ONE ADDRESS, THREE STORIES

FAIRLIGHT HOUSE



20 CONDUIT PLACE,
LONDON W2

ROBERT IRVING BURNS

Story

In 1981, Syco Systems opened its showrooms at 20/21 Conduit Place, introducing Britain to the revolutionary Fairlight CMI — the first commercially successful digital sampler, which helped define the sound of the 1980s. Musicians visited to experience the groundbreaking ability to capture and replay any sound from a keyboard.

Preliminary details

2,308 - 14,309 SQ. FT.

Mid-Refurbishment
HQ Building next to Paddington Station
Available September/October 2026
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 September/October 2026

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.

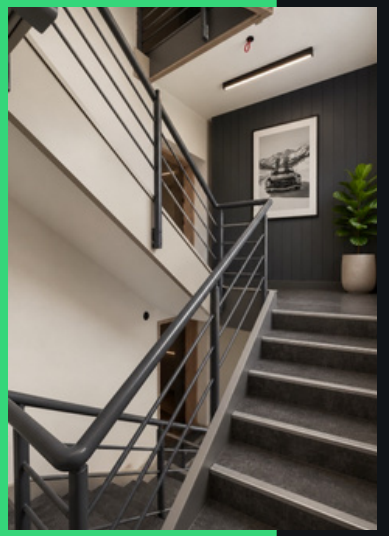
The building is currently undergoing a first-class refurbishment, carefully designed to restore and enhance its original character while delivering a best-in-class Office/Class E environment. Heritage features will be thoughtfully balanced with contemporary finishes, creating a highly efficient and amenity-rich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


