

Welcome to 10 Eastbourne Terrace



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02 10 Eastbourne Terrace

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Plan

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04 Local area

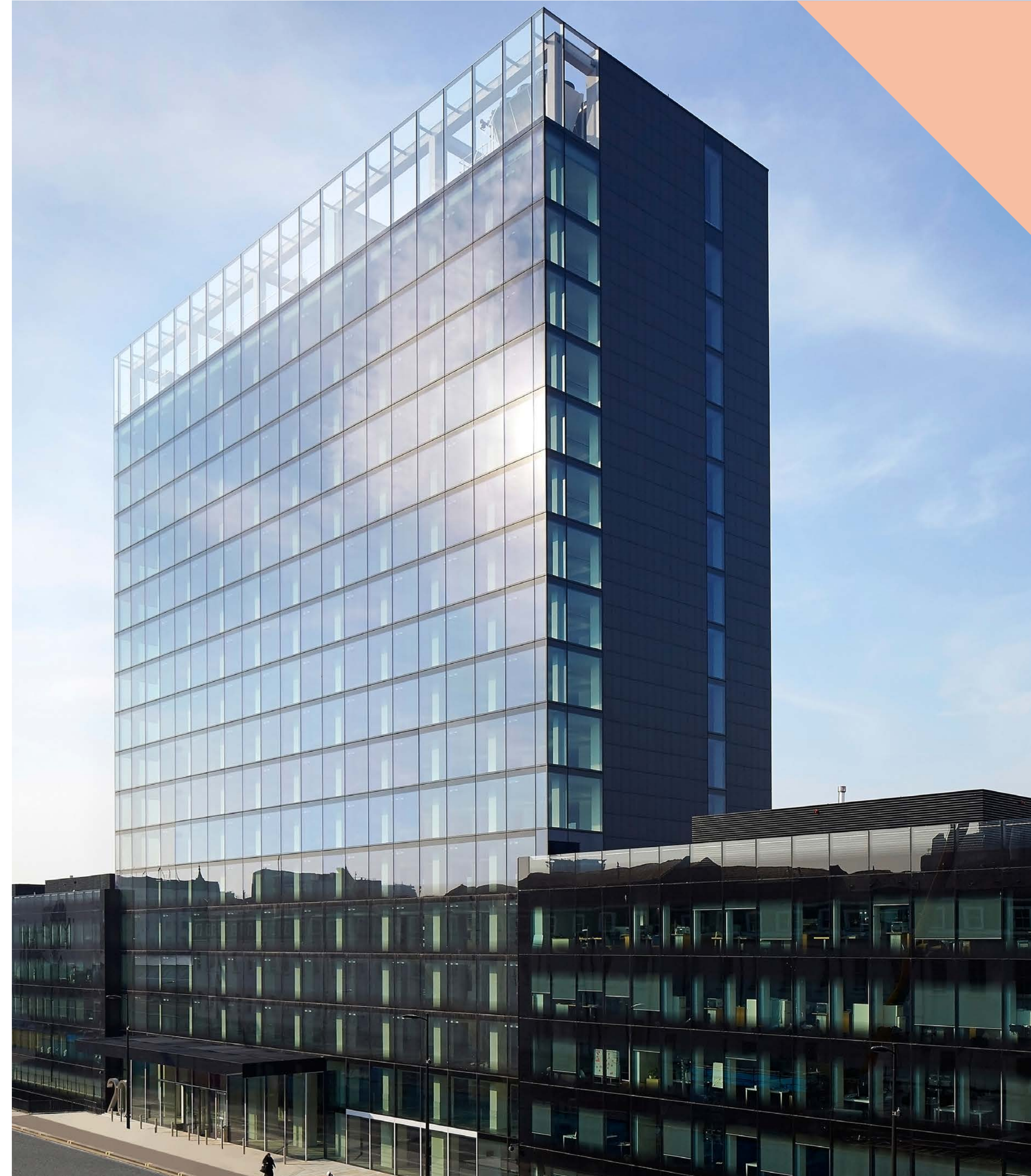
The business district
Neighbourhood connections

