

Welcome to 10 Eastbourne Terrace



01 **Introduction**

02 **10 Eastbourne Terrace**

Summary
Plan

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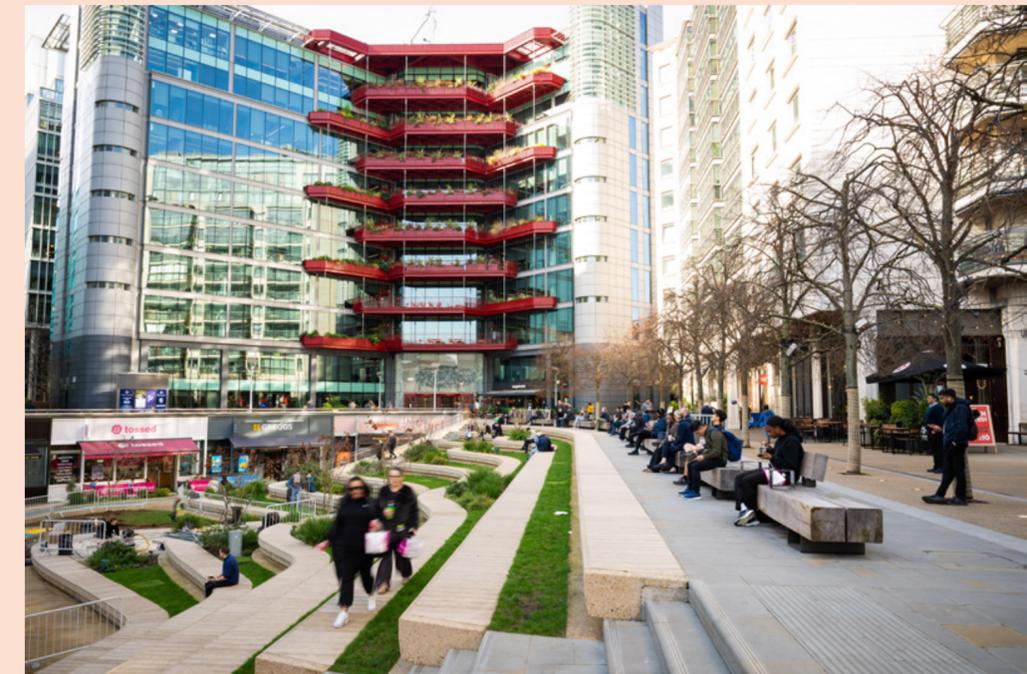
The business district
Neighbourhood connections

