



THE  
**BATTLESHIP**  
BUILDING

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PADDINGTON | W2



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BUILDING



# EXECUTIVE SUMMARY

The Battleship Building stands as one of Paddington's most distinctive architectural landmarks – an instantly recognisable structure with exceptional character.

- » Prominent freehold island site.
- » A striking Grade II\* Listed self-contained building providing 64,831 sq ft GIA / 44,342 sq ft NIA of office accommodation.
- » Offered with short term income and the opportunity to gain vacant possession from May 2026.
- » Renowned architects Allford Hall Monaghan Morris (AHMM) have undertaken a comprehensive feasibility study to explore the asset's multiple repositioning opportunities and have explored a range of potential alternative uses including hotel and medical – subject to obtaining the necessary consents.
- » The property benefits from a generous car park and dedicated drop off facilities.
- » Situated a short walk from Paddington Station, the asset has excellent transport connectivity with access to National Rail, Elizabeth line, Circle & District, Hammersmith & City and Bakerloo lines as well as fast connections to Heathrow via the Heathrow Express.
- » **Offers are sought for the freehold interest on an unconditional basis.**



MARYLEBONE



BAKER STREET



EDGWARE ROAD  
LONDON BRIDGE

OXFORD STREET



MARBLE ARCH

HYDE PARK



PADDINGTON STATION

PADDINGTON CENTRAL



LANCASTER GATE

KENSINGTON GARDENS

# THE BATTLESHIP BUILDING



REGENT'S CANAL

# LOCATION





# PADDINGTON

Paddington has rapidly evolved into one of London's most dynamic, best-connected business districts – a place where modern workspace, high quality public realm and a thriving mix of amenities has created a vibrant urban environment.

Once recognised largely as a transport hub, Paddington has transformed into a thriving commercial destination, offering high-quality workspace set against an attractive canal-side backdrop. Its unrivalled connectivity — with the Elizabeth Line, multiple Underground lines and direct access to Heathrow — has been a major catalyst for growth, drawing global occupiers from technology, life sciences, pharmaceuticals and professional services.

This momentum has been reinforced by significant investment in retail, hospitality and residential development, creating a lively, amenity-rich district that supports activity around the clock. The combination of excellent connectivity, modern workspace, and an expanding mix of lifestyle, leisure and community amenities firmly positions Paddington as one of London's most versatile and desirable locations.

## OCCUPIERS

MICROSOFT	1
VODAPHONE GLOBAL HQ	2
ASTRAZENECA	3
VISA EUROPE	4
NISSAN DESIGN EUROPE	5
SONY	6
HELLMAN AND FRIEDMAN	7
MARKS AND SPENCER	8
M&G	9
MARS	10
WPP	11
ST MARY'S HOSPITAL	12

## FOOD & BEVERAGE

THE CHEESE BARGE	1
THE SUMMERHOUSE	2
GAILS	3
THE WATERWAY	4
VAGABOND	5
SMITH'S BAR & GRILL	6
PRET A MANGER	7
PEARL LAING	8



### ELIZABETH LINE



### BAKERLOO LINE



### CIRCLE LINE & DISTRICT LINE



### HAMMERSMITH & CITY LINE



### NATIONAL RAIL



### HEATHROW EXPRESS



# CONNECTIVITY

Perfectly positioned just a short walk from Paddington Station, the Battleship Building sits within the heart of one of London's best-connected locations.

Paddington provides direct access to National Rail, the Heathrow Express and five underground lines, including the Elizabeth line, Bakerloo, Hammersmith & City, and Circle & District lines.

### Travel times from London Paddington

DESTINATION	TRAVEL TIME
Bond Street	3 mins
Tottenham Court Road	4 mins
Kings Cross	10 mins
Liverpool Street	10 mins
Waterloo	15 mins
Canary Wharf	16 mins
Heathrow Terminal 5	20 mins



Five underground lines departing from Paddington



20 mins to Heathrow Terminal 5 via the Heathrow Express



Benefitting from the convenience of the Elizabeth Line

# THE ASSET



The Battleship Building  
c. 1970s, originally a British Rail  
maintenance depot.



## THE HISTORY OF THE BATTLESHIP BUILDING

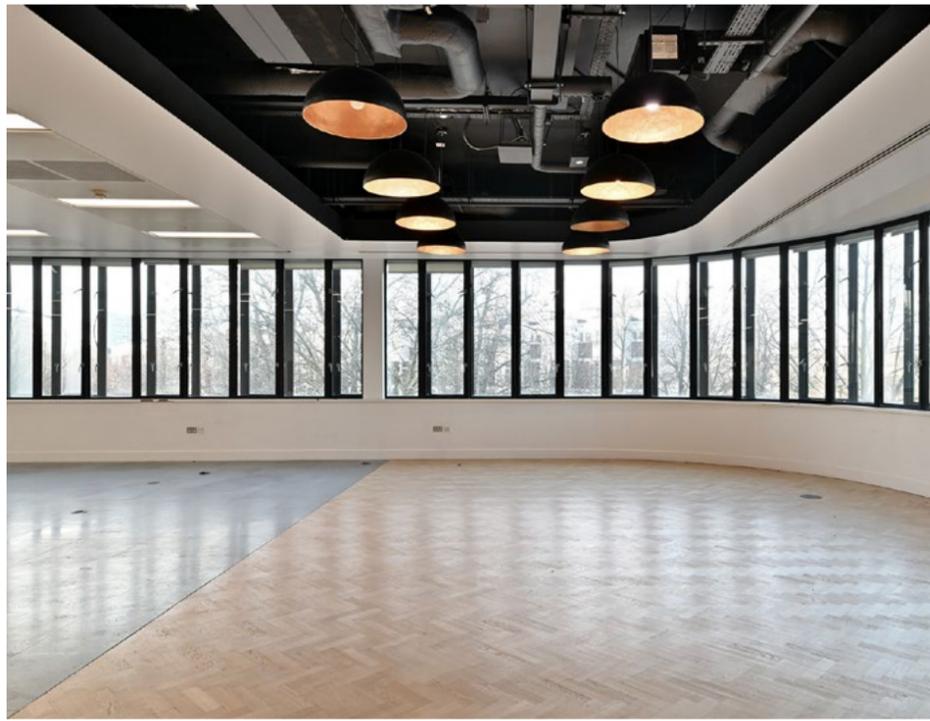
Originally designed by the architects Bicknell + Hamilton in 1968–69 as a purpose-built British Rail facility, the Battleship Building — originally Canal House — immediately distinguished itself through its bold, ship-like silhouette and uncompromising modernist design.