Discover Paddington's boldest campus community

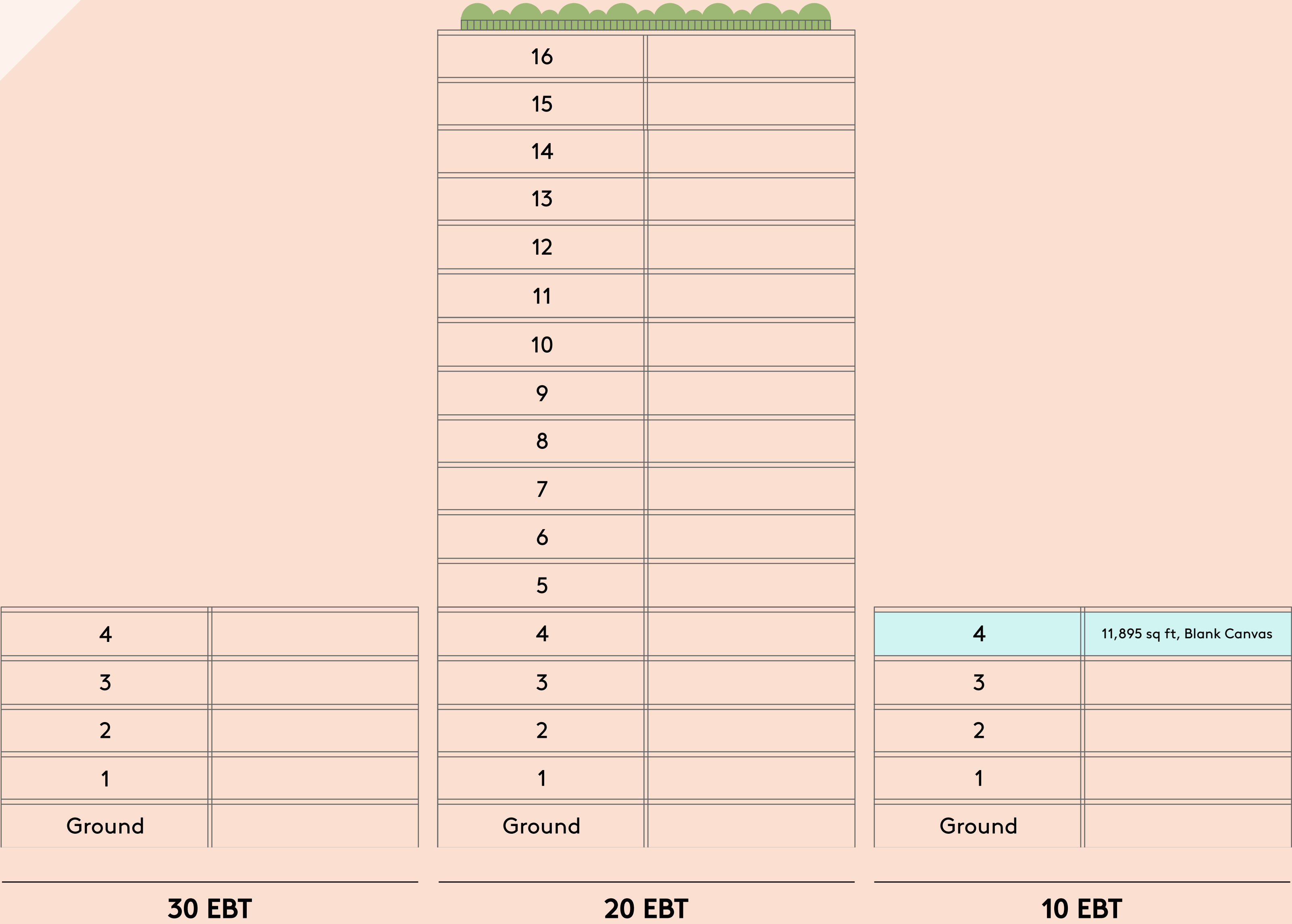
Spread across three buildings, Eastbourne Terrace is a thriving community of like-minded businesses proud to call Paddington home.

From the expansive communal rooftop garden to the state-of-the-art basement facilities, wellness has been worked into the design of Eastbourne Terrace from top to bottom. The inspiring café and collaborative spaces allow you to flex the space around your working day.

Eastbourne Terrace has been newly transformed into one of the most compelling business addresses in the West End. Adjacent to Paddington Station and opposite the new Elizabeth Line entrance, Eastbourne Terrace forms part of a thoughtful regeneration.



Schedule of areas



10 Eastbourne Terrace

A building with a commanding presence, right next to Paddington Station, 10 Eastbourne Terrace stands proudly yet sympathetically within its environment. Inside, inspiring spaces that challenge convention set the scene for bold innovation, with every square foot of space carefully designed to foster creativity and a sense of wellbeing.