Discover Paddington's boldest campus community

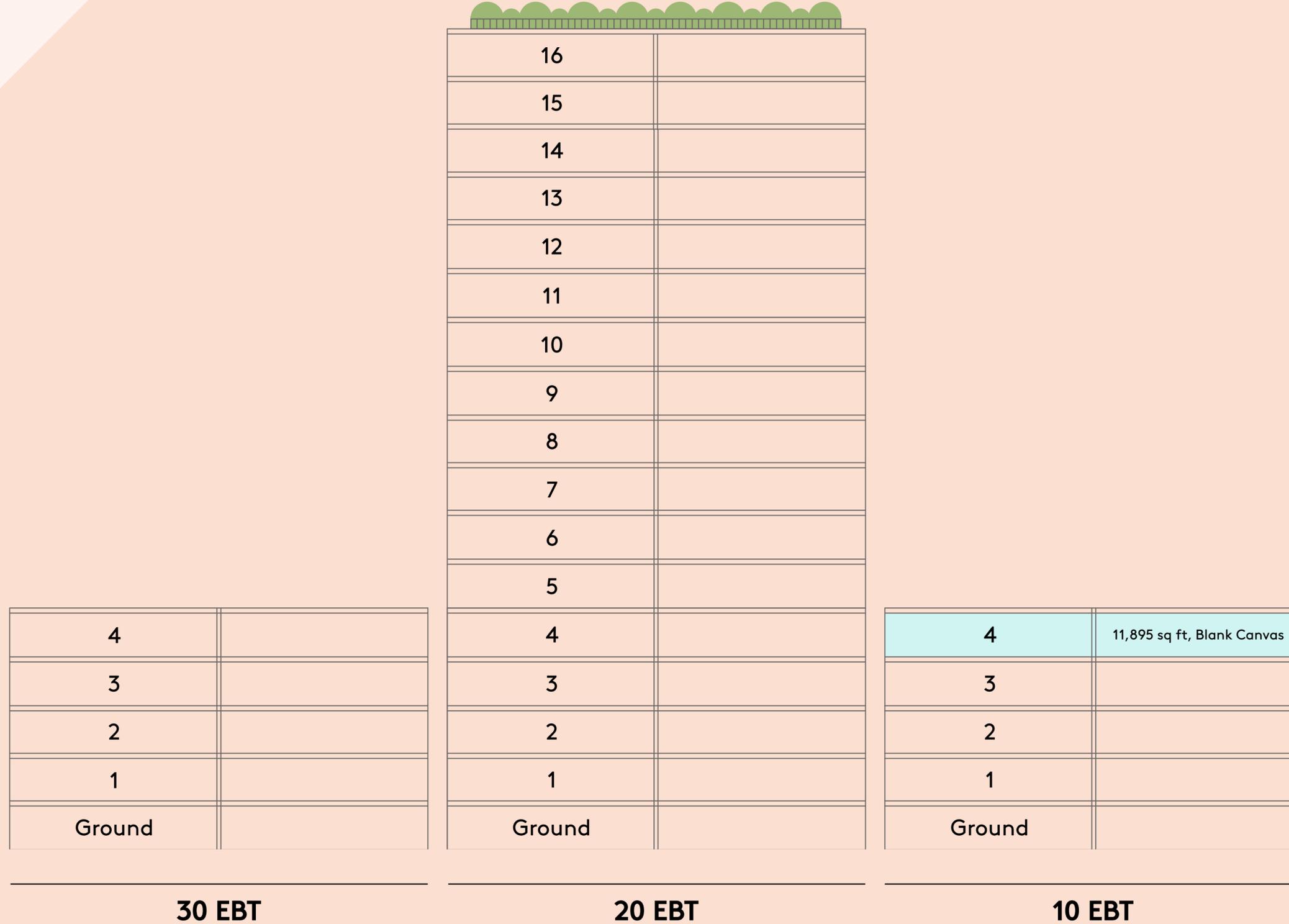
Spread across three buildings, Eastbourne Terrace is a thriving community of like-minded businesses proud to call Paddington home.