2ND FLOOR CGI







RECEPTION CGI

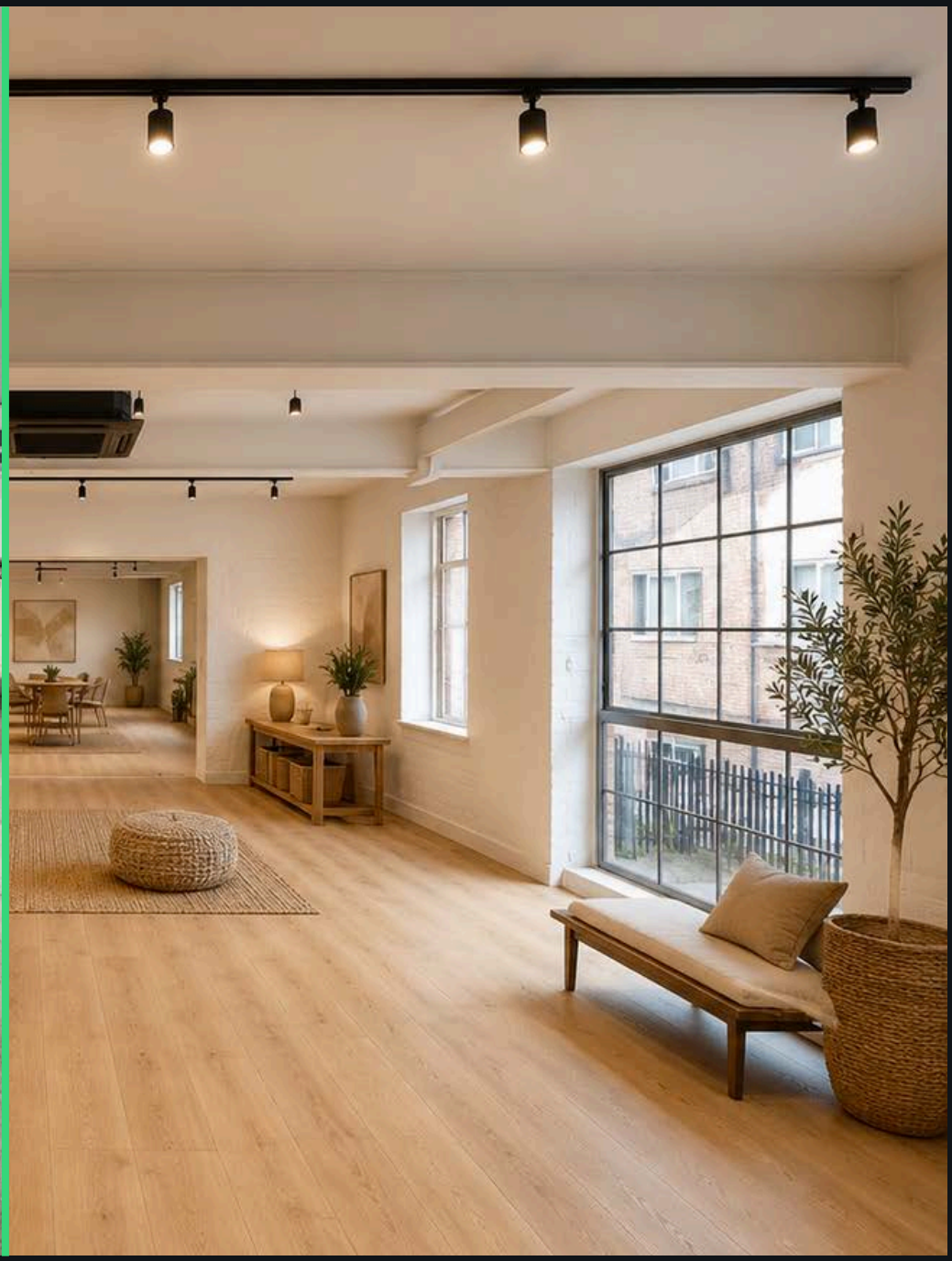
THE SPACE

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

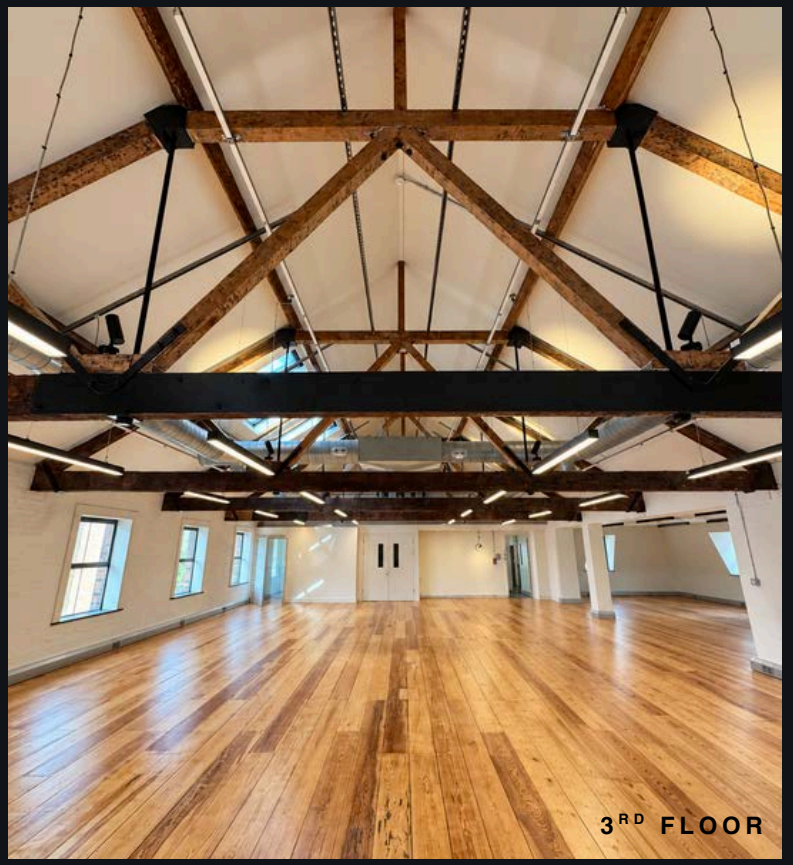
- NEW LVT FLOORING THROUGHOUT
- NEW COMFORT COOLING SYSTEM
- INDUSTRIAL HERITAGE
- PASSENGER LIFT ACCESS (ALL FLOORS)
- FRONT & REAR NATURAL LIGHT
- 2 X PARKING SPACES
- GREAT HQ POTENTIAL
- EXPOSED MASONRY WALLS
- CYCLE STORAGE
- SHOWER FACILITIES
- CAPPED OFF SERVICES
- NEW LED LIGHTING SYSTEM



