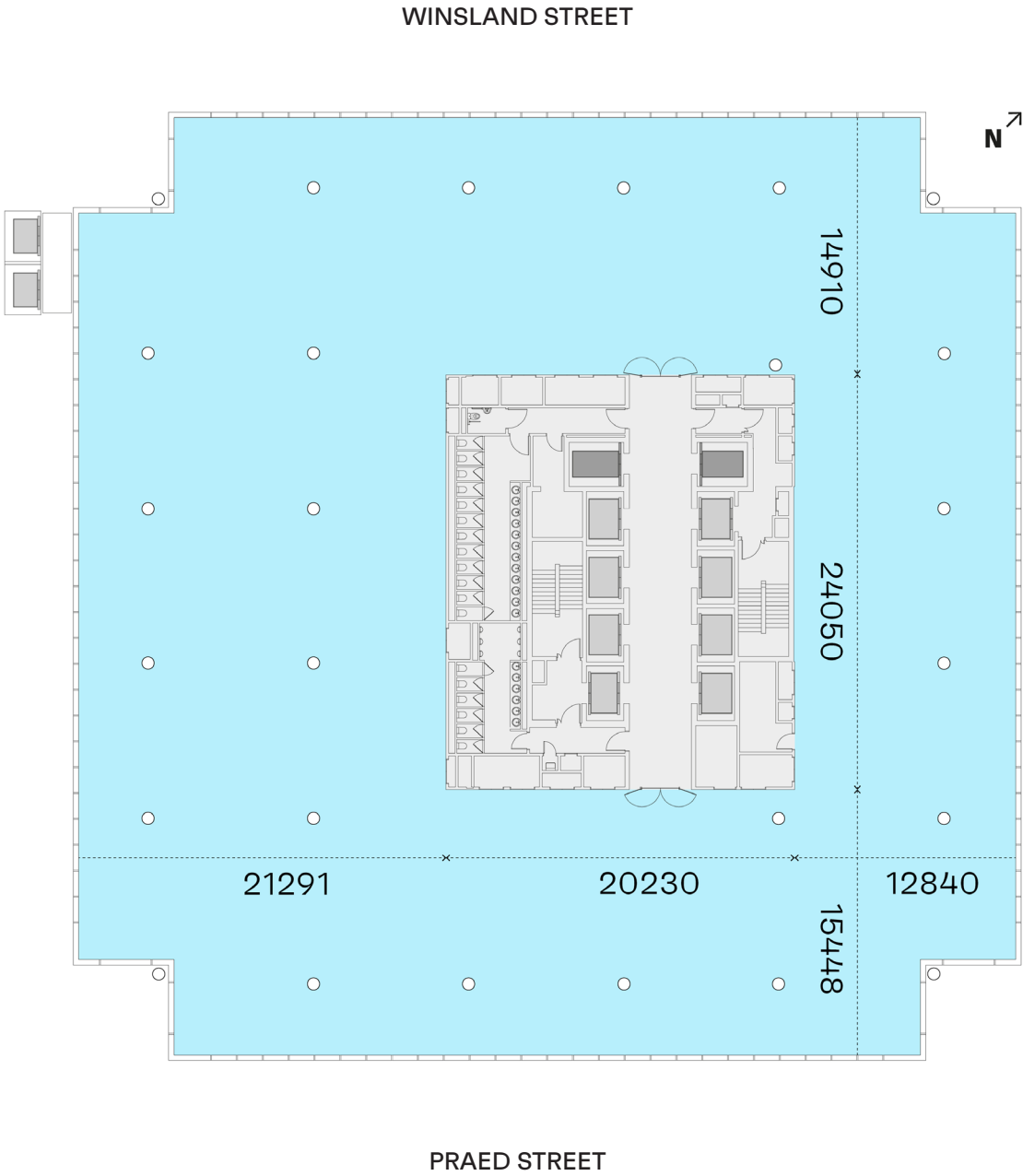
BRIGHT, SPACIOUS AND ADAPTABLE FLOOR PLATES