Available February 2026
– 4th Floor: 11,895 sq ft Blank Canvas



3 Lifts



5 Showers



22 Lockers



Car parking



50 Bicycle
racks



Manned
reception



Chilled beam
air conditioning



Raised
access floors



Floor to ceiling
height 2.9m



LED
lighting



Occupancy density
of 1 per 10 sq m

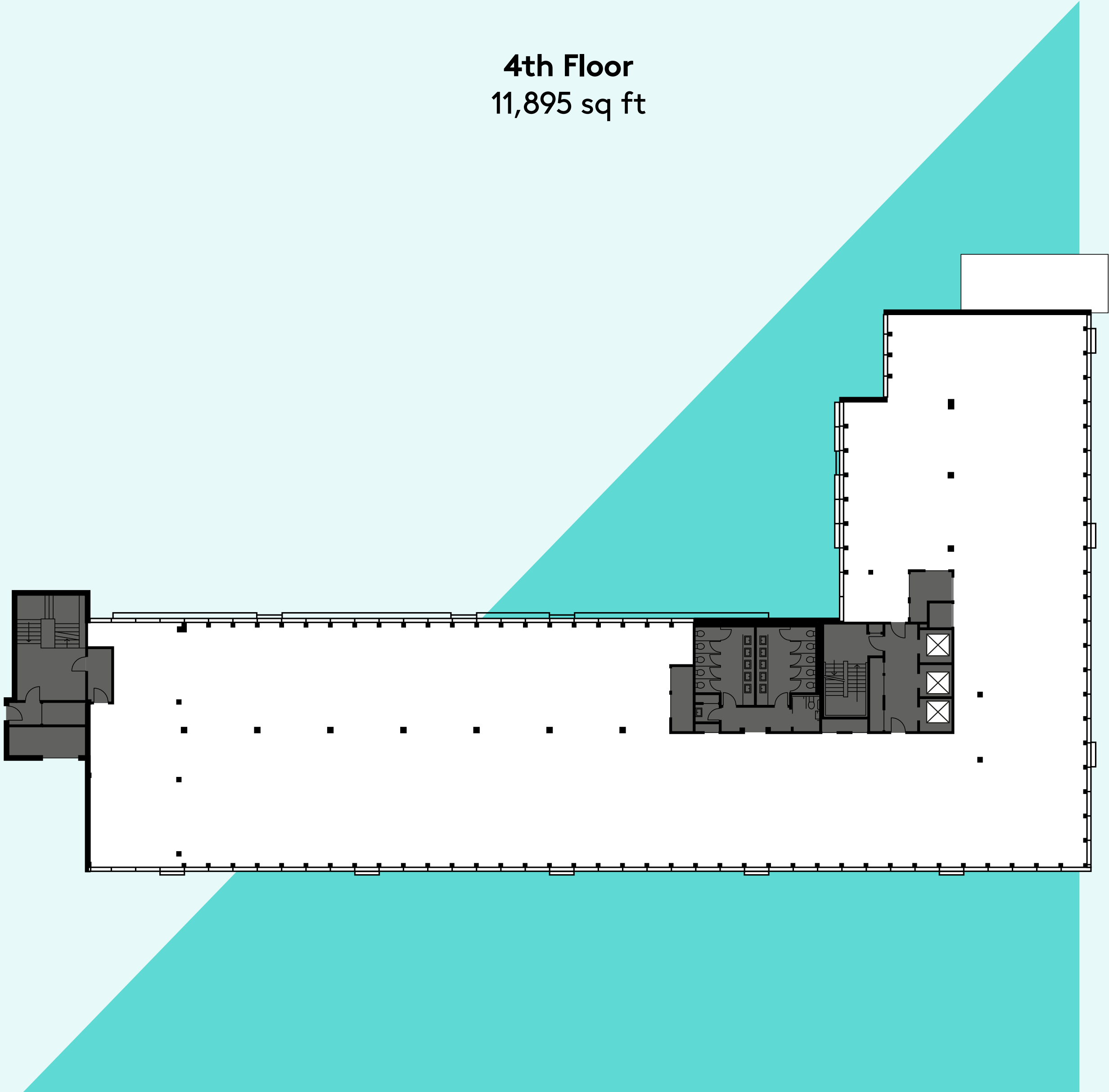