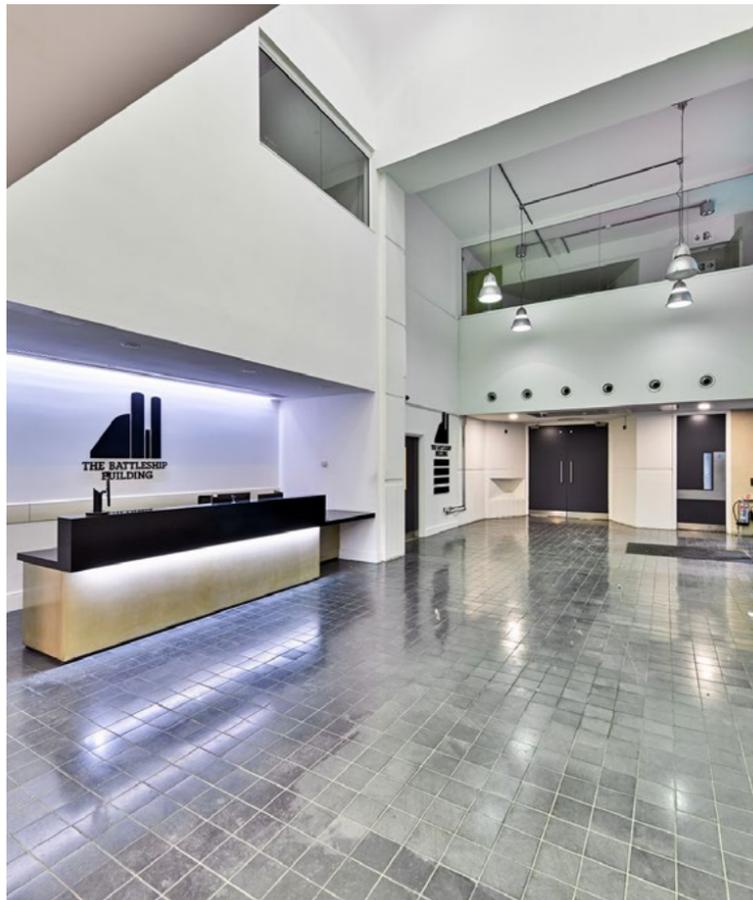
Its sweeping concrete form, dramatic profile and industrial aesthetic quickly established it as a striking West London landmark and earned it the enduring nickname “the Battleship.” The building’s architectural significance was formally recognised with Grade II\* listing in 1994, underscoring its status as a well known example of post-war modernism.

The structure showcased real ambition, with features including an Art Deco-influenced central staircase, award-winning concrete construction and distinctive Japanese mosaic cladding, elements that contributed to its reputation as an innovative and expressive piece of transport architecture.

In 2000, an extensive refurbishment by Allford Hall Monaghan Morris (AHMM) re-energised the building and transformed it into a contemporary workplace while preserving its architectural character. Inside, the building’s dramatic volumes were celebrated: a bright three-storey atrium, exposed concrete structure and mezzanine levels created a dynamic working environment. Externally, its distinctive funnels and mosaic cladding were carefully restored, while upgraded glazing improved performance without compromising the original fenestration rhythm.

The site originally included the neighbouring Rotunda Building, a racetrack-shaped modernist structure. Today this element has been sold off on a long leasehold to Nissan for their European Design and Research Centre.





# THE BUILDING

An extremely prominent island site

The accommodation benefits from excellent natural light across all elevations and impressive slab-to-slab ceiling heights of up to 4.3 metres. The building is further enhanced by two roof terraces and 46 on-site car parking spaces.

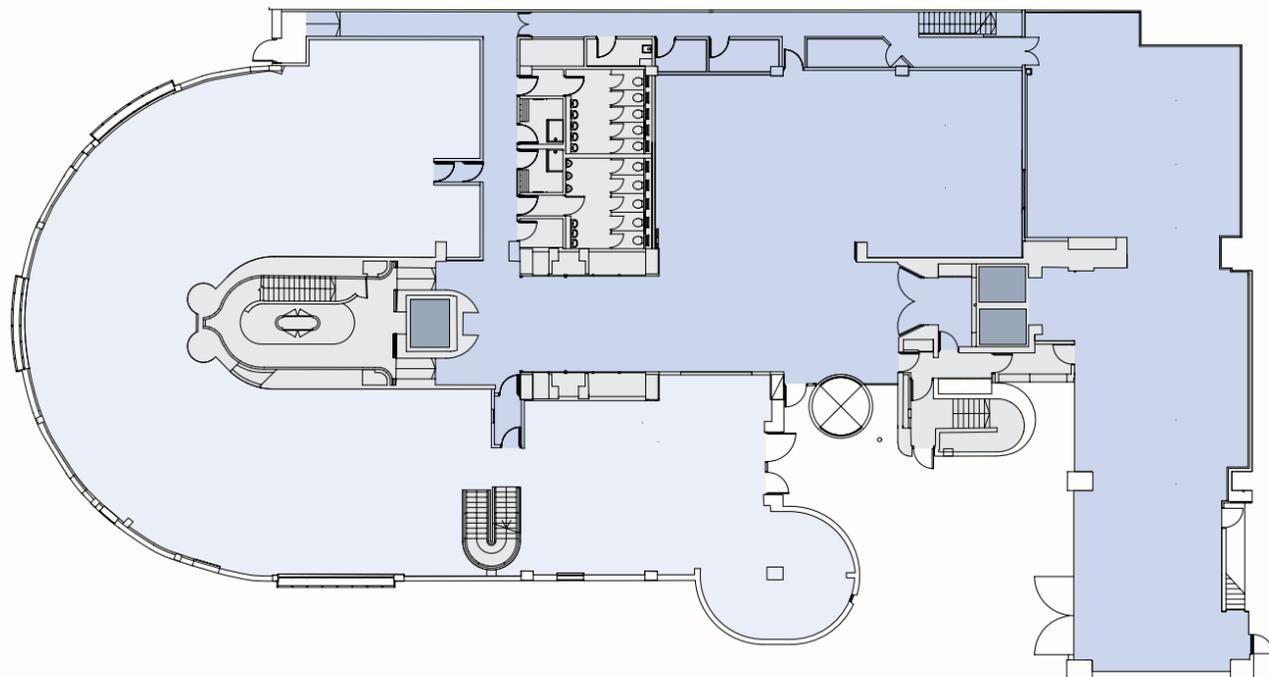
## Area Schedule

FLOOR	USE	GIA		NIA	
		SQM	SQ FT	SQM	SQ FT
SEVENTH		102.8	1,107	-	-
SIXTH	OFFICE	101.7	1,095	44.9	483
FIFTH	OFFICE	247.3	2,662	80.3	864
FOURTH	OFFICE	785.8	8,458	596.9	6,425
THIRD	OFFICE	785.6	8,456	621.6	6,691
SECOND	OFFICE	1,031.0	11,098	823.1	8,860
FIRST	OFFICE	1,172.3	12,619	876.5	9,435
GROUND	OFFICE	1,473.6	15,862	973.2	10,475
GROUND	RECEPTION			103.0	1,109
BASEMENT	STORAGE	322.7	3,474	-	-
<b>TOTAL</b>		<b>6,022.8</b>	<b>64,831</b>	<b>4,119.5</b>	<b>44,342</b>