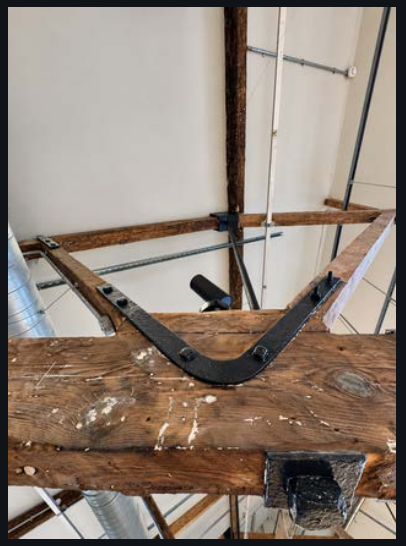


PLEASE NOTE CGI IMAGES FOR INDICATIVE PURPOSES


3RD FLOOR


3RD FLOOR


3RD FLOOR







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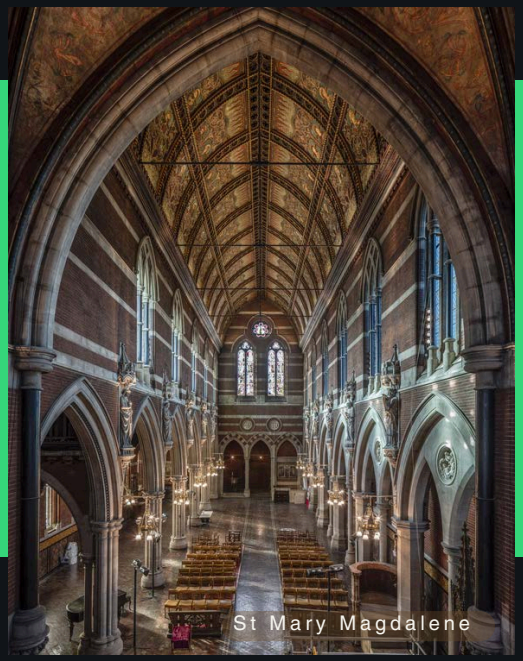


