



Final Part Floor (Fully Fitted) in Best in Class Offices in Exceptional Development - To Let

Fifty Paddington, 50
Eastbourne Terrace
W2 6LG

Office

TO LET

8,557 sq ft
(794.97 sq m)

- Fully Fitted Part 2nd Floor (Cat A+)
- Brand new development opposite Crossrail
- BREEAM Excellent
- Floor to ceiling windows with excellent views across London
- Communal meeting room on 6th floor with private terrace
- Excellent End of Journey Facilities
- Wired Score Platinum
- Smart Enabled
- WELL Gold

Fifty Paddington, 50 Eastbourne Terrace, London, W2 6LG

Summary

Available Size	8,557 sq ft
Rent	£97.50 per sq ft
Rates Payable	£31.50 per sq ft Estimated
Service Charge	£11.87 per sq ft Estimated
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

Fifty Paddington is a brand new, best in class development.

The building provides approximately 75,000 sq ft of Grade A office space.

The final remaining space available is the 8,557 sq ft part 2nd floor unit which is being delivered in a fully fitted condition (Cat A+)

Location

Fifty Paddington is your opportunity to be located amongst the rich mix of leisure, retail and global office occupiers.

The building sits immediately adjacent to Paddington station which provides fantastic rail links across London and beyond (Elizabeth, Circle, District, Hammersmith & City, and National Rail services).

Accommodation

The accommodation comprises the following areas:

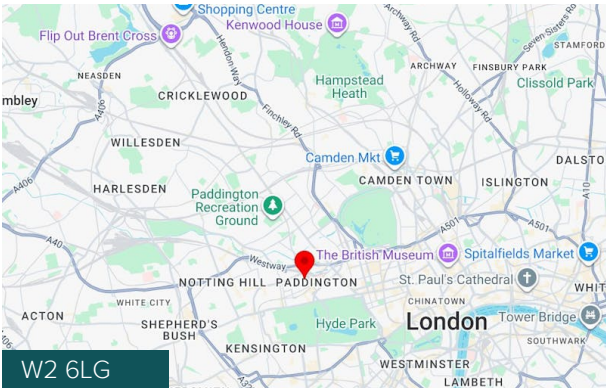
Name	sq ft	sq m	Availability
2nd - South	8,557	794.97	Available
Total	8,557	794.97	

Specification

- 1:8 for ventilation and cooling
- Modular LED luminaires and perimeter LED downlights. LUX level 400
- Office area fresh air:1.65l/s/m2
- 4 pipe fan coil system
- 13 showers (6 male, 6 female and 1 accessible) along with 3 WCs in LG changing area
- High quality end of trip facilities with underfloor heating, towel facilities and background sound system
- 130 cycle spaces (with one additional accessible space) and 12 Brompton lockers.
- 138 individual clothes lockers and dedicated drying room.
- 3.5m floor to soffit in the office entrance lobby
- 2.72m floor to underside of raft in all upper floor offices.
- 3.3m floor to soffit.
- Fully Fitted
- BREEAM Excellent and WELL Certified Gold, EPC B, Wiredscore Platinum

Viewings

Through joint agents Hanover Green & CBRE



Viewing & Further Information



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Terms

Available by way of a new lease direct from the landlord