THE TERRACE ON LEVEL 16: A SPACE TO LET THE MIND WANDER AND SPARK BOLD IDEAS

LEVEL 3-5 FLOORPLAN

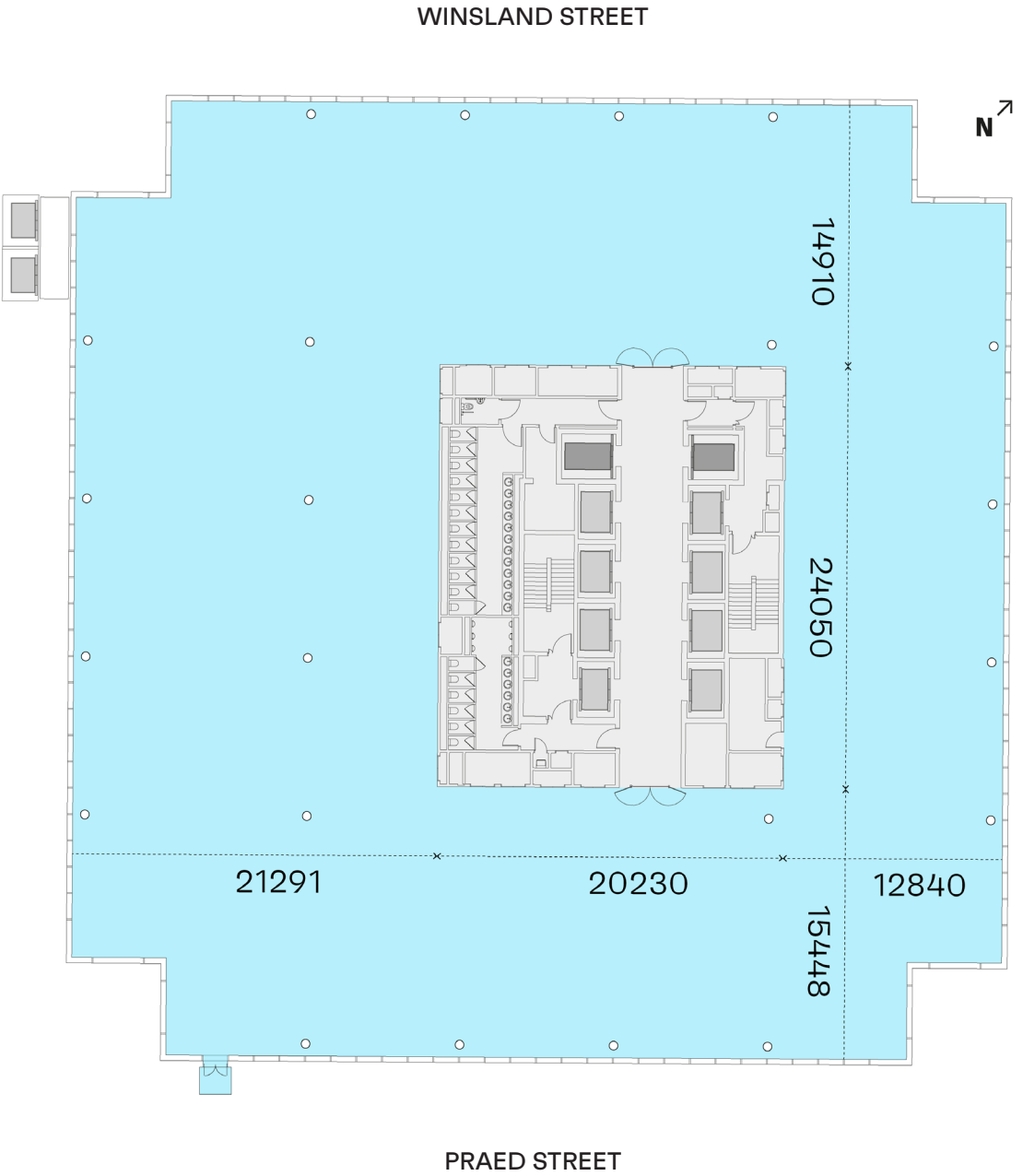
25,112 SQ FT



● OFFICE SPACE ○ LIFT LOBBY ● 8X PASSENGER LIFTS ● 2 X GOODS LIFT

LEVEL 6-10 FLOORPLAN

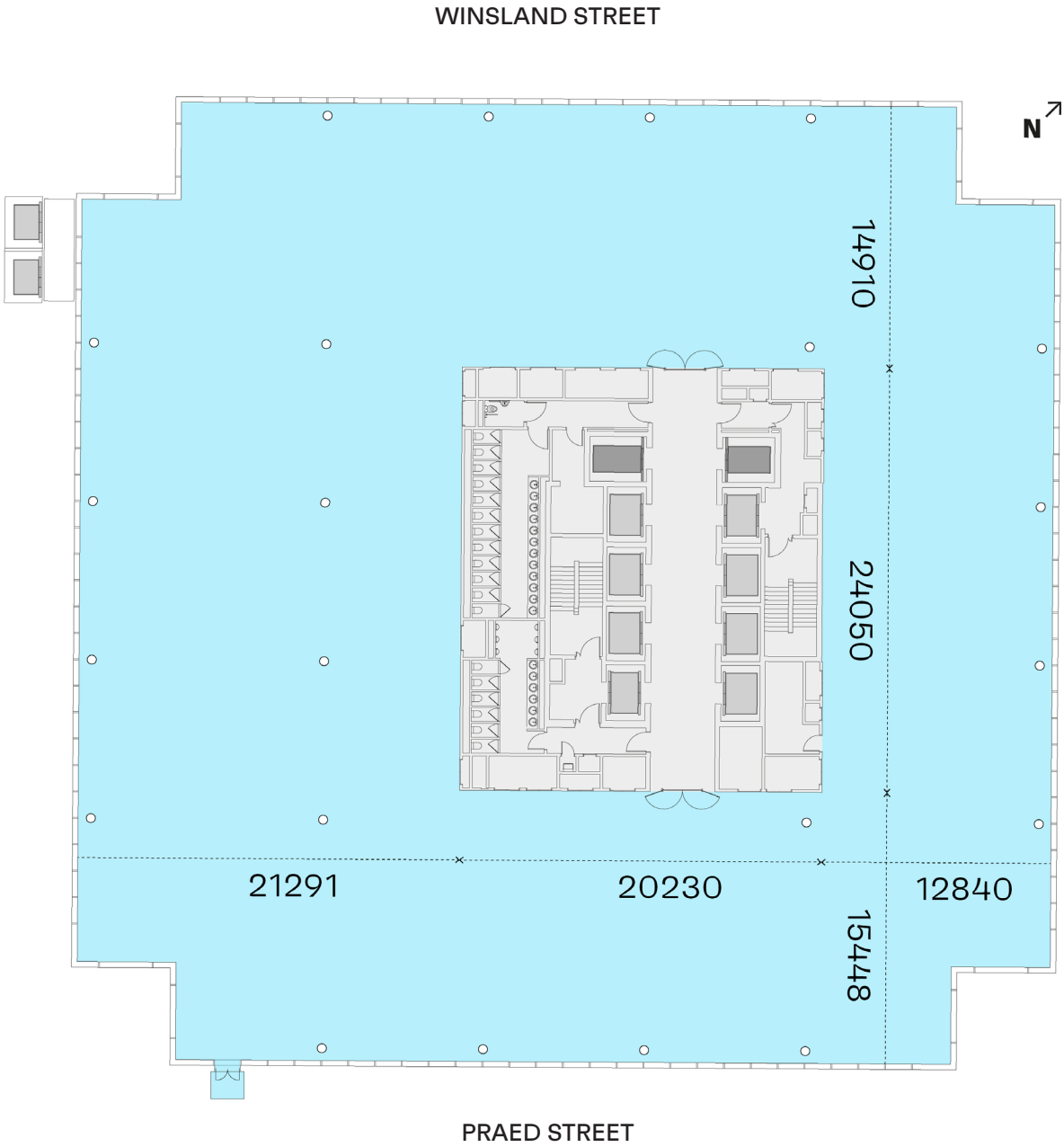
25,198 SQ FT



● OFFICE SPACE ○ LIFT LOBBY ● 8X PASSENGER LIFTS ● 2 X GOODS LIFT

LEVEL 11-15 FLOORPLAN