# FLOOR PLANS

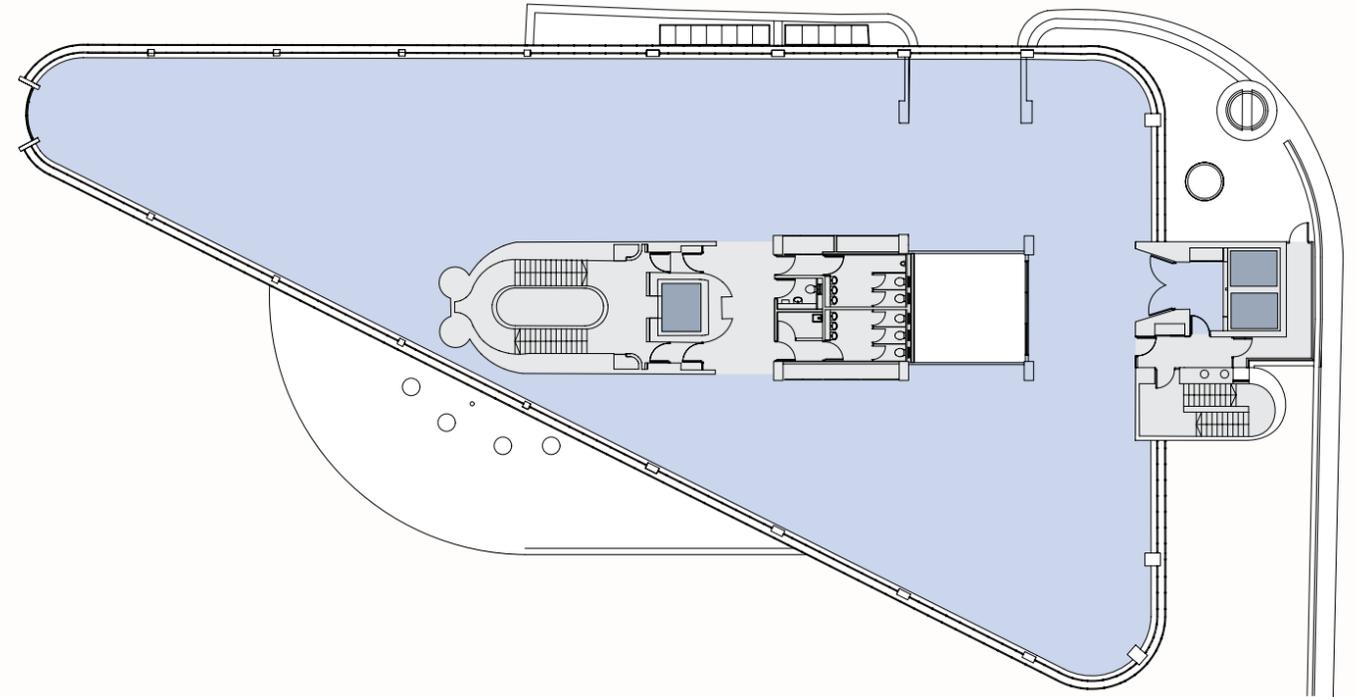
## GROUND FLOOR

11,584 sq ft (1,076.2 sq m)



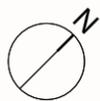
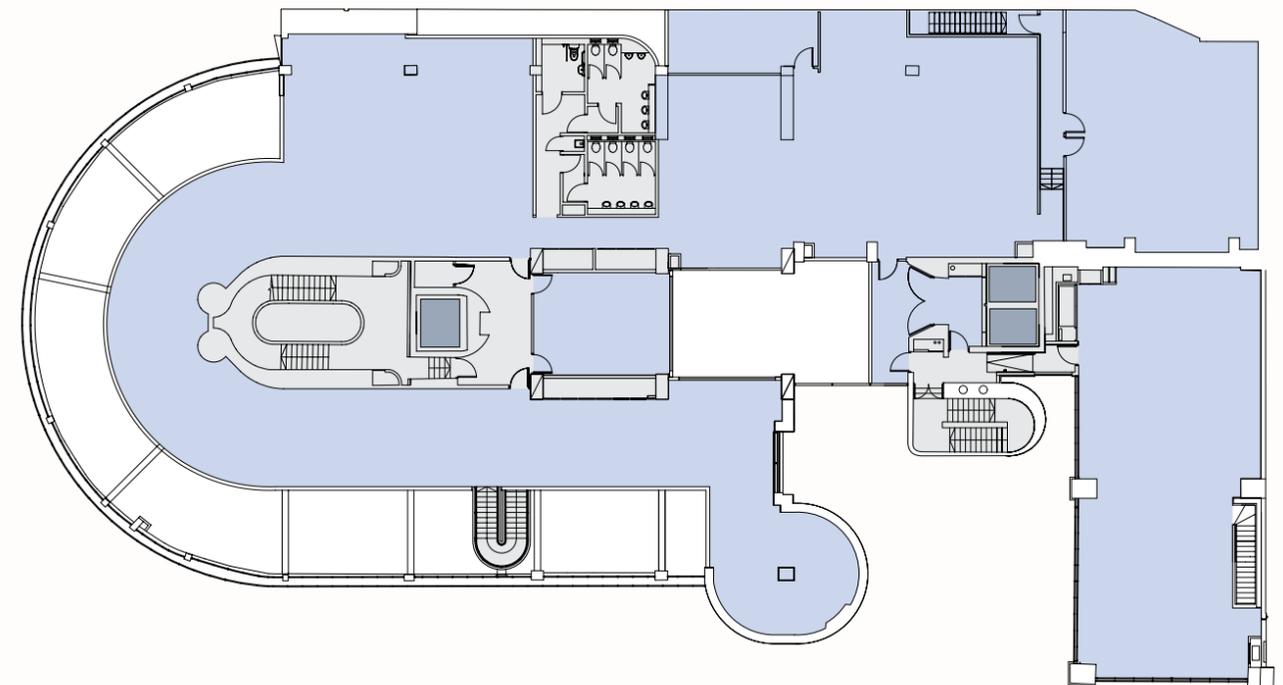
## SECOND FLOOR

8,860 sq ft (823.1 sq m)



## FIRST FLOOR

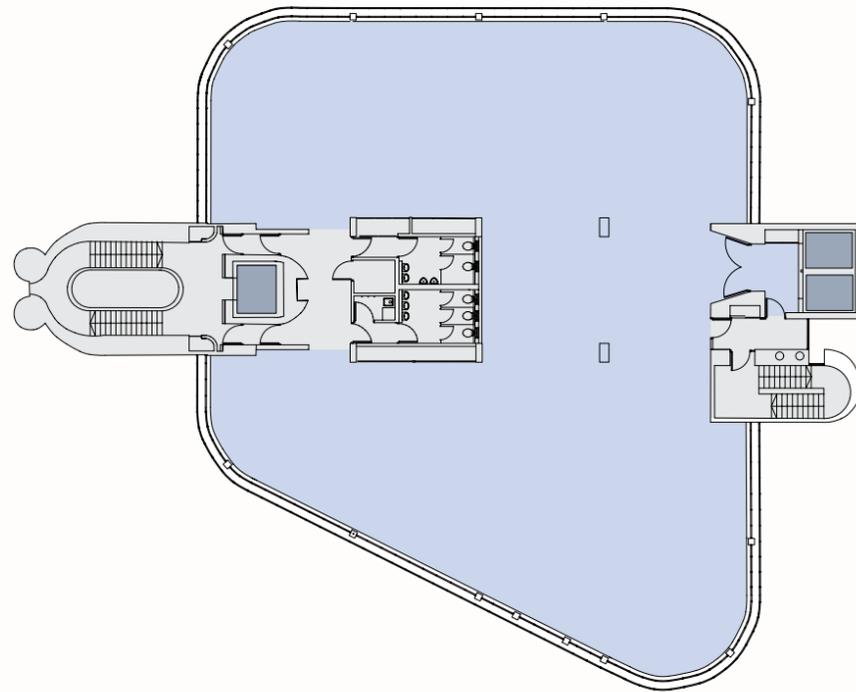
9,435 sq ft (876.5 sq m)