BREEAM
'Excellent' rating



10 Eastbourne Terrace

4th Floor
11,895 sq ft

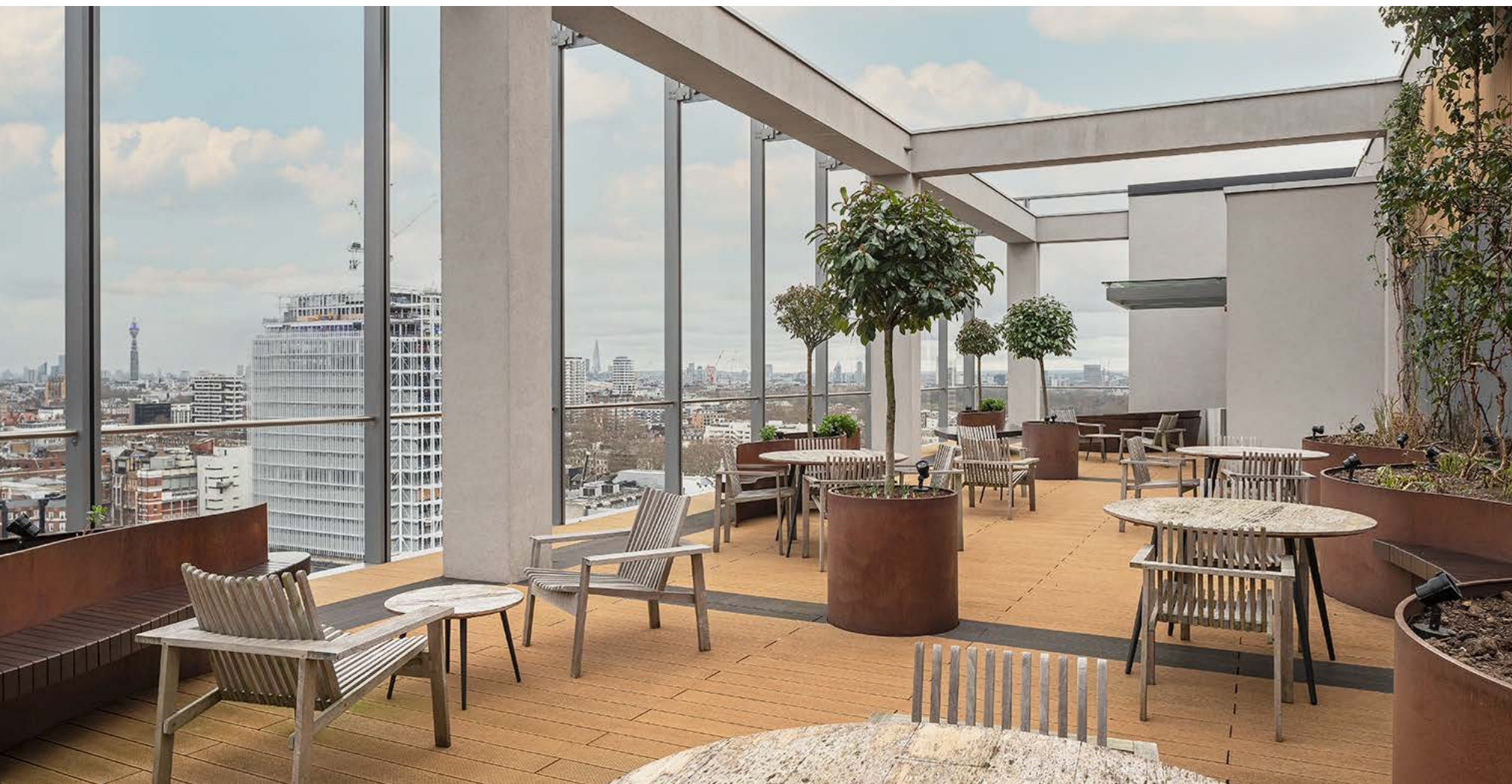


10 Eastbourne Terrace

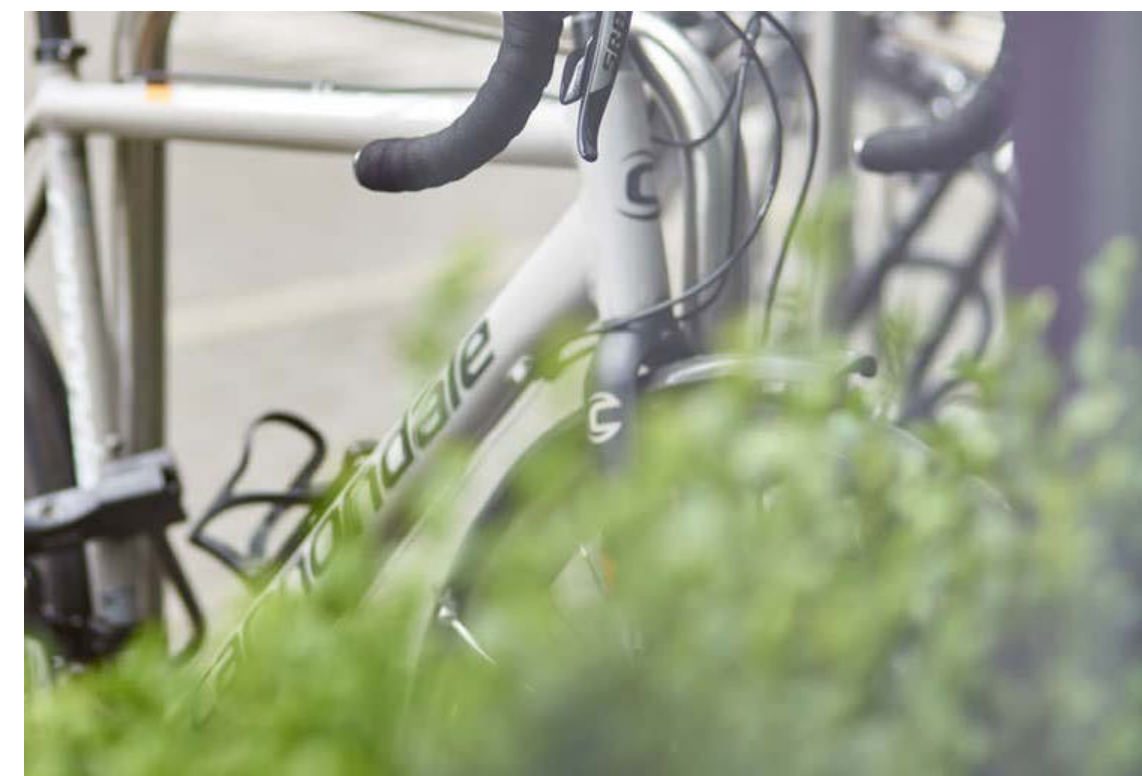


Café, offering nutritious balanced meals and delicious coffee for the Eastbourne Terrace community.