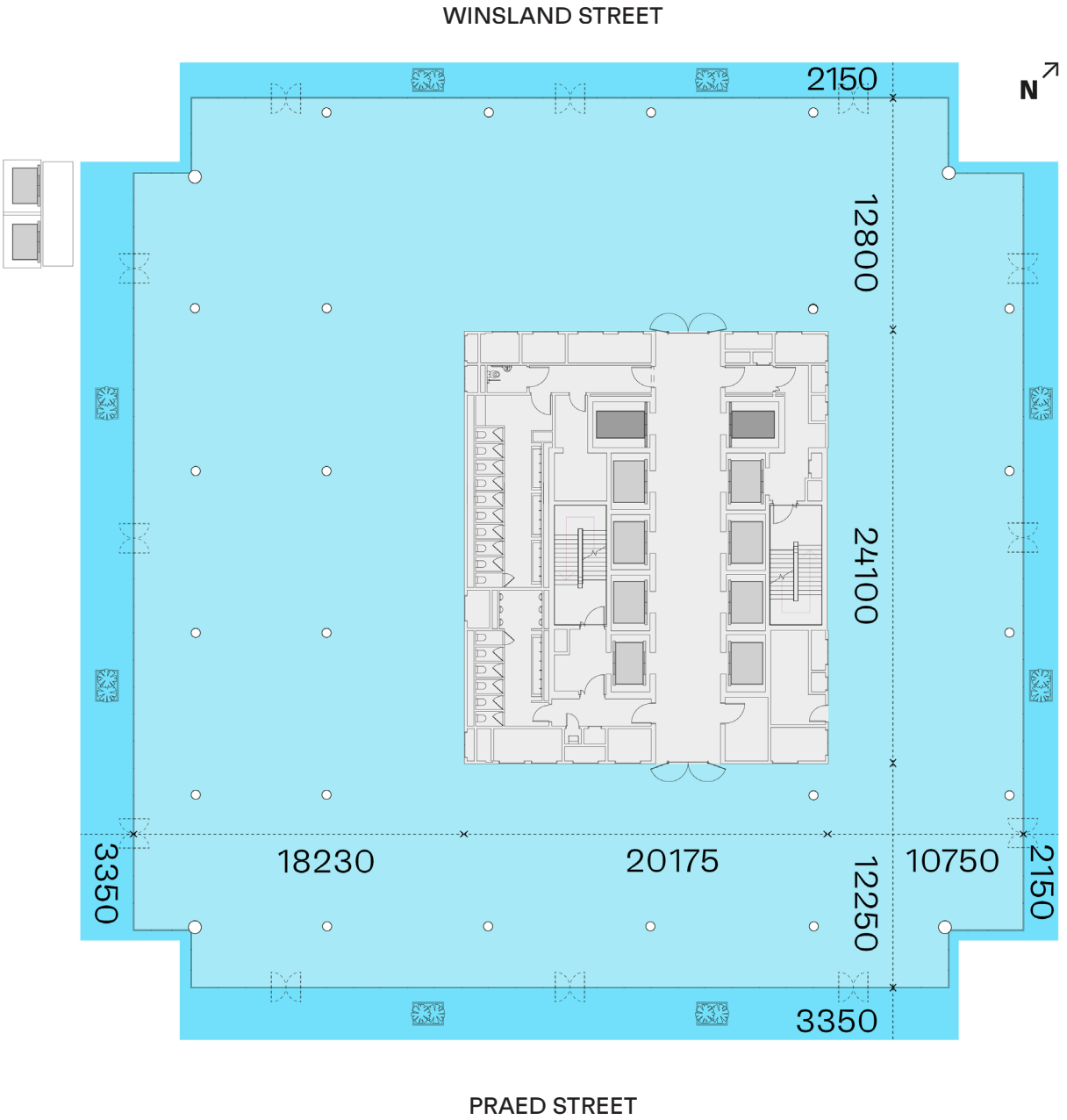
25,209 SQ FT



● OFFICE SPACE ○ LIFT LOBBY ● 8X PASSENGER LIFTS ● 2 X GOODS LIFT

LEVEL 16-TERRACE FLOORPLAN

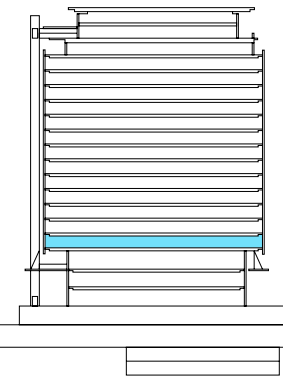
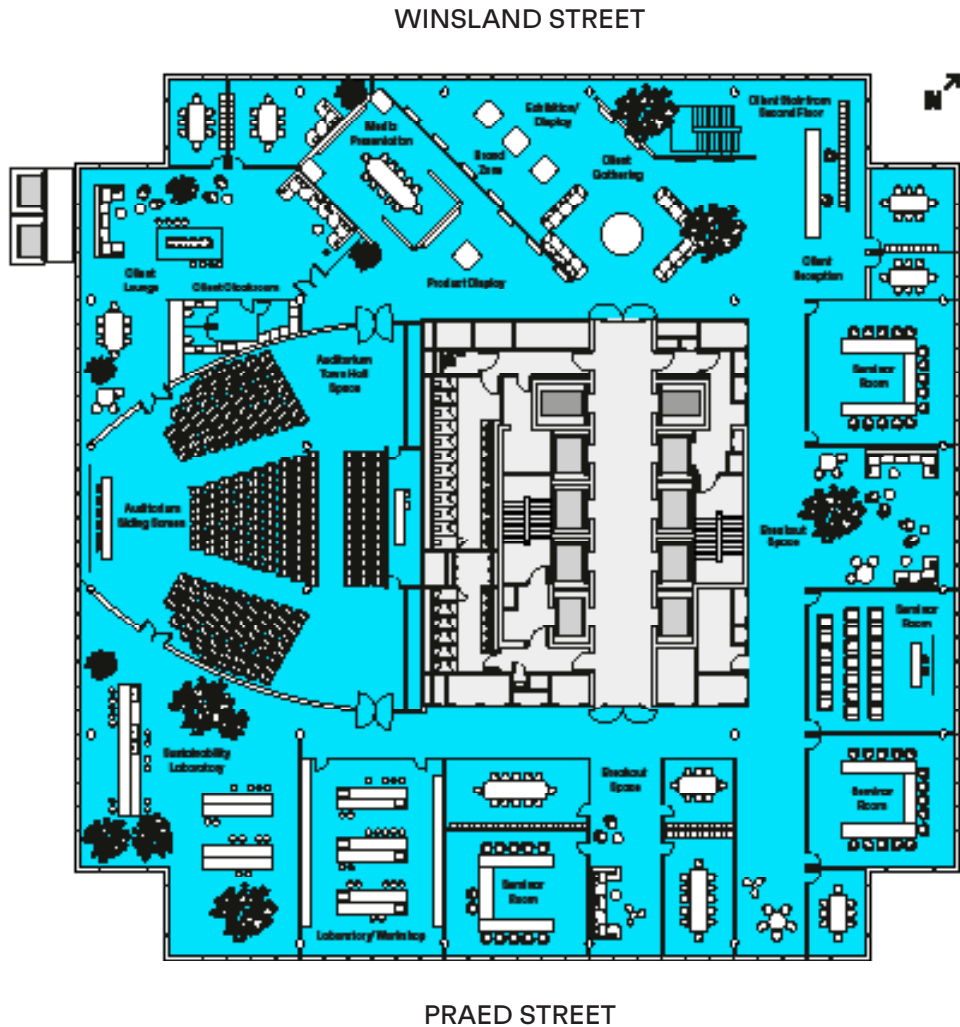
20,096 SQ FT



● TERRACE ● OFFICE SPACE ○ LIFT LOBBY ● 8X PASSENGER LIFTS ● 2 X GOODS LIFT

LEVEL 3 SPACE PLAN

25,112 SQ FT
Client reception.
Brand zone.
Town hall.
Seminar & meeting rooms.