# FLOOR PLANS

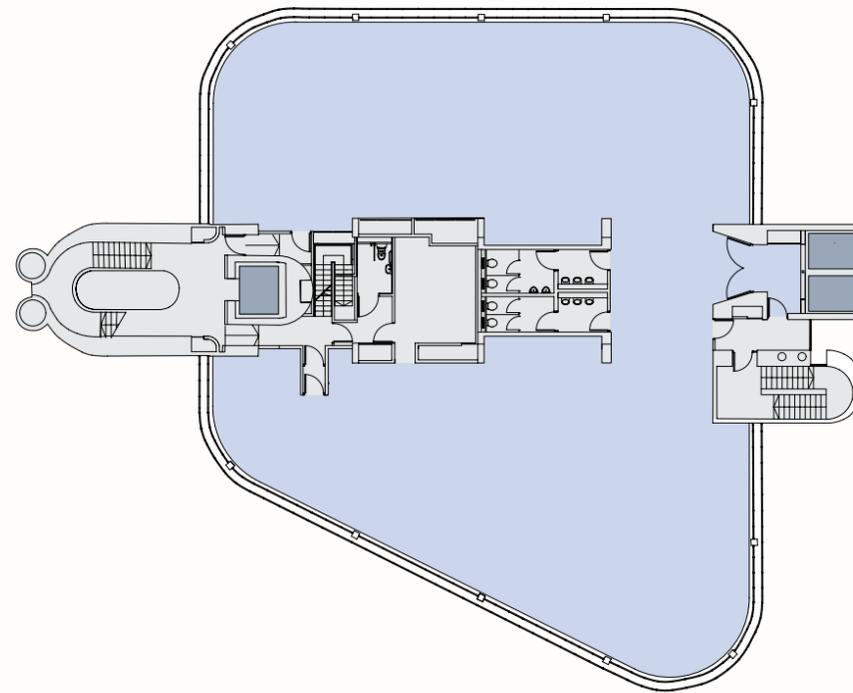
## THIRD FLOOR

6,691 sq ft ( 621.6 sq m )



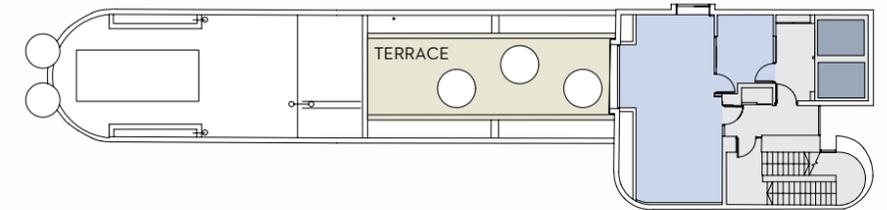
## FOURTH FLOOR

6,425 sq ft ( 596.6 sq m )



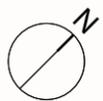
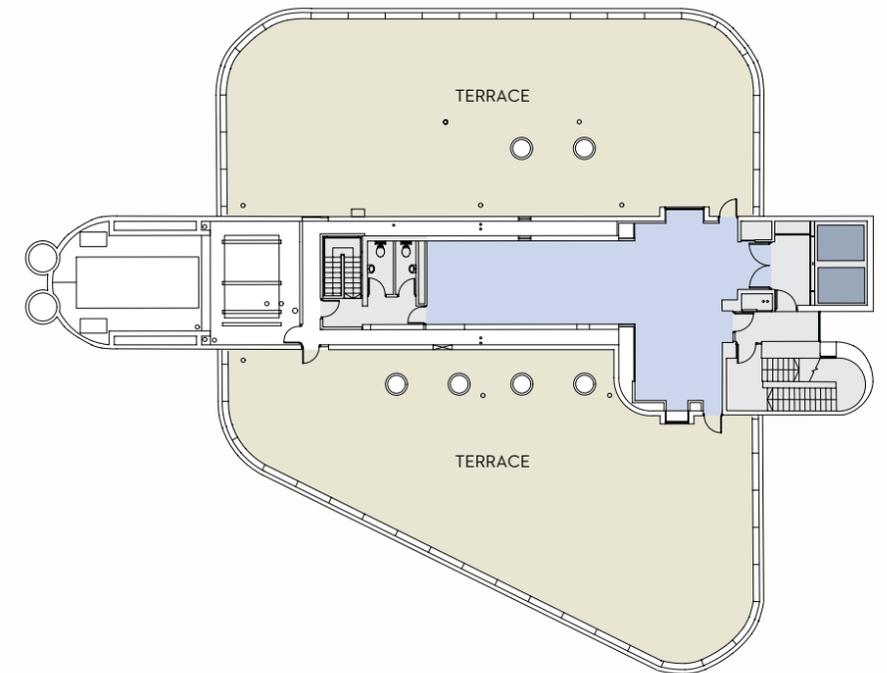
## SIXTH FLOOR

483 sq ft ( 44.9 sq m )



## FIFTH FLOOR

864 sq ft ( 80.3 sq m )

