



To Let

Paddington Square - A brand new mixed-use development, directly adjacent to Paddington Station.

- Available Now: Last 25,000 sq ft floor
- Above a new state of the art tube station
- Mixed use with 80,000 sq ft of retail, restaurants and public space
- 15,000 sq ft Reception (The Exchange) complete with lounge areas, terrace, bookable meeting room and gym
- 1.35 acres of new public realm
- Visit www.paddingtonsquare.co.uk for more information

Paddington Square

London, W2 1HH

25,145 sq ft

2,336.05 sq m

Reference: #8124



Summary

Available Size	25,145 sq ft / 2,336.05 sq m
Rates Payable	£33 per sq ft Est.
Service Charge	£25.24 per sq ft
Estate Charge	N/A
EPC	A

Description

Paddington Square is the centrepiece development to Paddington’s regeneration, presenting 350,000 sq ft of bright, beautifully designed and flexible workspace. The development boasts four floors of shopping, bars, restaurants and cafes, a new Bakerloo line station entrance, west London’s highest rooftop dining experience and a 1.35-acre public piazza.

Location

With seamless links to Heathrow, London and the rest of the UK, Paddington Square’s position as a global hub and gateway to the world is unique. National train links, Elizabeth Line, Heathrow Express and four underground lines provide rapid connections, with Paddington being the only station in London with direct access to all mainland terminals in the capital. Join a neighbourhood, full of progressive

Workspace Built for The Future

- Intelligent lift system to reduce energy consumption
- Low-iron glazing to provide 60% more daylight for wellbeing
- Intelligent blinds limit solar gain and reduce energy consumption
- 2.85m high floor to ceiling glazing provide London views from all levels
- WiredScore Platinum

Smart Building Technology

- WiFi in common areas and uninterrupted 4-bar phone signal throughout
- Resilient, dual supply power and data systems
- 5G enabled
- Fibre backbone for occupiers to plug and play and install IoT as required
- Quick and easy smart check-in system for occupiers and their guests
- Intelligent Building Management System to facilitate operational efficiency, predictive fault detection and energy reduction
- Intelligent lift systems for speed and energy efficiency
- Automatic blinds to reduce solar glare and cooling requirements
- Integrated occupier portal for deliveries and visitor bookings