



Paddington, 5 Merchant Square, London, W2 1AY

Serviced Offices To Let in Paddington

- Superfast 10 Gbps internet connectivity
- Quality free-flow coffee machines on every floor
- Truly stunning views across the whole of London
- Onsite meeting rooms with a range of AV equipment
- Stunning grand reception entrance and double height lobby

Summary

Available Size	800 to 8,500 sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Description

Welcome to exceptional workspace in the heart of Paddington’s vibrant Merchant Square — one of London’s most desirable W2 business destinations. Spanning the top four floors of a striking modern building, this impressive location offers breathtaking panoramic views across the West End, North London, and the City, creating an inspiring backdrop for every working day.

Bathed in natural daylight from its floor-to-ceiling glass façade and striking central atrium, the workspace combines elegant design with a bright, uplifting atmosphere. Every detail has been thoughtfully considered, from the beautifully designed breakout areas that provide space to unwind or connect, to the stylish kitchens stocked with complimentary premium teas and barista-quality coffees.

At Merchant Square, you’ll find the perfect balance of sophistication, comfort, and creativity — a truly elevated environment for businesses that want to work smarter and feel inspired.

Location

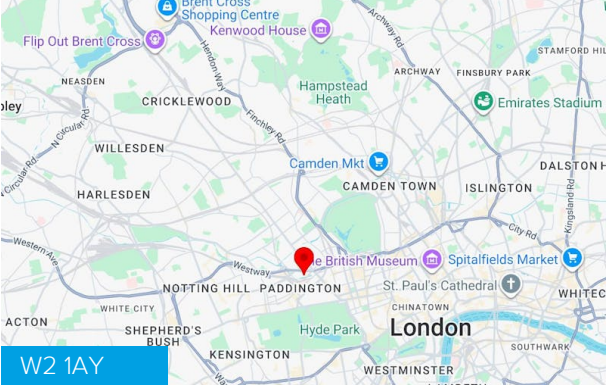
Located at the heart of Paddington’s vibrant Merchant Square development, 5 Merchant Square offers a truly enviable position within one of London’s most successful and sought-after regeneration areas. Set beside the Grand Union Canal, this dynamic waterside neighborhood brings together grade-A offices, luxury apartments, and an exceptional mix of cafés, restaurants, and green spaces — creating a lively and balanced environment for work and leisure. The building enjoys panoramic views across Paddington Basin, where tranquil waterways meet striking modern architecture, establishing an inspiring backdrop for business.

Connectivity is outstanding with Paddington Station is just a few minutes’ walk away, providing access to the Elizabeth Line, Heathrow Express, National Rail services, and four Underground lines — ensuring seamless travel across London, the Thames Valley, and beyond. Edgware Road Station and multiple bus routes further enhance accessibility. The West End, Marylebone, and Hyde Park are all within easy reach.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
10th - 35 Person Office	3,500	325.16	Available
10th - 42 Person Office	4,200	390.19	Available
12th - 8 Person Office	800	74.32	Available
Total	8,500	789.67	



Viewing & Further Information



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