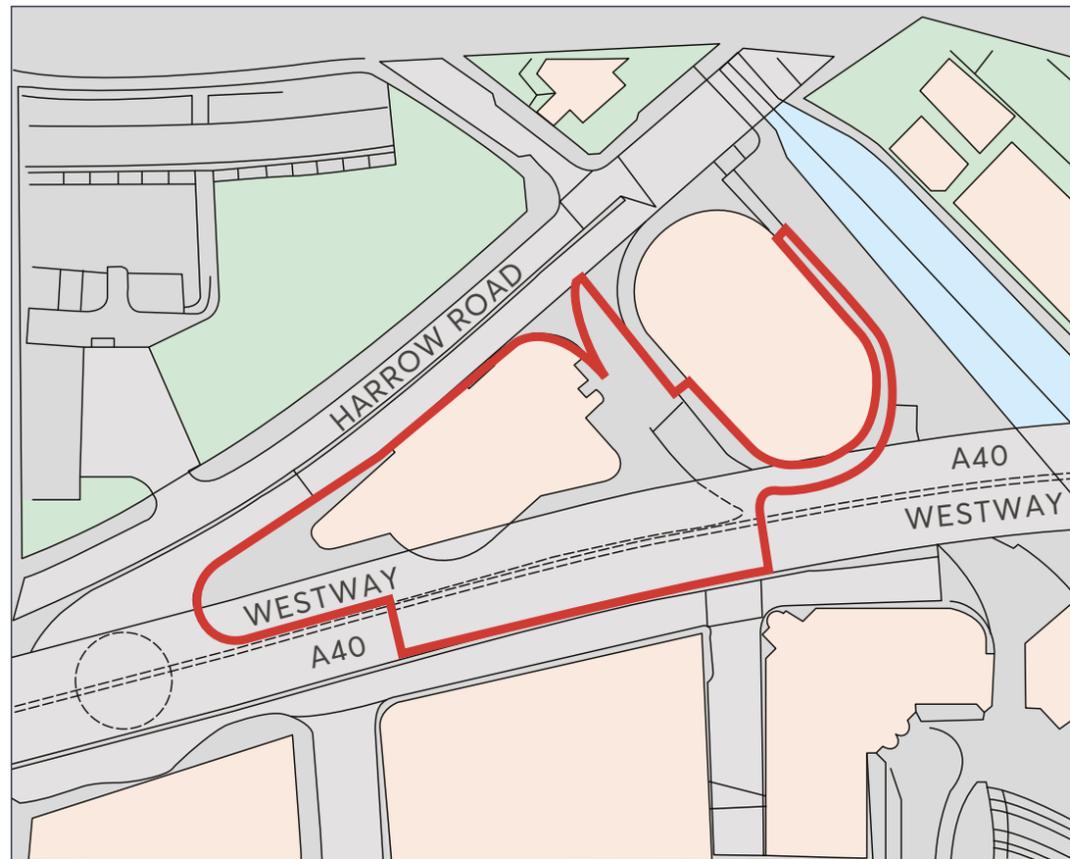


# TENURE & TENANCY

## Tenure

The Battleship Building is held Freehold under title number NGL785740.

The freehold of the neighbouring Rotunda Building was previously held within the ownership but was sold in 2024 to Nissan Motor Manufacturing Limited.



## Tenancy

The ground floor and mezzanine west has been let on a short-term tenancy to FM Conway Limited for a term expiring in November 2026. There is a rolling landlord break option from May 2026 subject to three months notice.

TENANT	ACCOMMODATION	LEASE START	LEASE BREAK	LEASE END	RENT PER ANNUM
FM Conway Limited	Ground and Mezzanine West	28/05/2025	01/05/2026 (Rolling Landlord)	01/11/2026	£154,000

The lease is held outside of the Landlord and Tenant Act 1954.

# PLANNING

The site is located within the London Borough of Westminster (WCC) and is situated within the Paddington Opportunity Area and Central Activities Zone (CAZ). The site is not within a conservation area.

The Battleship Building is Grade II\* Listed, known as the as the Paddington British Rail Maintenance Depot (West Block). The building was originally listed owing to its design, which includes a continuous ceramic-clad balustrade, and for its historic importance, reflecting its association with British Railways' post-war building programme.

The site is current allocated for Class E use and has an additional Certificate of Lawfulness for Proposed Use or Development to confirm that the site could be used for medical or health services within the current allocation.

Under the existing use, the property could be used for office, medical, retail, creche, light industrial and some leisure uses.

The current and future policy direction for the site is supportive of development.

The potential for alternative uses has also been considered and could be accommodated subject to meeting the loss of office criteria within Policy 17.

## Hotel:

The London Plan promotes the use of serviced accommodation within Opportunity Areas and WCC's Policy 19 sets out that new hotels should be directed to commercial areas of the CAZ and they would therefore support this use on the site.

There may also be additional factors that influence planning decisions in favour of hotel use, including community benefit and potential heritage benefits from the investment.

## Healthcare:

WCC's Spatial Development Priorities for the Paddington Opportunity Area identify upgraded healthcare facilities as a development priority. Given the sites proximity to St Mary's Hospital and other social and healthcare infrastructure, the use of the site as Healthcare site's would be supported and could be delivered under the sites existing use allocation.

## Education:

The London Plan and WCC policy supports the provision of new further education facilities in accessible locations. Whilst a net loss of office floorspace would occur, the office protection policy is only specifically in relation to conversion to hotel or residential use.

## Residential and Care Home:

WCC may be supportive of residential or care home use where a justification for a net loss of office floorspace can be provided under Policy 17.



# REPOSITIONING OPPORTUNITIES

Renowned architects Allford Hall Monaghan Morris (AHMM) have undertaken a sensitive feasibility study to consider the asset's repositioning potential. Rather than pursuing additional massing, AHMM have focused on reactivating under-utilised areas and identifying opportunities to elevate core elements such as arrival, end of trip, amenity and functionality.

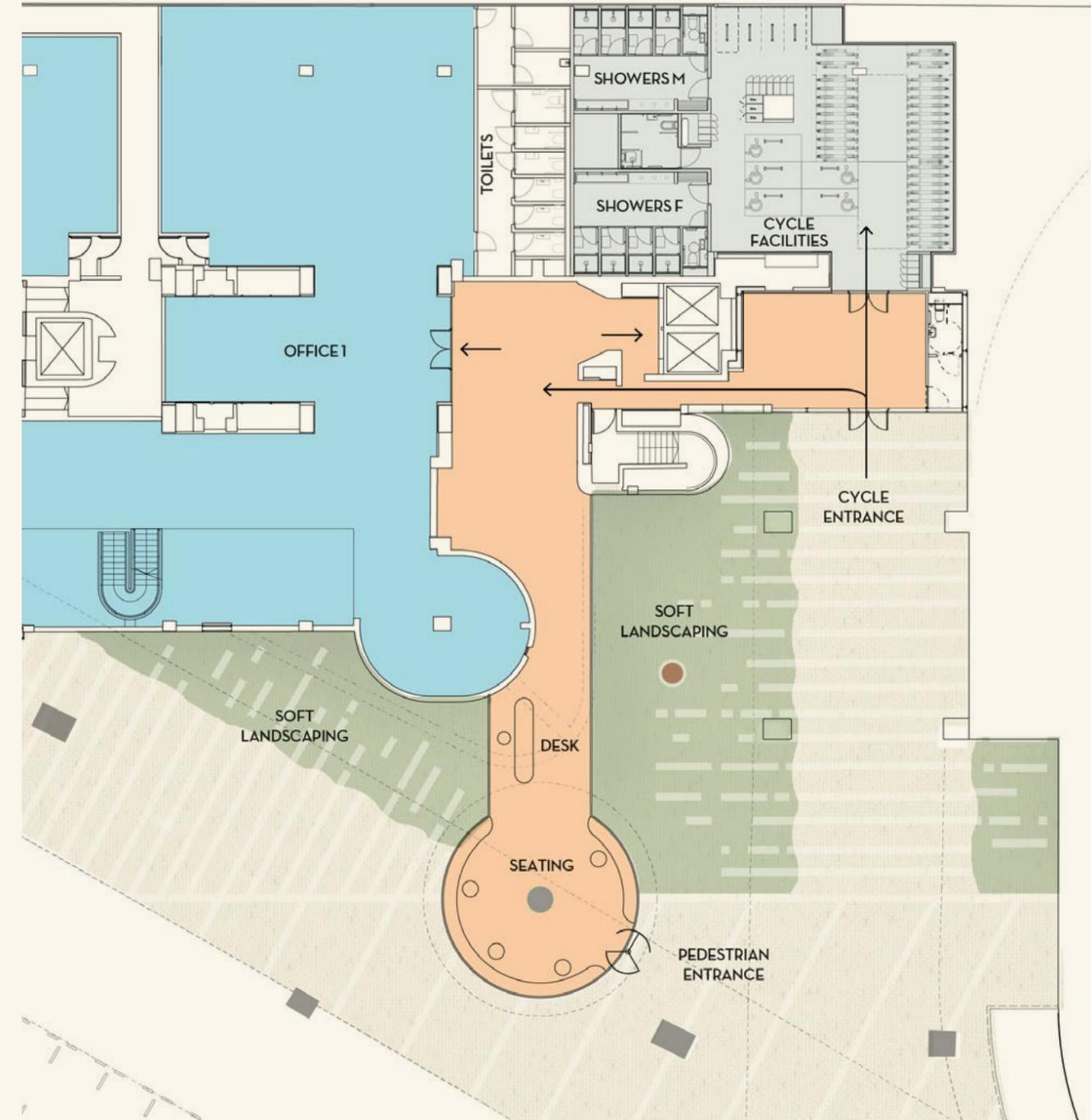
They have also explored a range of alternative uses including hotel and medical – subject to necessary consents.