PLEASE NOTE CGI IMAGES FOR INDICATIVE PURPOSES









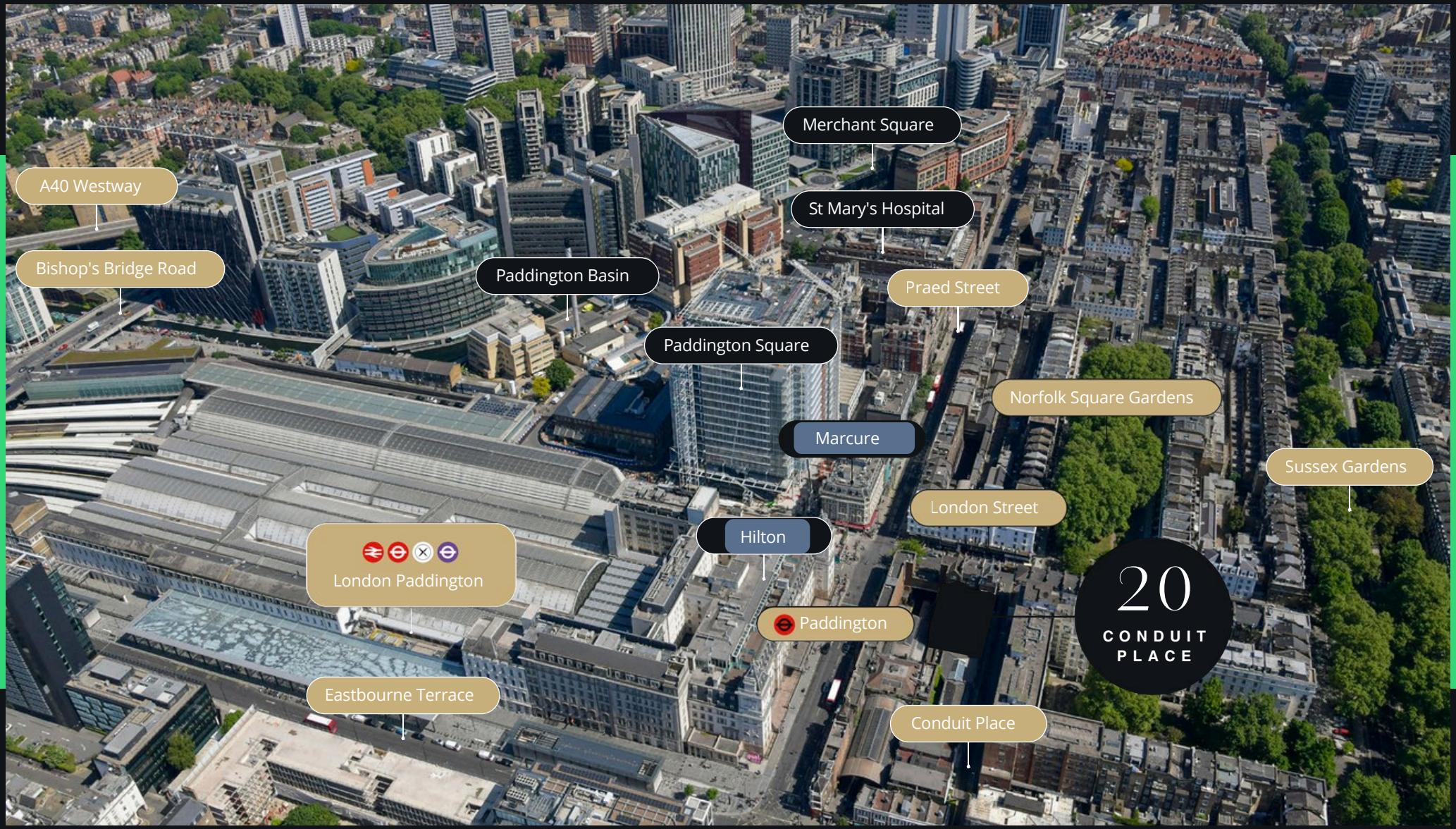
LOCATION

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.