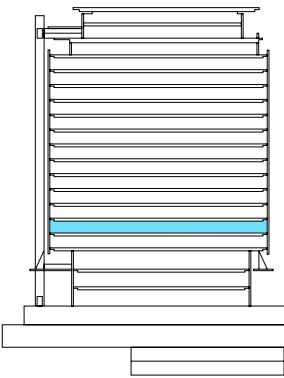
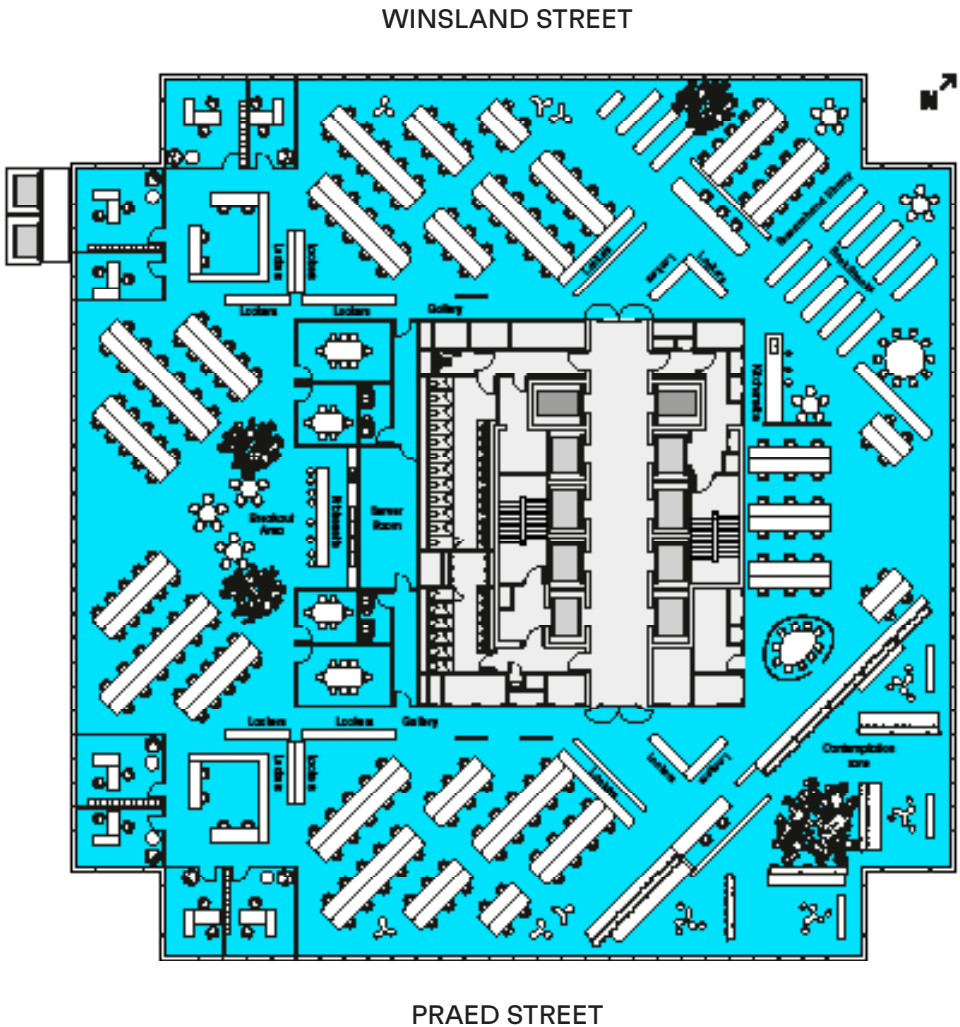


AREA	SEATING	SOFAS	TABLES
Auditorium	290		1
Breakout Spaces	17	3	3
Lounge / Client Seating	15	6	3
Meeting Rooms / Seminar	148		13
TOTAL OCCUPANCY (SEATING)		TOTAL TABLES	
488		20	

● OFFICE SPACE ● LIFT LOBBY ● 8X PASSENGER LIFTS ● 2 X GOODS LIFT

LEVEL 4 SPACE PLAN

25,112 SQ FT
Open plan creative approach.
Research & library
Contemplation zone.

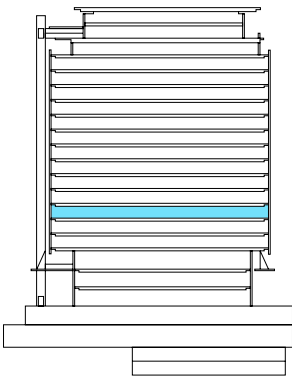
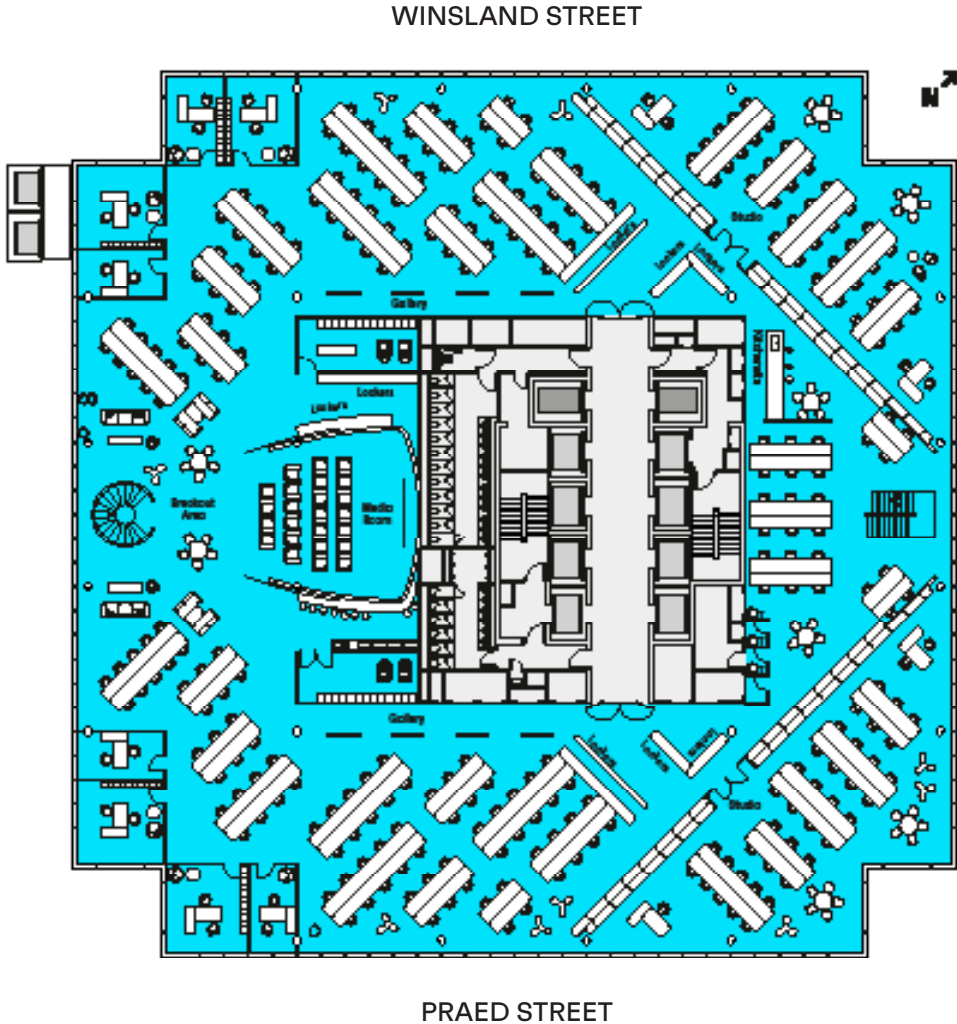