CGI of Proposed Reception Area

# ENHANCED ARRIVAL EXPERIENCE

AHMM's feasibility study reimagines the building's arrival experience with a contemporary, sustainable approach that prioritises active travel and user wellbeing. The concepts include a new reception entrance complemented by a landscaped public realm. The cycle facilities are relocated indoors to provide greater security and convenience, complemented by a substantial upgrade to end-of-journey amenities and an elevated, high-quality finish throughout.

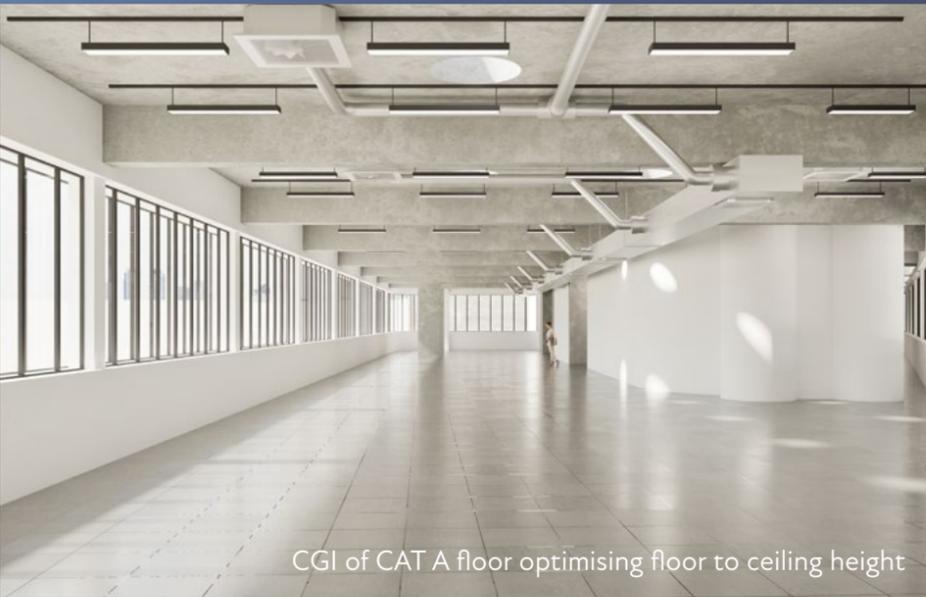


Proposed ground floor entrance



CGI of Proposed Arrival Experience

# OFFICE



CGI of CAT A floor optimising floor to ceiling height



CGI's of Proposed Enhancements

AHMM's proposals focus on elevating the building's core strengths—enhancing the arrival experience, unlocking under-utilised internal areas, and delivering a step-change in amenity and end-of-trip provision.

The re-imagined layout introduces a unified and visible entrance, a significantly improved reception, high-quality cycle and shower facilities, and upgraded public realm to create a more distinct identity. Inside, reconfigured floorplates, including an atrium infill, restore volume and character to create more efficient flexible workspace with updated services and enhanced terrace amenities on upper levels.

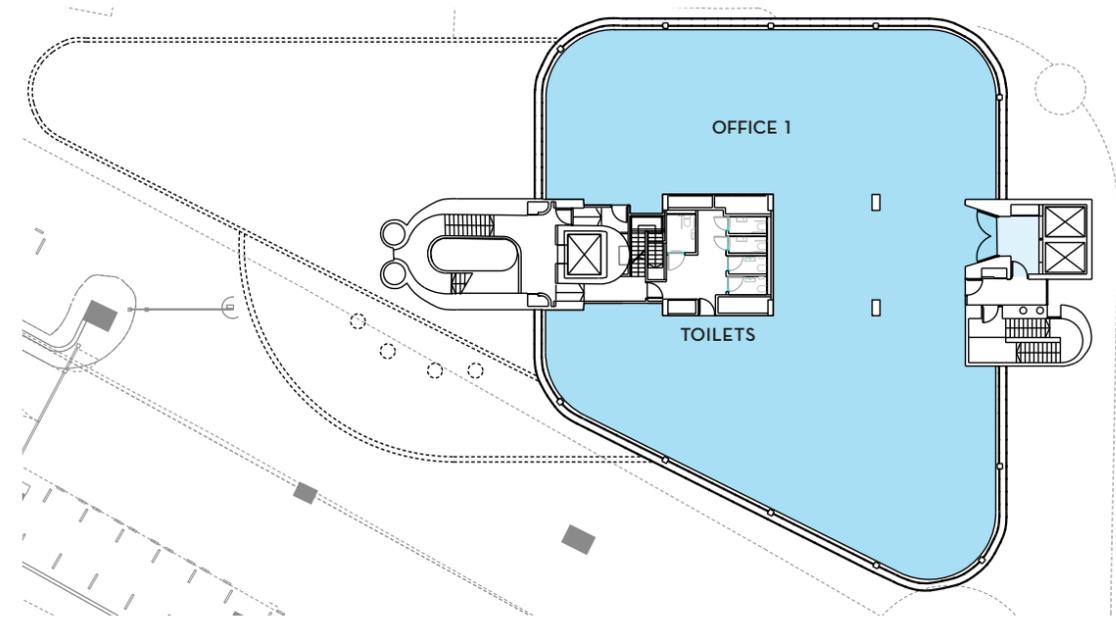
With its ability to operate as a fully self-contained headquarters for a single tenant or owner-occupier, The Battleship Building is well positioned to become a standout, experience-led office building that meets the expectations of occupiers.