Communal roof terrace totalling 1,800 sq ft surrounded by greenery and providing panoramic views.



The manned reception area at 10 Eastbourne Terrace provides an impressive welcome to the building, flooded with natural light and space to hold small meetings.



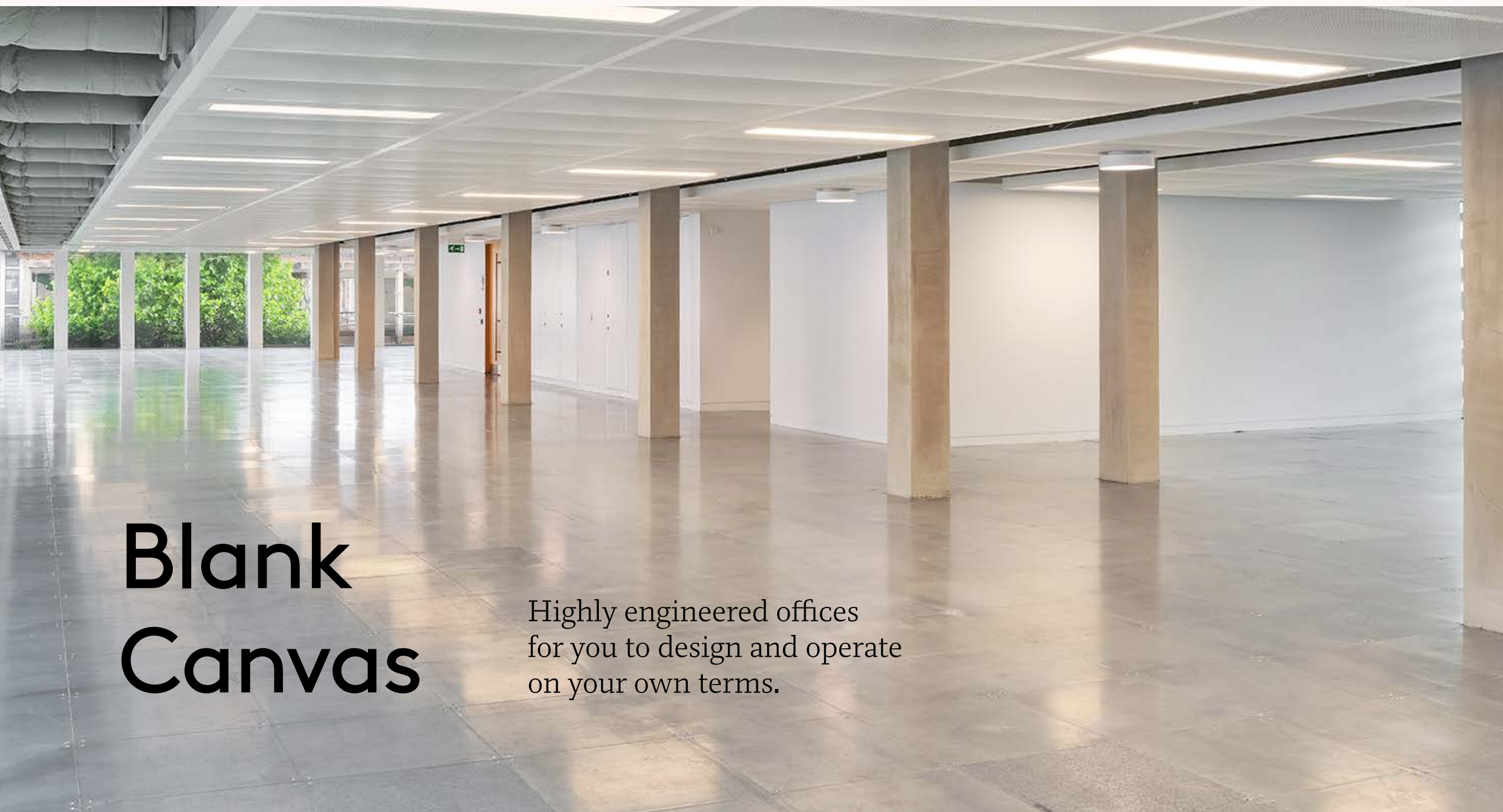
Eastbourne Terrace benefits from easy access to outdoor space and bike racks.