AREA	SEATING	SOFAS	TABLES
Breakout Area	15		3
2 Kitchens	5		1
12 Meeting Rooms	28		4
Offices	16		8
Open Plan Table Space	251		35
TOTAL OCCUPANCY (SEATING)		TOTAL TABLES	
315		51	

● OFFICE SPACE ● LIFT LOBBY ● 8X PASSENGER LIFTS ● 2 X GOODS LIFT

LEVEL 5 SPACE PLAN

25,112 SQ FT
Open plan
Creative approach
Interconnecting stairs
Media room

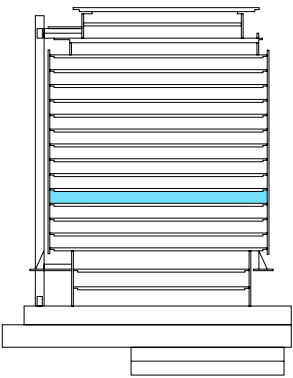
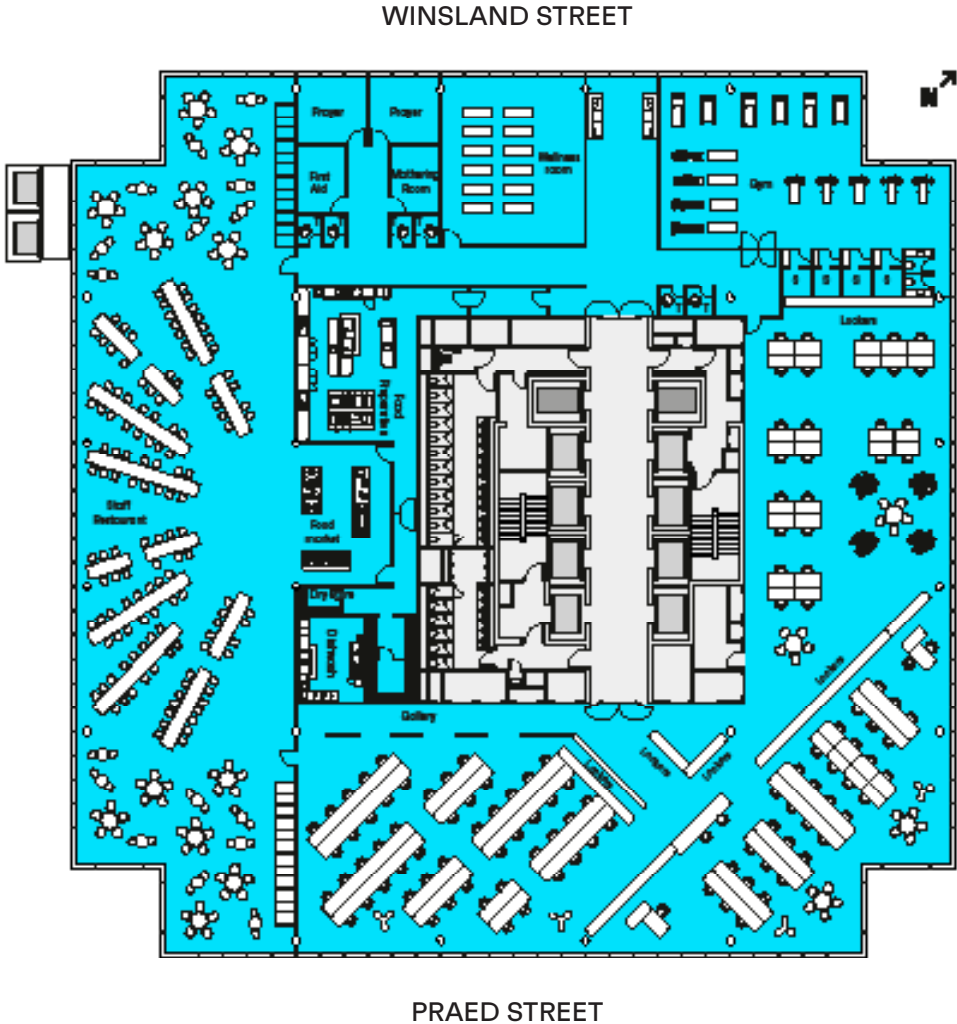


AREA	SEATING	SOFAS	TABLES
Breakout Area	15		3
2 Kitchens	5		1
12 Meeting Rooms	28		4
Offices	16		8
Open Plan Table Space	251		35
TOTAL OCCUPANCY (SEATING)		TOTAL TABLES	
315		51	

● OFFICE SPACE ○ LIFT LOBBY ● 8X PASSENGER LIFTS ● 2 X GOODS LIFT

LEVEL 6 SPACE PLAN

25,198 SQ FT
Staff restaurant
Gym and wellness room
Multi faith rooms
Mothering room
First aid and lockers