FLOOR	EXISTING GIA SQ FT	EXISTING NIA SQ FT	PROPOSED GIA SQ FT*	PROPOSED NIA SQ FT*
7TH FLOOR	1,107	-	958	-
6TH FLOOR	1,095	483	1,119	484
5TH FLOOR	2,662	864	2,099	904
4TH FLOOR	8,458	6,425	8,374	6,544
3RD FLOOR	8,456	6,691	8,374	6,512
2ND FLOOR	11,098	8,860	11,162	8,913
1ST FLOOR	12,619	9,435	10,796	8,471
GROUND	15,862	11,584	15,896	12,777
BASEMENT	3,474	-	3,122	-
<b>TOTAL</b>	<b>64,831</b>	<b>44,342</b>	<b>61,871</b>	<b>44,606</b>

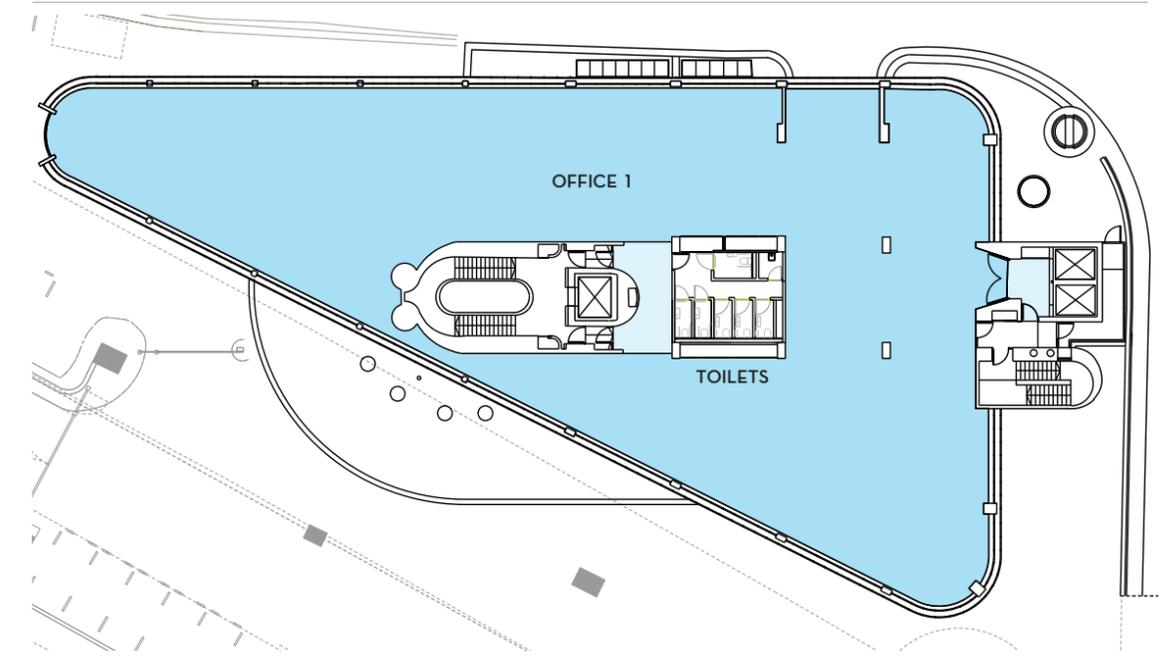
The 2nd, 3rd, and 5th floors include roof terraces totalling 9,838 sq ft (914 sqm).

\* Indicative architects' areas

## PROPOSED FOURTH FLOOR



## PROPOSED SECOND FLOOR



# ENHANCEMENT OF TERRACES

Opportunity to reactive almost 10,000 sq ft of terracing to create high quality, flexible amenity space that could serve a range of uses and benefit from the views over Little Venice.





# MEDICAL

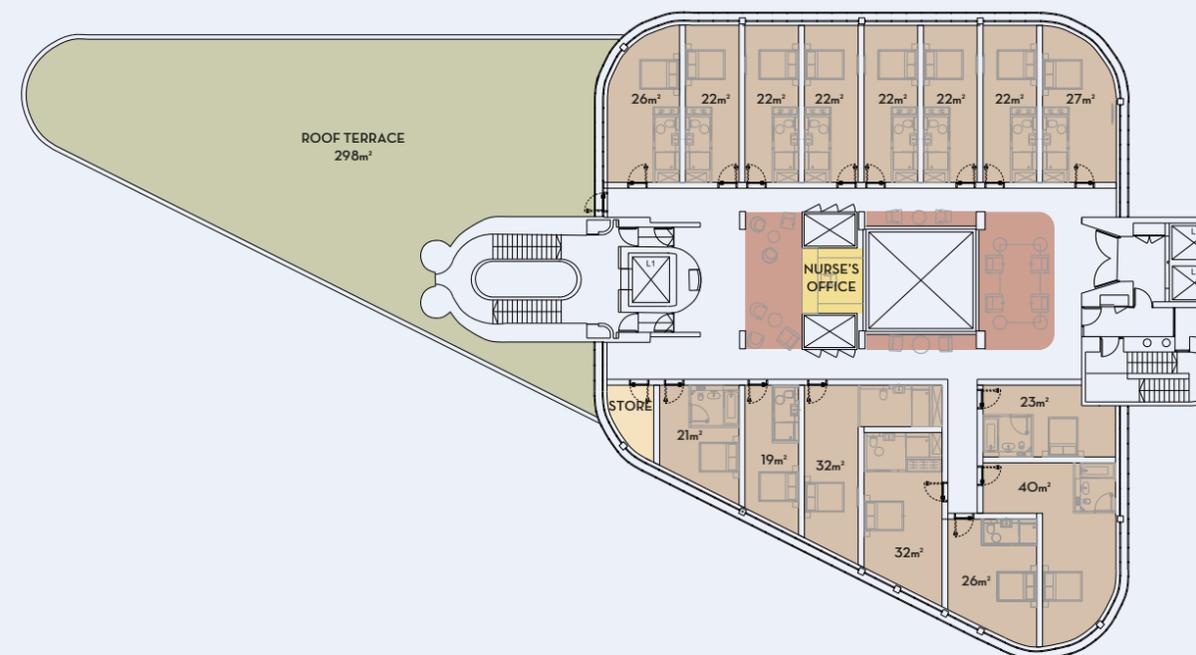
With its proximity to leading medical institutions such as St Mary's Hospital and connectivity to Euston and King's Cross, AHMM have considered the possibility for medical or healthcare use. The building's expansive internal proportions create spaces suitable for treatment rooms, private consultation suites, and calming clinical environments. Its excellent connectivity and vehicle transport accessibility ensures easy access for patients and specialist clinicians.

FLOOR	EXISTING GIA SQ FT	EXISTING NIA SQ FT	PROPOSED GIA SQ FT*	PROPOSED NIA SQ FT*
7TH FLOOR	1,107	-	958	-
6TH FLOOR	1,095	483	1,119	484
5TH FLOOR	2,662	864	1,744	420
4TH FLOOR	8,458	6,425	8,019	4,661
3RD FLOOR	8,456	6,691	8,019	4,672
2ND FLOOR	11,098	8,860	10,818	6,448
1ST FLOOR	12,619	9,435	12,518	9,300
GROUND	15,862	11,584	15,984	12,723
BASEMENT	3,474	-	3,122	-
<b>TOTAL</b>	<b>64,831</b>	<b>44,342</b>	<b>62,301</b>	<b>38,707</b>