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 now

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



3 Lifts



5 Showers



22 Lockers



Car parking



50 Bicycle racks



Manned reception



Air conditioning



Raised access floors



Floor to ceiling height 2.4m



LED lighting



Occupancy density of 1 per 10 sq m

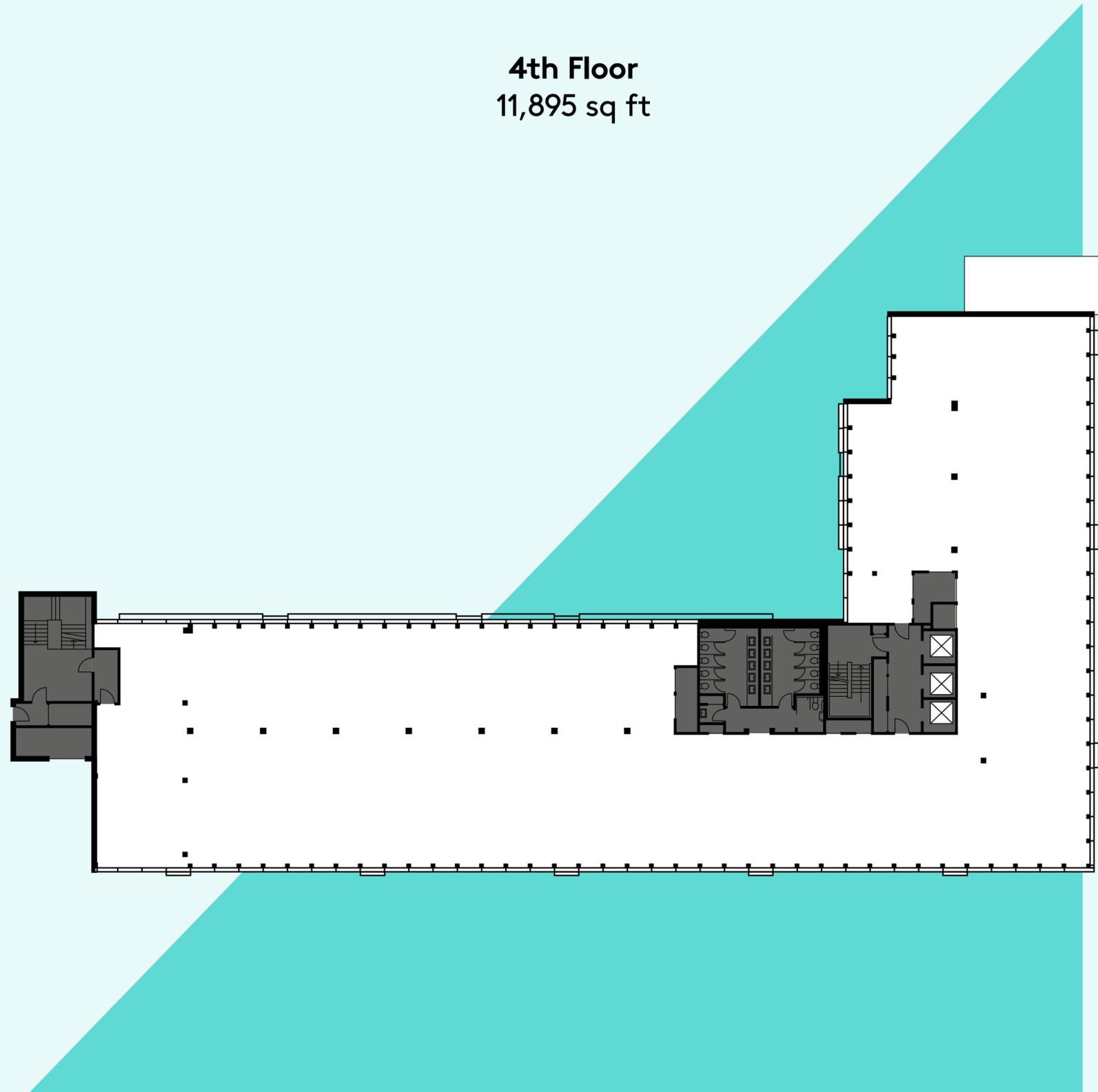


BREEAM 'Excellent' rating



10 Eastbourne Terrace