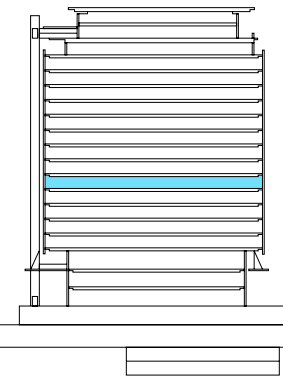
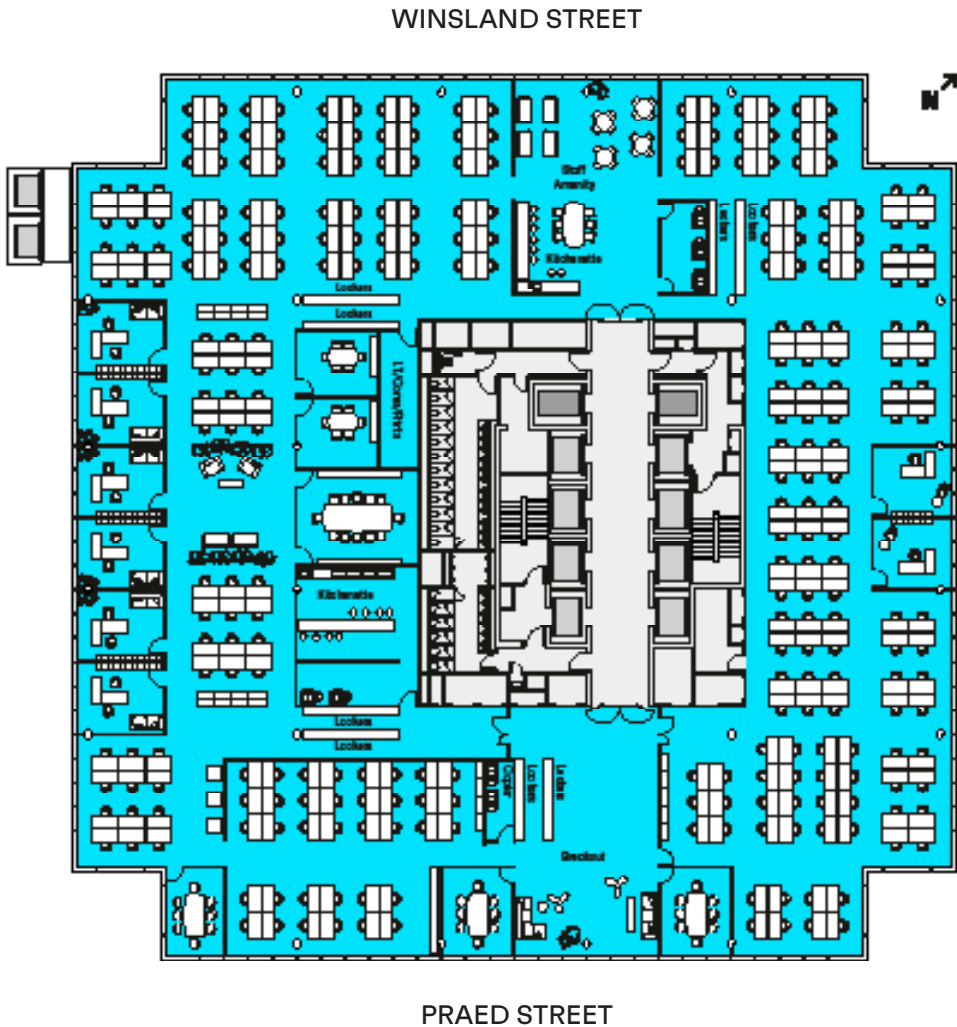


AREA	SEATING	SOFAS	TABLES
Open Plan	124		41
Staff Restaurant	222		40
TOTAL OCCUPANCY (SEATING)		TOTAL TABLES	
346		81	

● OFFICE SPACE ○ LIFT LOBBY ● 8X PASSENGER LIFTS ● 2 X GOODS LIFT

LEVEL 7 SPACE PLAN

25,198 SQ FT
Open plan
Traditional approach

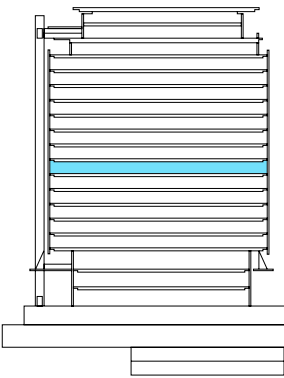
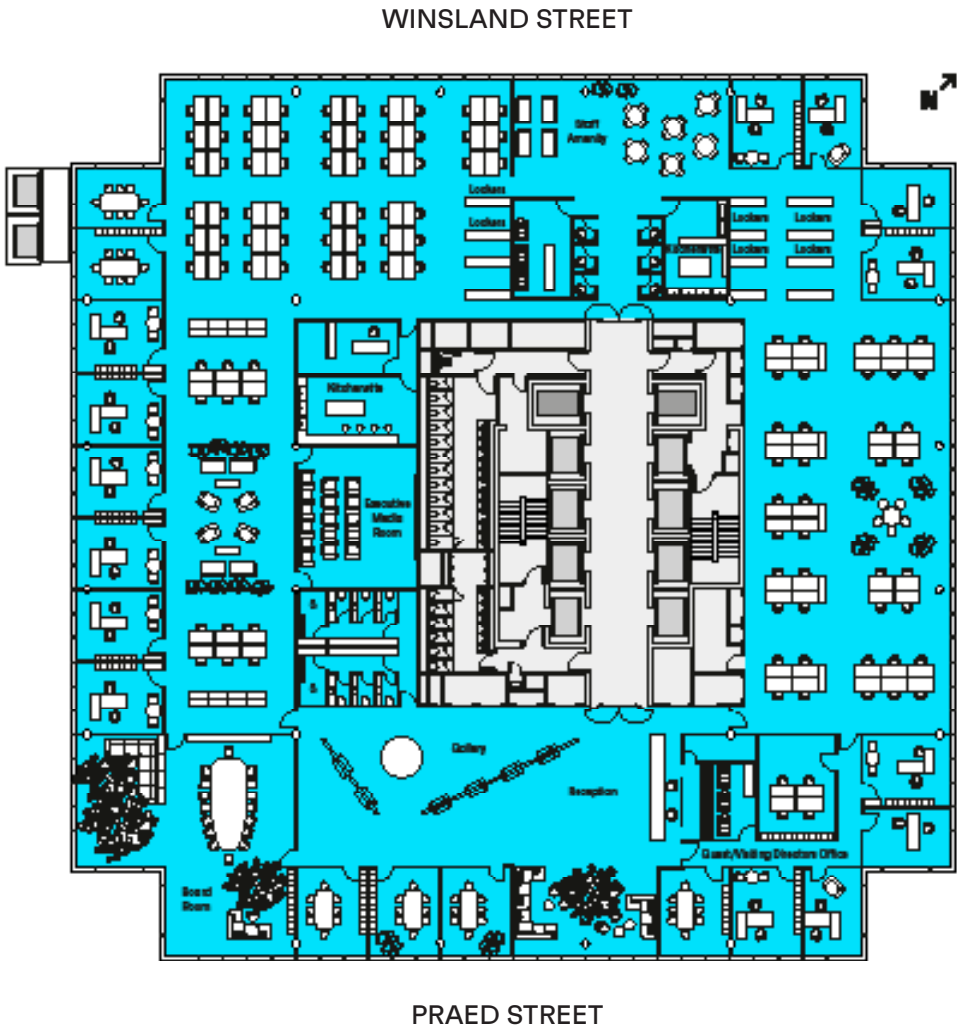


AREA	SEATING	SOFAS	TABLES
Breakout Area	2	4	
Kitchenette / Staff Amenity	22	4	5
Meeting Rooms	48		6
Offices	16		8
Open Plan Table Space	284		284
TOTAL OCCUPANCY (SEATING)		TOTAL TABLES	
388		303	