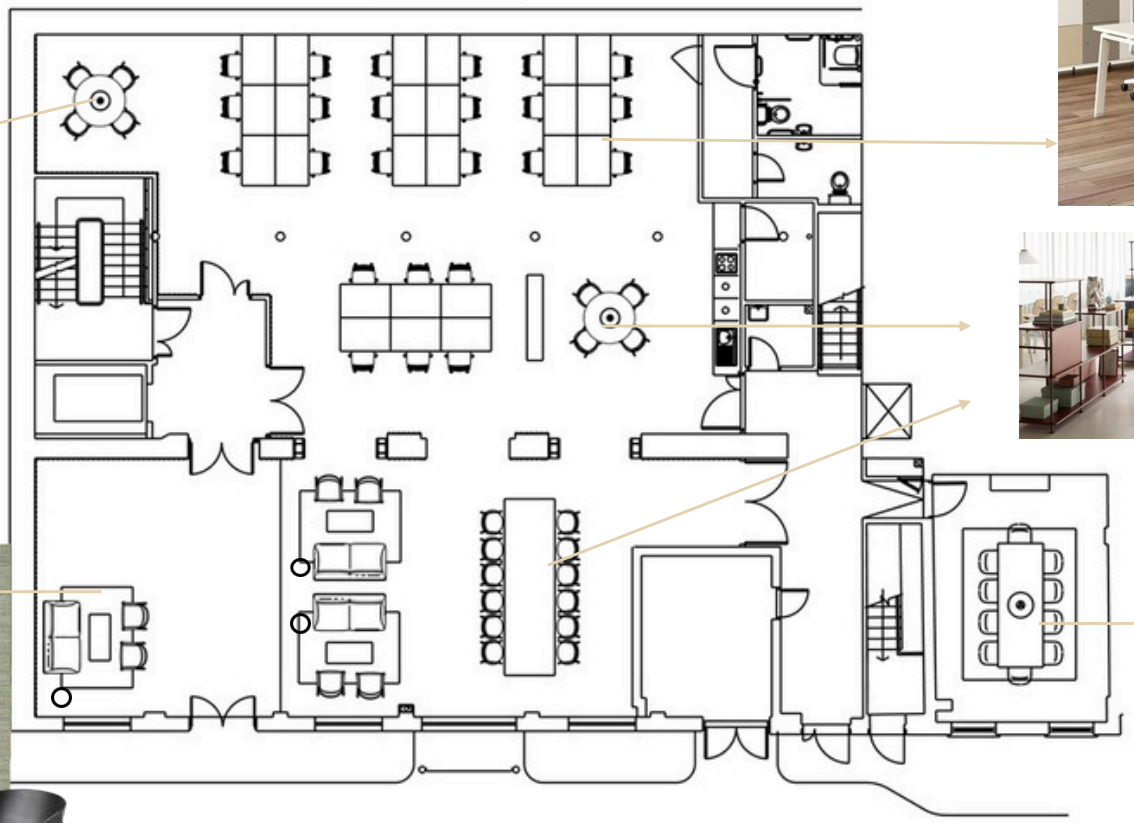
THE NEIGHBOURHOOD



LOOK & FEEL













Please note, the furniture shown is indicative only and has not yet been finalised.

RECEPTION AREA



OUTLINE 2-SEATER SOFA MUUTO

H71 SH40 L170 D84 CM Cognac leather

COVER LOUNGE CHAIR MUUTO

H70.7 W66.3 D61.2 SH 38





HAZE RUG HAY 170 X 240



SK23 COFFEE TABLE &TRADITION

W50 D110 H48 Oak or black lacquered

COT FLOOR LAMP AROMAS

Ø60 H162 Black or white shade

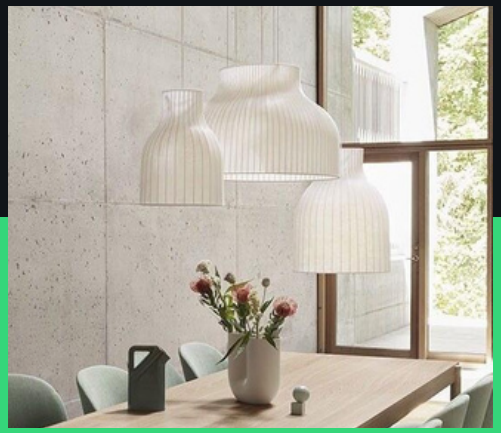


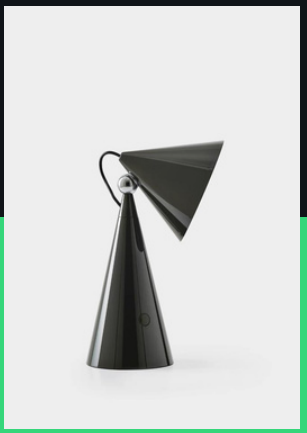
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BREAKOUT AREA