4th Floor
11,895 sq ft



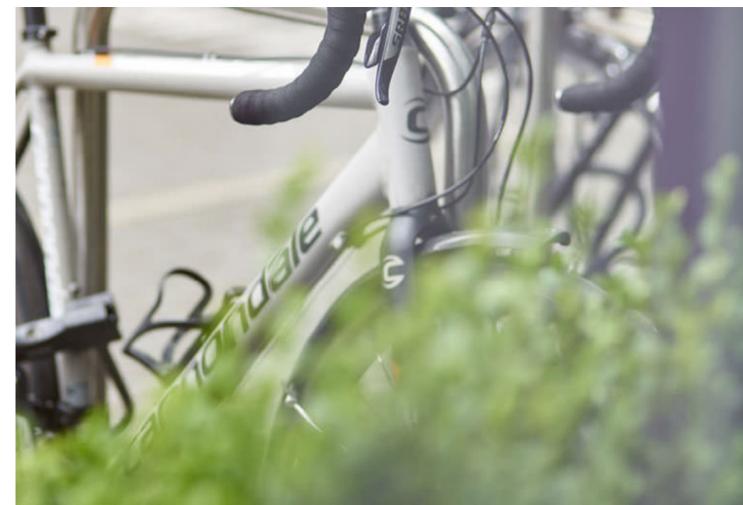
10 Eastbourne Terrace



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



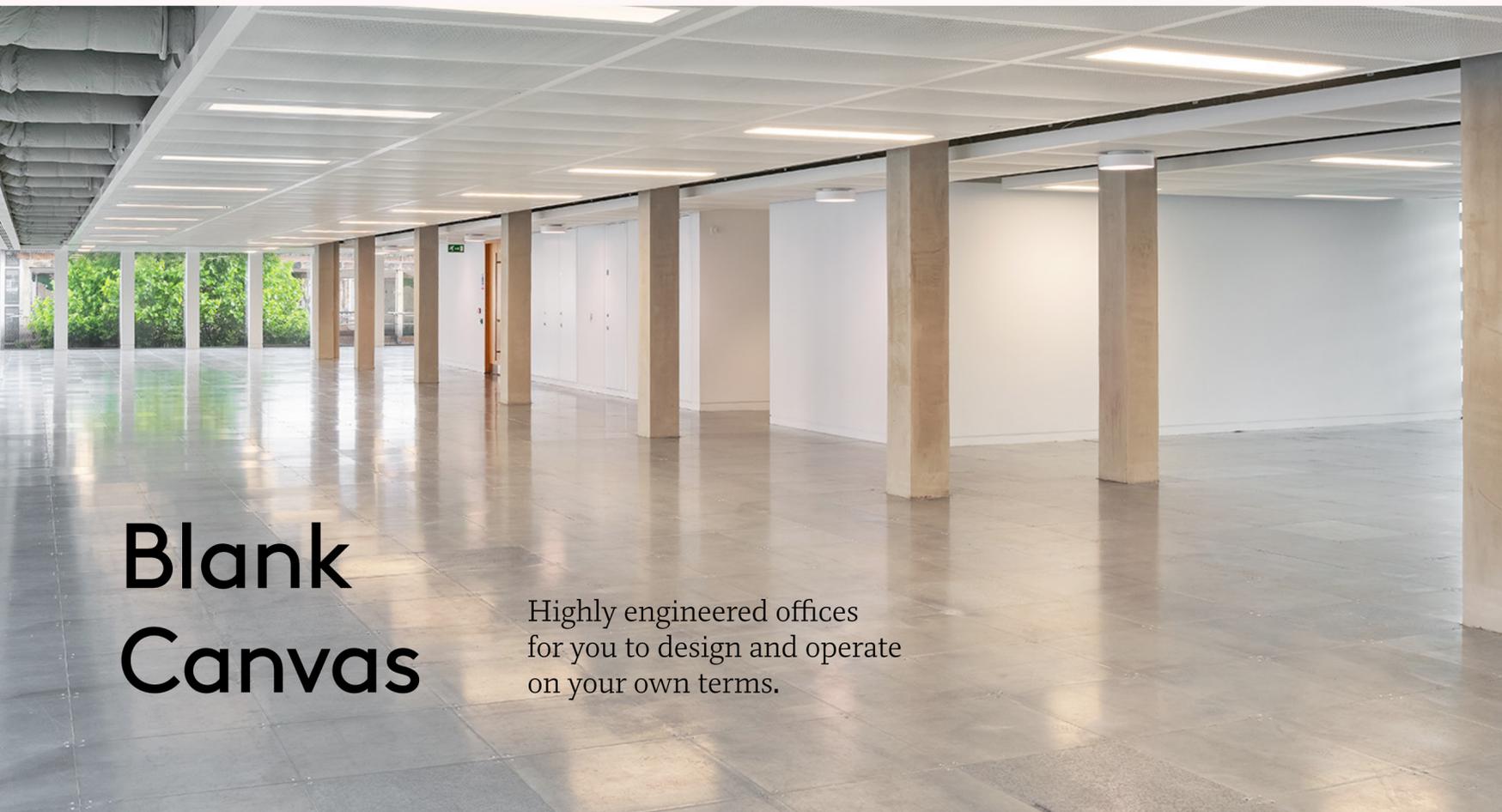
The manned reception area at 10 Eastbourne Terrace provides an impressive welcome to the building, flooded with natural light and space to hold small meetings.



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.