● OFFICE SPACE ○ LIFT LOBBY ● 8X PASSENGER LIFTS ● 2 X GOODS LIFT

LEVEL 8 SPACE PLAN

25,198 SQ FT
Executive floor



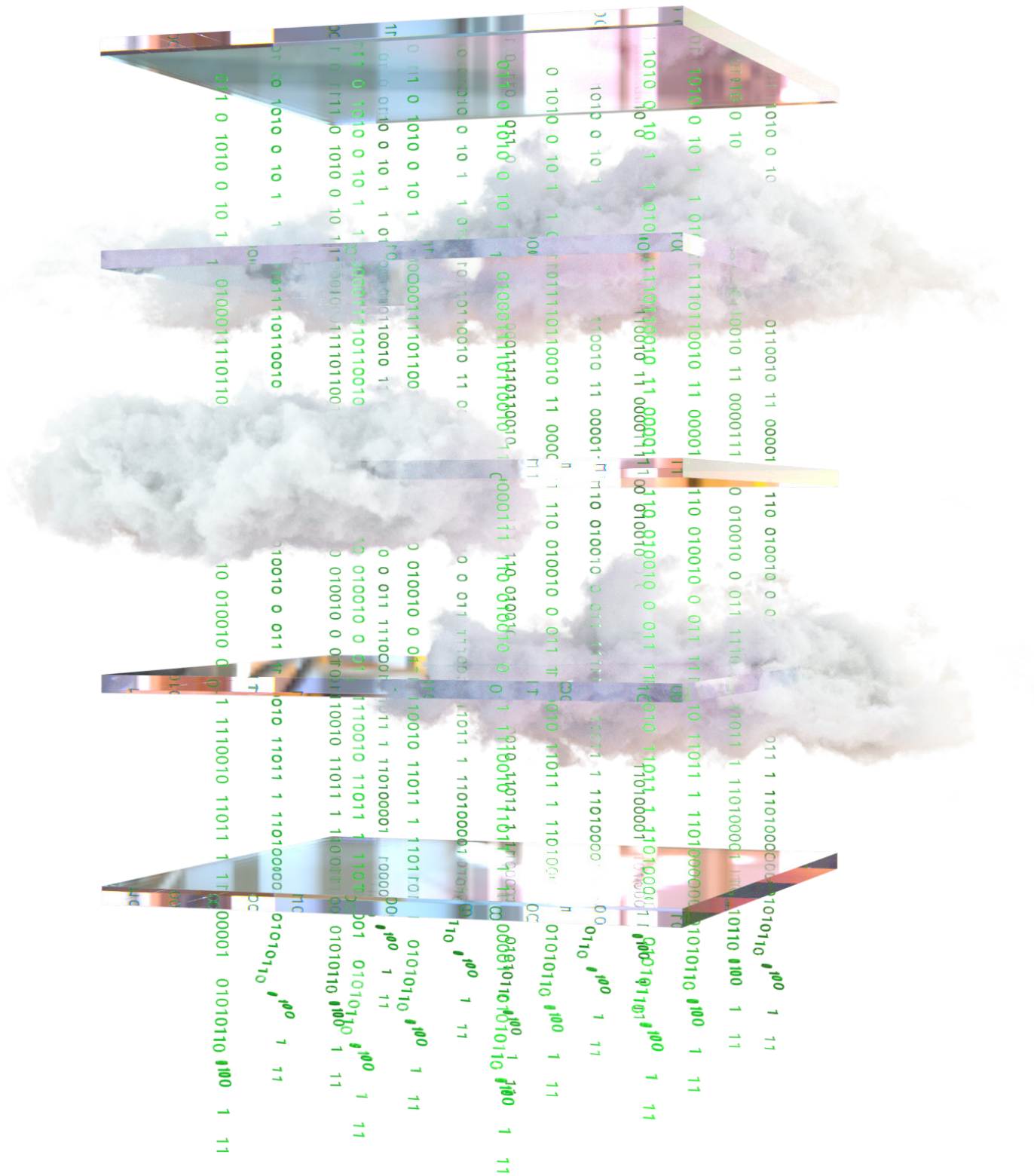
AREA	SEATING	SOFAS	TABLES
Breakout Space	8	2	2
Meeting Rooms	24		2
Offices	6		3
Open Plan	330		60
TOTAL OCCUPANCY (SEATING)		TOTAL TABLES	
372		66	

● OFFICE SPACE ○ LIFT LOBBY ● 8X PASSENGER LIFTS ● 2 X GOODS LIFT

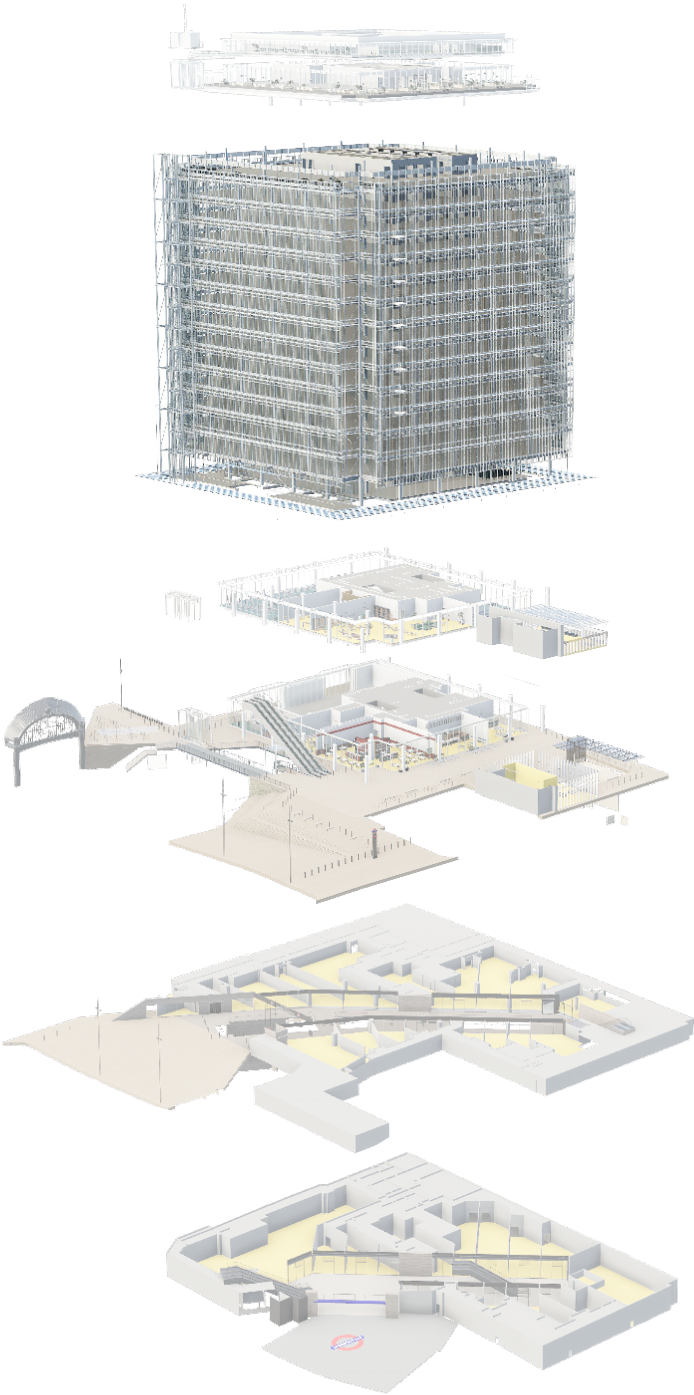
INNOVATION FOR THRIVING, MINDFUL AND CONNECTED BUSINESS

Technology at Paddington Square is designed to create a safer, happier and more efficient workspace.