Working environments for a changing world

When you move into a Landsec office, you can enjoy sustainable and healthy spaces, engaging surroundings, and a lasting relationship with a trusted partner who can provide for any stage in your journey.



30 EBT



Blank Canvas

Highly engineered offices for you to design and operate on your own terms.

Created

Introducing Created – offices designed, delivered and operated by Landsec to suit your individual requirements. Created removes the hassle from office relocation and operation.

- Designed, fitted and self-contained workspace with your own reception and branding
- 3,000 – 10,000 sq ft spaces
- Typically 50 – 200 desks
- WELL-enabled: we help you navigate the accreditation process
- Sustainable spaces powered by 100% renewable energy sources
- People-centric offices designed with wellbeing, health, productivity and collaboration in mind
- Ready-to-go workspace designed and pre-fitted with Landsec expertise
- Superior quality, high-specification design

Leaders in sustainability

At Landsec, we're strong believers in creating sustainable places that benefit both people and planet. Among our ambitious net-zero goals, we're reducing carbon emissions in our portfolio and procuring 100% renewable electricity.

20 Eastbourne Terrace alone won the Refurbished/Recycled workplace category in the prestigious British Council for Offices (BCO) London Awards 2017. Its Excellent BREEAM rating is in part thanks to solar panels generating up to 58,000 kWh of power each year. This is a destination ready for the challenges of tomorrow.

Landsec has committed £135m to a net zero transition fund to help achieve its 2030 science-based targets and drive the transition to net zero. The fund will be used to finance a series of initiatives starting with 30 Eastbourne Terrace and replacing all gas-fired boilers with Air Source Heat Pumps.



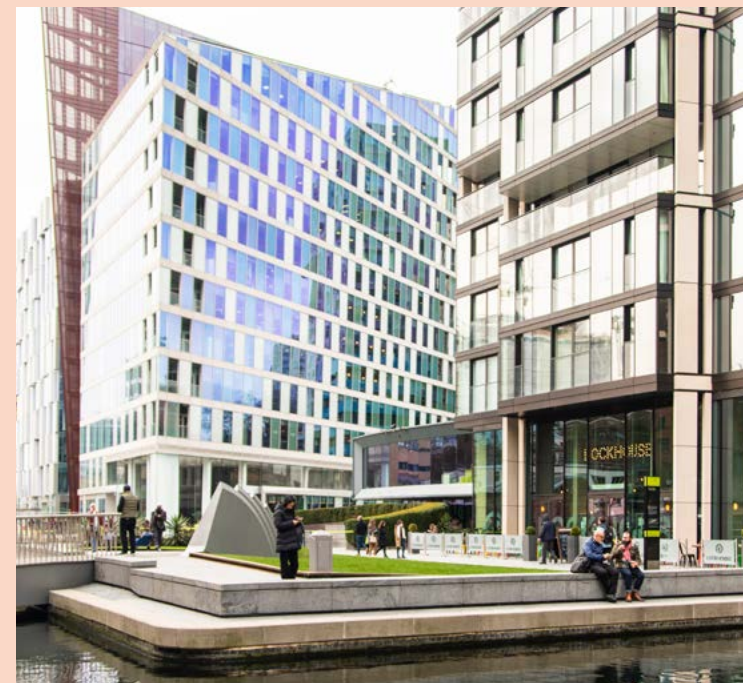
Belong to one of London's most vibrant business district

Paddington has fast become one of the capital's must-visit destinations, home to canalside dining spots and buzzing bars. And with Paddington station on hand, Eastbourne Terrace is the perfect base for travelling within London and beyond.



Canal Basin

Stroll through Little Venice and along the Grand Union, wander over to Regent's Park or enjoy London's first floating park.



Diverse industries

From Visa to Vodafone, Mars to Marks & Spencer, Paddington's regeneration has welcomed a hugely exciting mix of big brands.



Market Halls

Take your pick from countless cuisines in the latest location for this social dining experience.



Food haven

There are several street food outlets including the hugely popular Rolling Dough, Holy Guacamole and the Rice Guys.