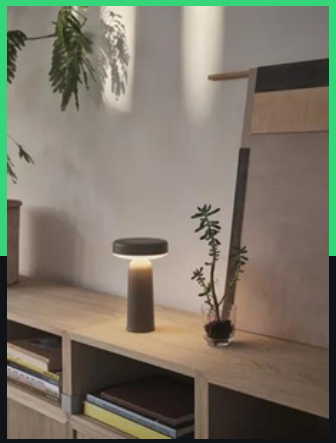


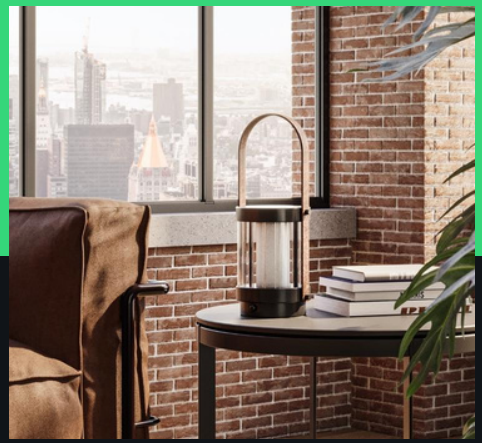










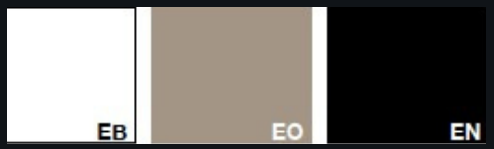


WORKSPACE

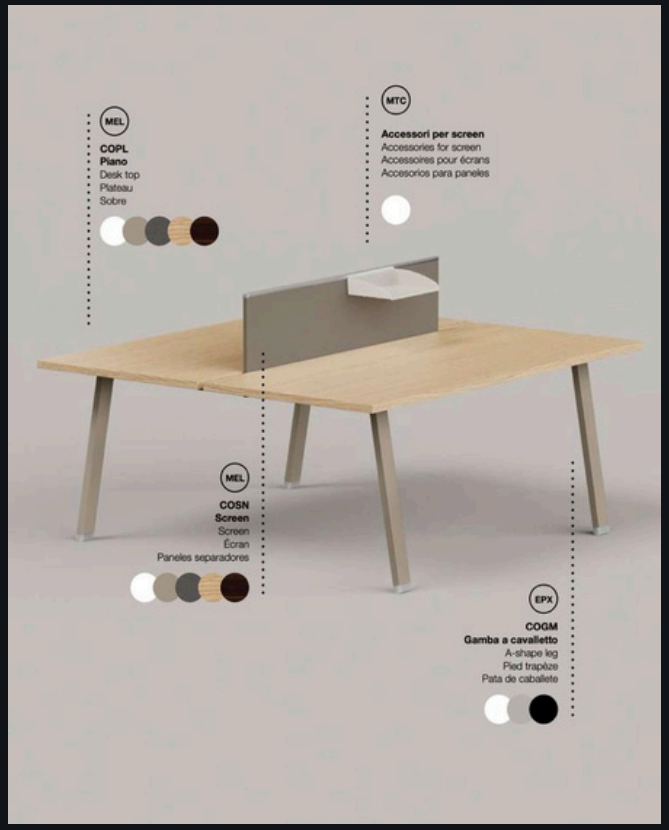
TOP FINISHES



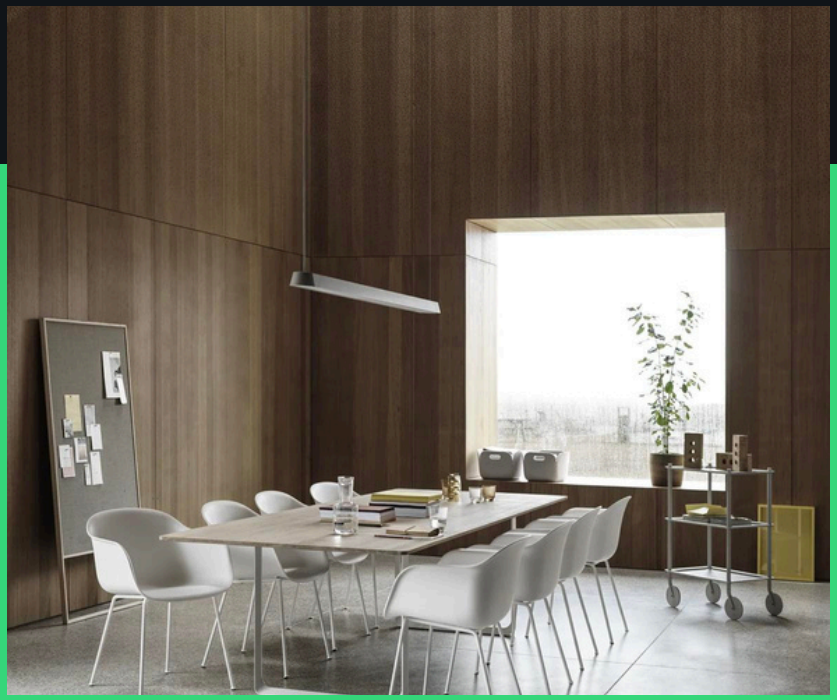
BASE FINISHES

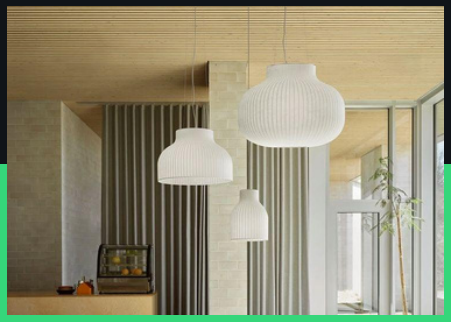






BOARDROOM

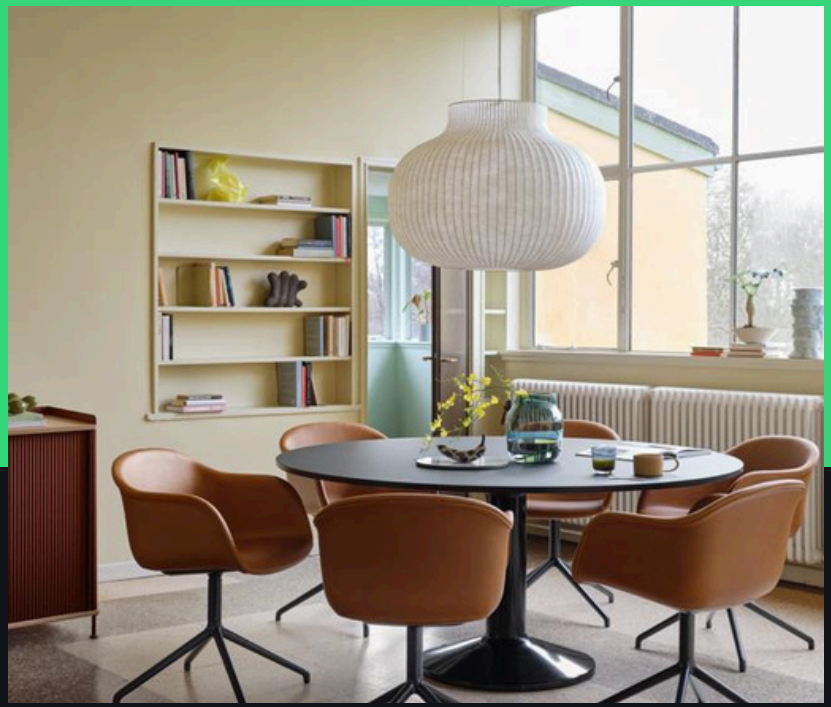










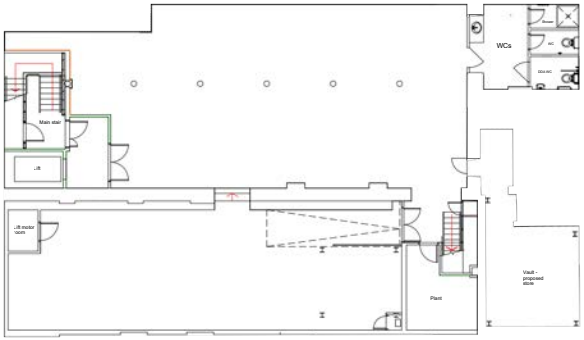




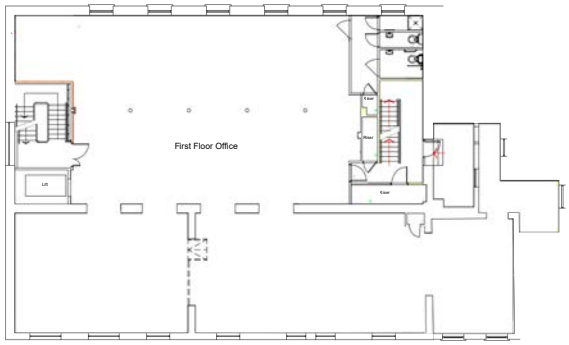