- Fast, resilient plug-and-play infrastructure. It makes moving office and setting up at Paddington Square simple and swift.
- The smart fiber backbone means the building is future-proofed, allowing us to update the building's technology as easily as downloading an app.
- The Paddington Square app: book meeting rooms, classes, lunch deliveries and connect and create communities within the building.
- All building technologies are connected via a cloud-based platform, collecting and analysing data from all systems for intelligent, preventative fault detection.
- Intelligent lifts and blinds reduce energy consumption.
- WiredScored Platinum rating means seamless, resilient connectivity throughout the building with 5G WiFi and 4-bar phone signal.



SPECIFICATIONS



- WiFi in common areas
- Uninterrupted phone signal throughout
- 5G enabled
- WiredScore Platinum
- Resilient, dual supply power + data systems
- 529 bicycle spaces
- 55 showers and 529 personal lockers
- Fresh filtered air throughout workspaces & common areas
- Air and water monitoring systems
- Occupational Density 1 person per 8 sq m
- Intelligent building systems reduce energy consumption
- BREEAM Excellent
- 2.92m floor to ceiling height
- LED lighting
- 8 x 21-person passenger lifts
- 2 x goods lift
- 1.5m planning grid
- 9m structural grid

WELLBEING DESIGNED TO NOURISH BODY AND MIND

- The Exchange: Our occupier club and terrace.
- Fitness, nutrition and mental health hub.
- 529 cycle and scooter spaces, showers and laundry service.
- Floor to ceiling glazing and 360° London views.
- Touch-free entry, advanced air and water monitoring, and air filtration systems.
- Open air terraces.
- Landscaped public square and curated art walk.
- Choice of healthy food and drinks throughout.

TECHNOLOGY A FUTURE-FOCUSED SMART BUILDING

- Resilient, dual supply power and data systems.
- WiFi and uninterrupted 4-bar phone signal across the estate.
- Smart, contactless entry technology.
- App-based digital concierge for venue hire, learning and lectures, lunch reservations, fitness classes and meeting room bookings.
- WiredScore Platinum certified.
- Intelligent building management system analyses data to maintain optimum building performance.

SUSTAINABILITY RESPECTING OUR COMMUNITY AND THE ENVIRONMENT

- 100% green energy procurement.
- Rainwater harvesting.
- Rooftop solar panels generating 90,000kWh per year, saving 12 tonnes of CO2.
- Intelligent blinds and lift systems to reduce energy consumption.
- Upskilling and training programmes within the local community.
- Local employment opportunities and mentoring.

THE TEAM BEHIND THE VISION

SELLAR
Developer

Sellar is an award-winning London property developer with a reputation for delivering innovative and high-quality mixed-use projects.

The company is renowned for conceiving and delivering the Shard Quarter development and the 310m high Shard which has become an internationally recognised London landmark, instrumental in changing the perception and improving the prosperity of the London Bridge neighbourhood.

Sellar is particularly experienced in unlocking the potential of complex sites, and through collaboration and partnerships with landowners, investors, stakeholders and communities delivers ambitious buildings and places that inspire, energise and promote better wellbeing for all.

With a focus on sustainability, technology and wellbeing, Sellar’s projects are designed to stand the test of time, responding to the existing urban fabric and enhancing the areas in which they reside.

RENZO PIANO BUILDING WORKSHOP
Architect

The Renzo Piano Building Workshop (RPBW) is an international architectural practice with offices in Genoa and Paris. The Workshop is led by 9 partners, including founder and Pritzker Prize–laureate Renzo Piano. The company employs nearly 130 people.

Since its formation in 1981, RPBW has successfully undertaken and completed over 140 projects around the world, including the Shard in London; the Whitney Museum of American Art in New York; the Stavros Niarchos Cultural Center in Athens.

Exhibitions RPBW’s works have been held in many cities worldwide, including at the Royal Academy of Arts in London in 2018.

HOTEL PROPERTIES LIMITED
Investor

HPL is a niche property developer of premium residential and commercial properties in prime locations. HPL has successfully established a distinctive track record in delivering best in class luxury developments including The Met in Bangkok, the Cuscaden Residences in Singapore and Holland Park Villas in London. HPL also specialises in hotel ownership, management and operation and has interests in 36 hotels spanning 15 countries, operating under international brands including Four Seasons, Six Senses, Como, Marriot and Hilton.

ANCHORAGE VIEW PTE.LTD
Investor

Anchorage View Pte. Ltd is a privately held property investment and development company established in Singapore.

MACE
Main Contractor

WSP
Engineering

GARDINER & THEOBALD
Quantity Surveyor

GET IN TOUCH

LEASING

PAUL GRINDAL
JLL
paul.grindal@eu.jll.com
+44 (0)20 7087 5768
+44 (0)7920 231 659

TOM BRAMMELD
JLL
tom.brammeld@eu.jll.com
+44 (0)20 7399 5274
+44 (0)7734 883 071

IAN MCCARTER
KNIGHT FRANK
ian.mccarter@knightfrank.com
+44 (0)7940 508 650
+44 (0)20 7861 1506

JONNY LEE
KNIGHT FRANK
jonny.lee@knightfrank.com
+44 (0)7885 389 426
+44 (0)20 7861 1541

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www.paddingtonsquare.co.uk



DEVELOPMENT

BARRY OSTLE
DEVELOPMENT DIRECTOR
barry.ostle@sellar.com
+44 (0)7899 927 451
+44 (0)20 2102 0412

JONATHAN RING
DEVELOPMENT MANAGER
jonathan.ring@sellar.com
+44 (0)7584 451 383
+44 (0)20 3102 0427

PAUL FLEXNEY-BRISCOE
CONSTRUCTION DIRECTOR
paul.flexney-briscoe@sellar.com
+44 (0)7860 671 886
+44 (0)20 3102 0434

APRIL TAYLOR
MARKETING DIRECTOR
april.taylor@sellar.com
+44 (0)7788 584 150
+44 (0)20 3102 0441

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