Elizabeth Line

Whizz to Heathrow in 27 mins and Liverpool Street in 16 mins, thanks to the Elizabeth line.

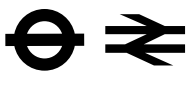


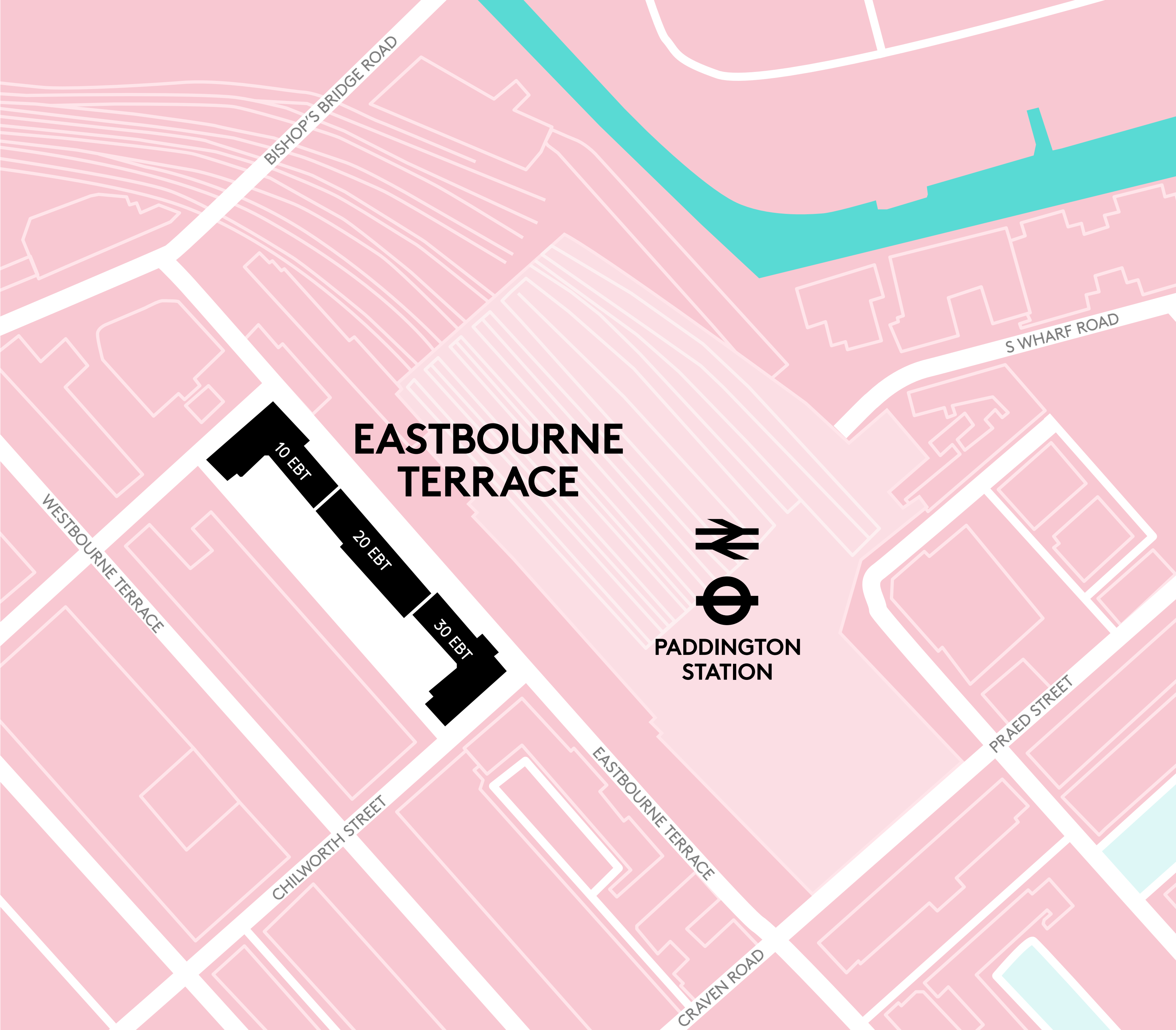
Green Spaces

Situated right on our doorstep, Hyde Park is the perfect setting for morning jogs, lunchtime strolls or picnics on summer evenings.

Well-connected by public transport

Paddington station is just a minute's walk from Eastbourne Terrace which makes getting around London easy and convenient.