Blank Canvas

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

Created

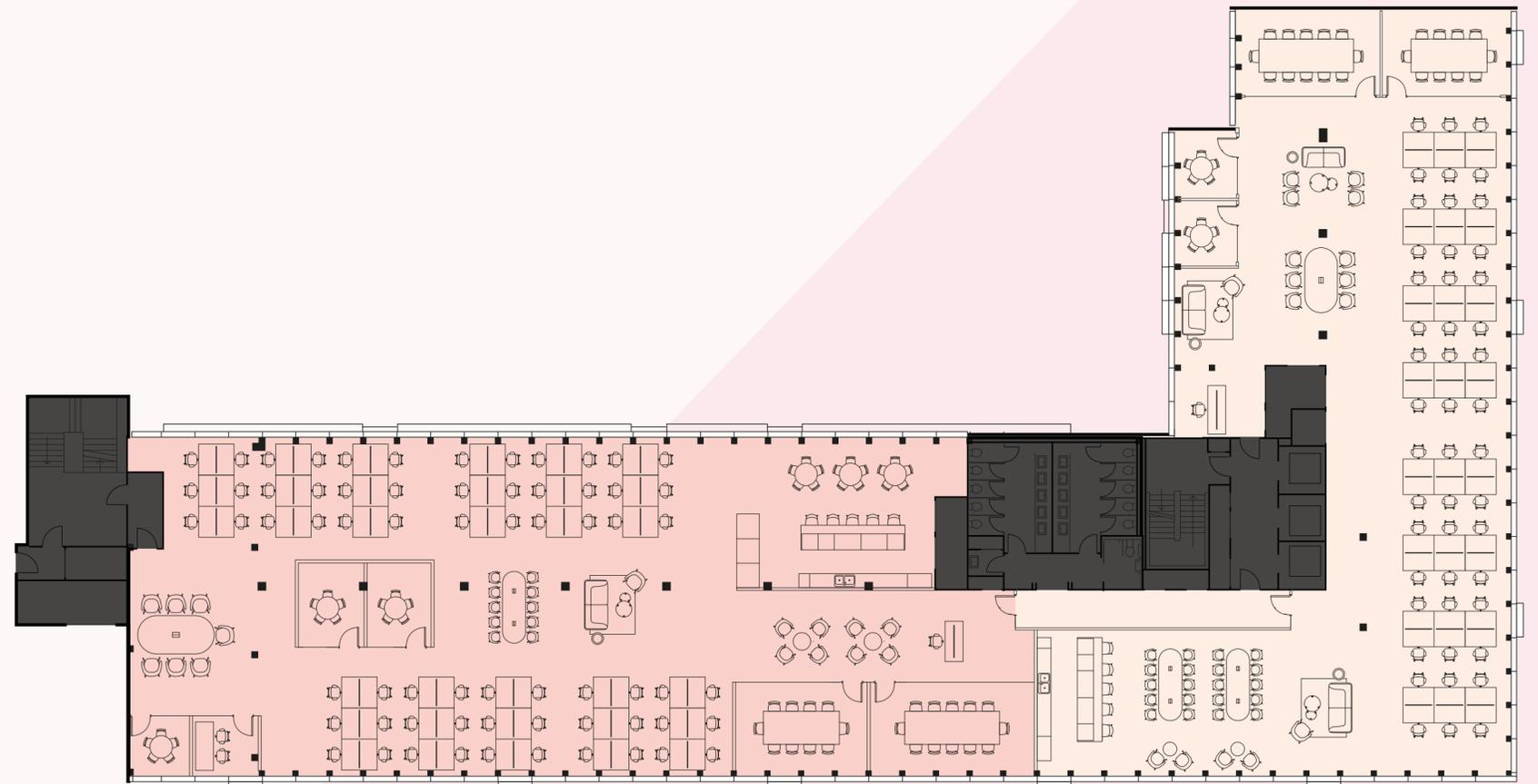
Introducing Created – offices designed, delivered and operated by Landsec to suit your individual requirements. Created removes the hassle from office relocation and operation.

- 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

Created by Landsec

Fully designed, fitted and ready to go, Created offers self-contained, spacious and sustainable workspaces with an optional managed service package to suit your needs.

Indicative Created fit out for Eastbourne Terrace



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.