PROPOSING FLOOR PLANS

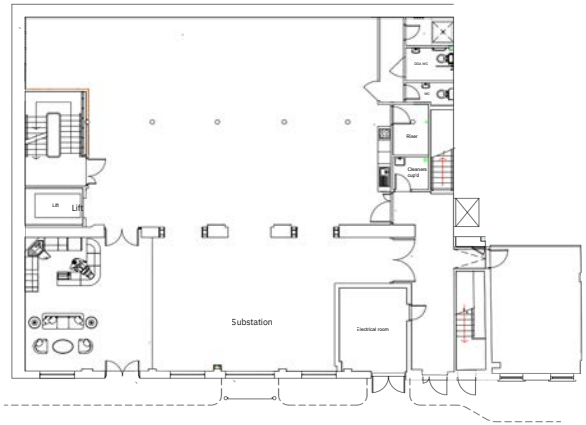
LG. 2,784 sq ft / 258.7 sq m



1. 3,403 sq ft / 316.1 sq m



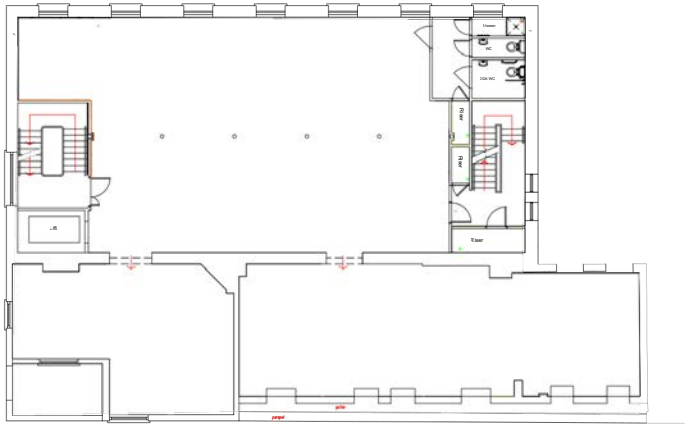
G. 2,753 sq ft / 255.8 sq m



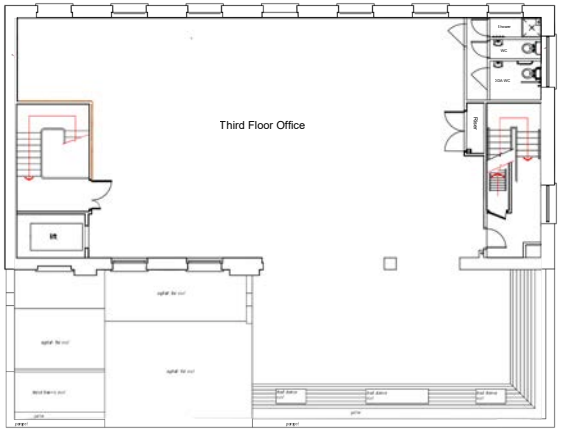
Plans not to scale. For indicative use only.

PROPOSING FLOOR PLANS

2. 3,061 sq ft / 248.4 sq m



3. 2,308 sq ft / 214.4 sq m



Plans not to scale. For indicative use only.

FURTHER INFORMATION

RENT
POA.

POSSESSION
Upon completion of refurbishment works and legal formalities. Practical completion estimated September/October 2026.

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.

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 uppon request.

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. September 2026

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

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ROBERT IRVING BURNS