		
Lines at Paddington	Elizabeth Line	Mins
Elizabeth Line		Tottenham Court Road 5
Bakerloo		Liverpool Street 10
Circle		Canary Wharf 22
District		Heathrow Airport 27
Hammersmith & City		
		
Tube and Rail	Mins	
Oxford Circus	9	
King's Cross/St Pancras	12	
Waterloo	15	
Victoria	16	
Liverpool Street	19	
Heathrow Airport	24	
City Airport	47	



Neighbourhood connections

Food and Beverage

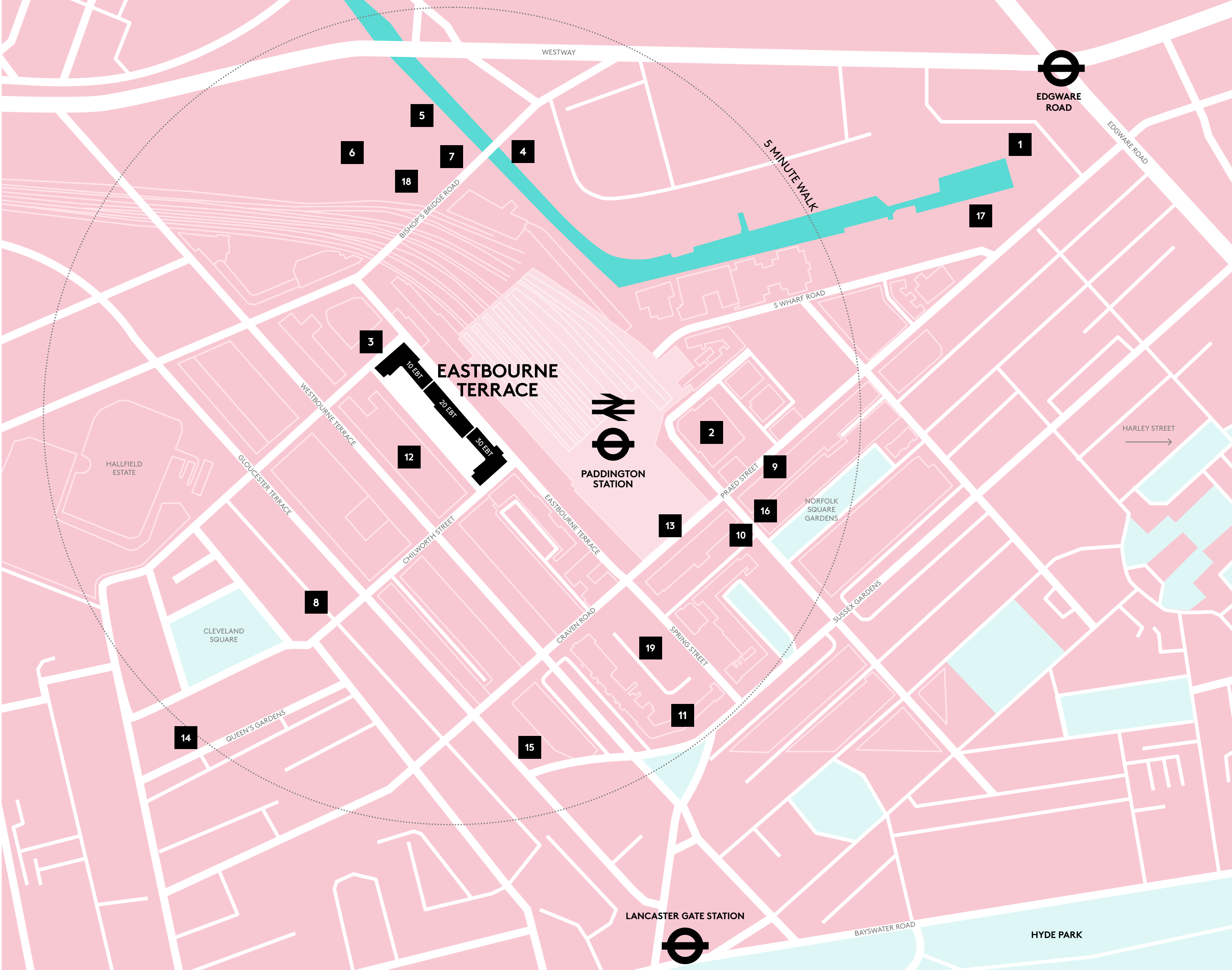
- 1 BrewDog
- 2 Market Halls
- 3 Prince of Wales
- 4 Bondi Green
- 5 The Union Paddington
- 6 Pearl Liang
- 7 Smiths Bar & Grill
- 8 Cleaveland Arms
- 9 Mihbaj Café & Kitchen
- 10 Sawyers Arms

Hotels

- 11 Roseate House London
- 12 Montcalm Chilworth Townhouse
- 13 Hilton London Paddington
- 14 The Ceaser Hotel
- 15 The Crescent Hyde Park London
- 16 The Pilgrim

Fitness and Lifestyle

- 17 F45 London Paddington
- 18 Nuffield Health Paddington
- 19 Peacock pilates



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