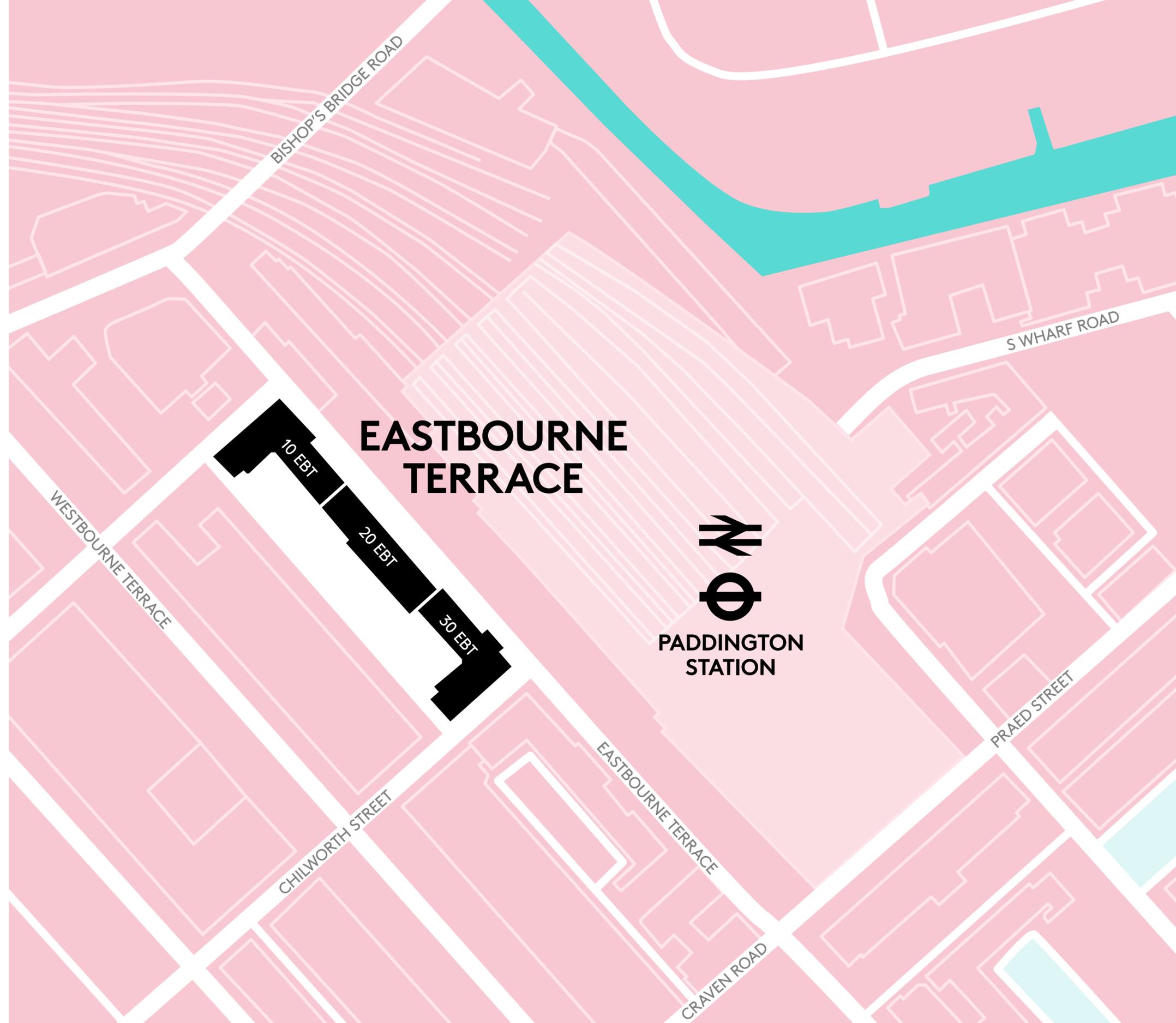
Green Spaces

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	
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