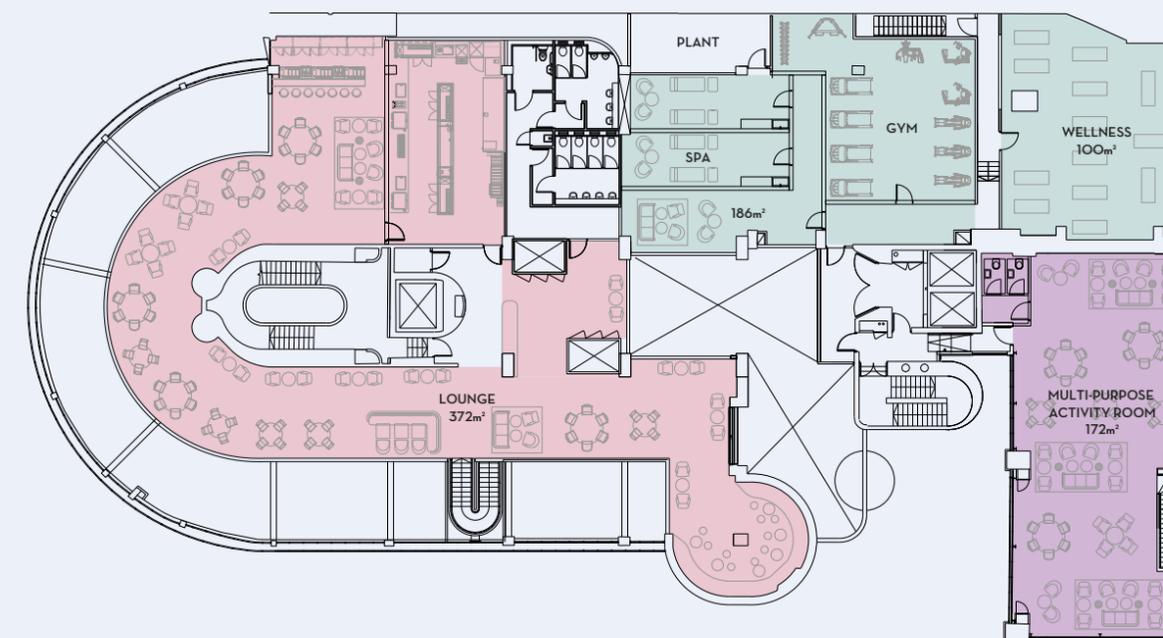
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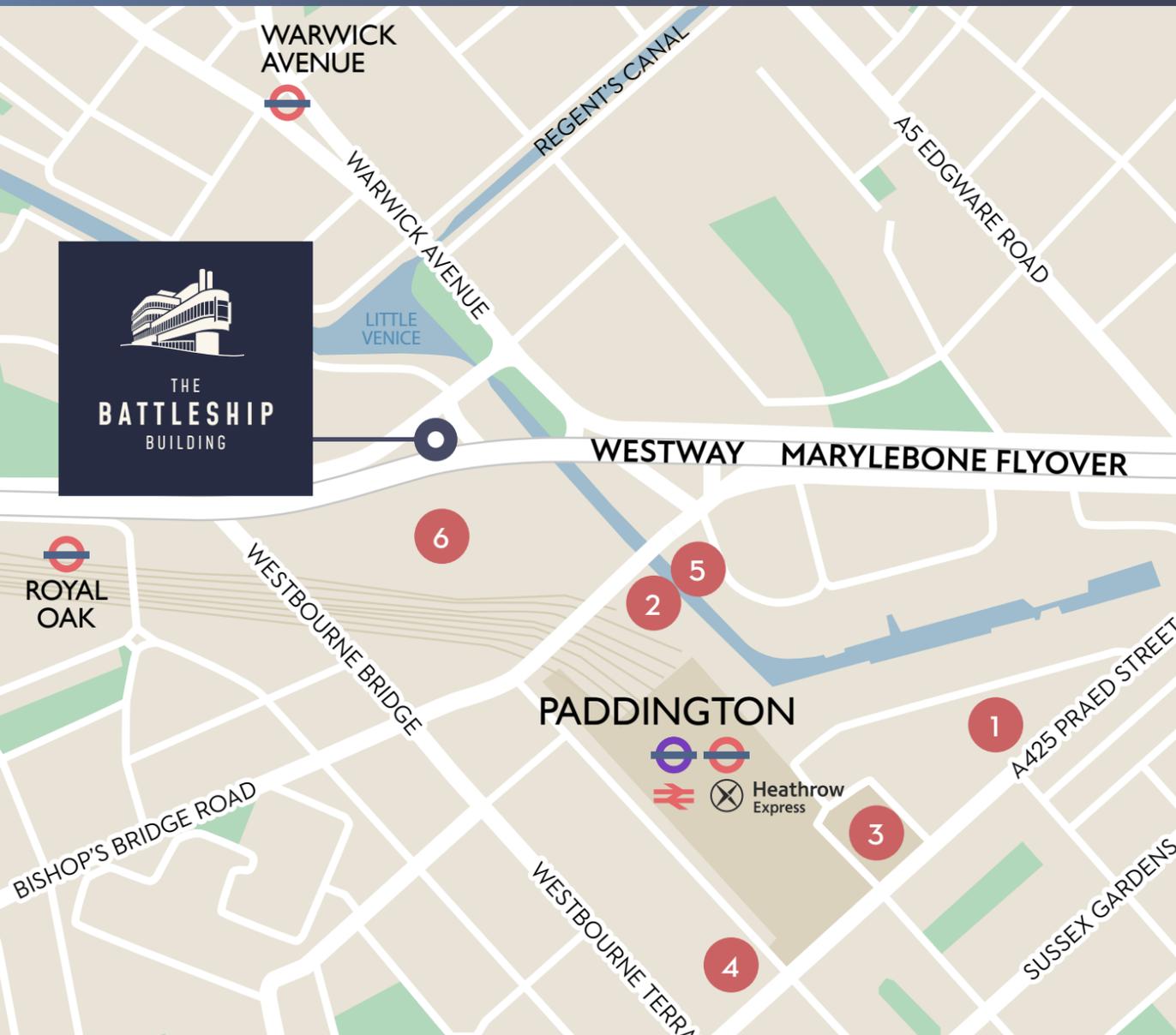
## PROPOSED THIRD FLOOR



## PROPOSED FIRST FLOOR



# NEIGHBOURING DEVELOPMENTS



## 1 FORMER IMPERIAL COLLEGE MEDICAL SCHOOL

Developer: Cohort

Completion: 2030

Size: Planning application submitted for a 517,000 sq ft clinical life sciences facility



## 2 PADDINGTON OVER STATION DEVELOPMENT

Developer: Places for London (Pfl) and Helical

Completion: 2028

Size: 235,000 sq ft of canal-side office accommodation, situated above the eastern entrance to Paddington Station



## 3 PADDINGTON SQUARE

Developer: HPL, Anchorage View PTE & Sellar

Completion: 2023

Size: 430,000 sq ft of office and retail



## 4 50 EASTBOURNE TERRACE

Developer: Invesco & YardNine

Completion: 2021

Size: 85,000 sqft of office and retail



## 5 BRUNELL BUILDING

Developer: Derwent London

Completion: 2019

Size: 245,000 sq ft office and retail



## 6 PADDINGTON CENTRAL CAMPUS

Developer: British Land

Completion: 2017

Size: 11-acre mixed use comprising five office buildings, retail and a 206-key hotel.

# FURTHER INFORMATION

For further information, or to arrange an inspection, please contact a member of the sales team.

## EPC

The property has an energy performance certificate rated B (50).

## VAT

The property is elected for VAT.

## SDLT

Full Stamp Duty Land Tax will be payable on the purchase price.

## DATA ROOM

Access to the online data room is available upon request.

## PILCHER ● LONDON

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