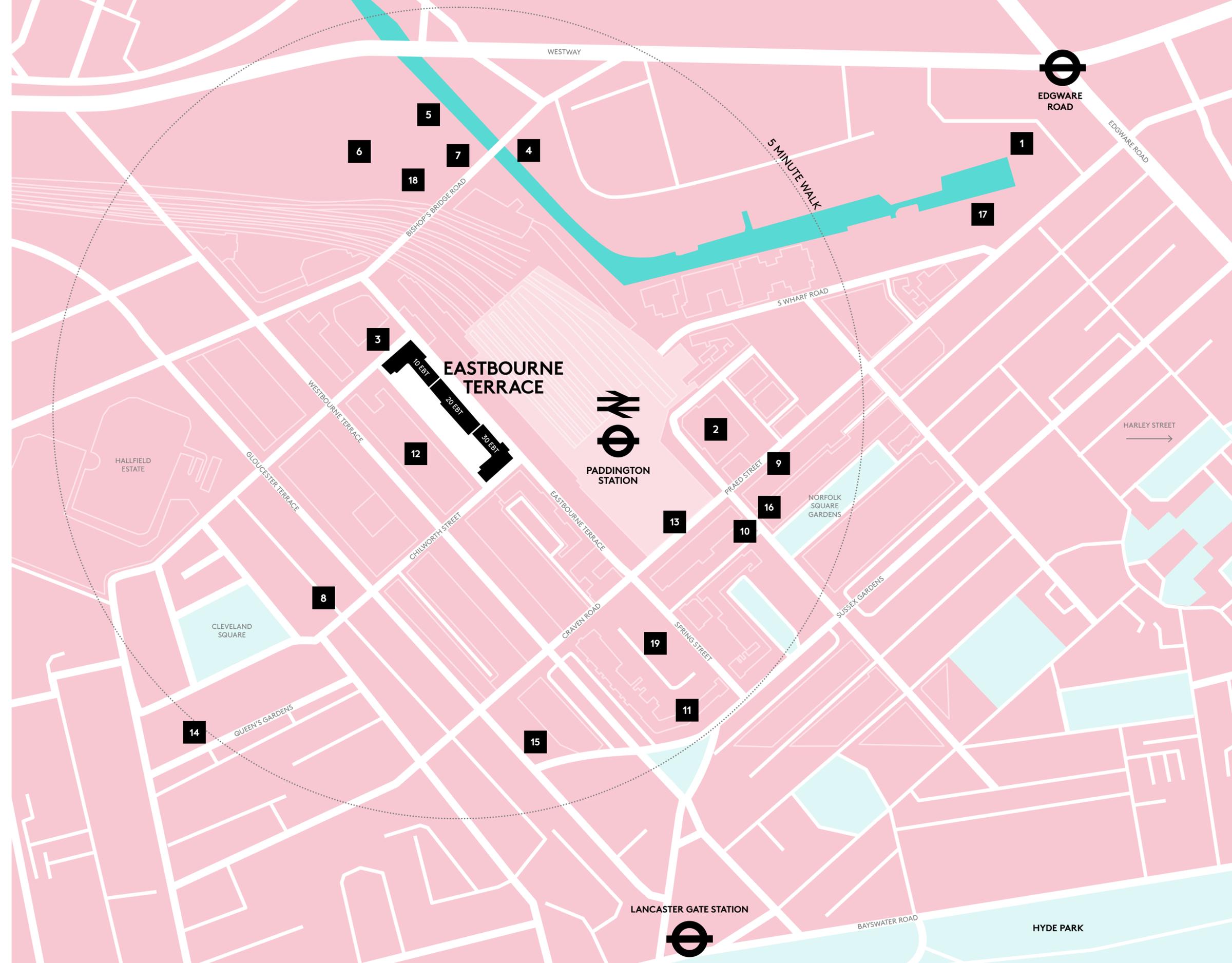
- 1 BrewDog
- 2 Market Halls
- 3 Prince of Wales
- 4 Bondi Green
- 5 The Union Paddington
- 6 Pearl Liang
- 7 Smiths Bar & Grill
- 8 Cleaveland Arms
- 9 Mihbaj Café & Kitchen
- 10 Sawyers Arms

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



BLUEBOOK

Isobel Ewart
07714 491 025
isobel@bluebooklondon.co.uk

Charlie Page
07503 154 610
charlie@bluebooklondon.co.uk



Sarah Brisbane
07769 201 458
Sarah.Brisbane@eu.jll.com

James Swan
07763 204 714
James.Swan@jll.com

Isabella Woodhead
07714 491 025
isabella.woodhead@jll.com

WORKPLACE



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