

S T O R E Y

2KS Atrium

Paddington Central, W2

Powered by Storey

www.storey.co.uk



Storey Overview

Your term

Leases that flex to your needs starting from 12 months.

Your size

Workspace for teams of 20 or more.

Your design

Your workspace branded with your logo, not ours.

Your service

Your secure workspace with all the support you need.

2KS Atrium

Contemporary designed workspace with multipurpose atrium.

2KS Atrium is an open plan and agile timber workspace, flooded with natural light, with full services managed by Storey.





Contemporary workspace in atrium



Demised workspaces



Mini amphitheatre



Demised workspaces



Shared break out space



Shared break out space

Key building features

3,856 sq ft

Space available

April 2020

Available from

Contemporary designed workspace with multipurpose atrium



Showers and
changing facilities



Hairdryers and
fresh towels



Cycle racks



Daytime and evening
cleaning services



Tea-point and
kitchenette access



Shared break-out
areas



Private meeting
rooms



Private
phone booths

Our highlights at Paddington Central

There are over 20 exciting places to eat, drink and socialise around the campus. With its selection of pop-up food stalls and bars with seating areas and green spaces it will be the perfect place to relax.

Paddington Central also benefits from Storey Club. Located on the ground floor of 4KS, it provides additional meeting rooms, event spaces, shared working areas and a café for your convenience.



Beany Green



London Shell Co



Street Dots



Nuffield Health Gym



Pearl Liang



Storey Club

Paddington Central

Paddington Central is an 11 acre, mixed-use neighbourhood next to Paddington Station in London's West End. Located approximately 15 minutes' walk from Oxford Street, with excellent transport connections to Heathrow Airport and Central London, soon to be enhanced by the arrival of Crossrail.

With the wellbeing of its workers and local people in mind, Paddington Central's green spaces and location alongside the Grand Union Canal offer an attractive environment to spend time before, during and after the working day and throughout the weekend with its gyms, bars and floating eateries.



Connectivity

Nowhere else in London can get you to Victoria, Waterloo and Heathrow Airport in just a quarter of an hour.

From Paddington by Underground

Marylebone	2 minutes
Oxford Circus	8 minutes
King's Cross St Pancras	12 minutes
Victoria	14 minutes
Waterloo	14 minutes
Liverpool Street	22 minutes

From Paddington by Rail

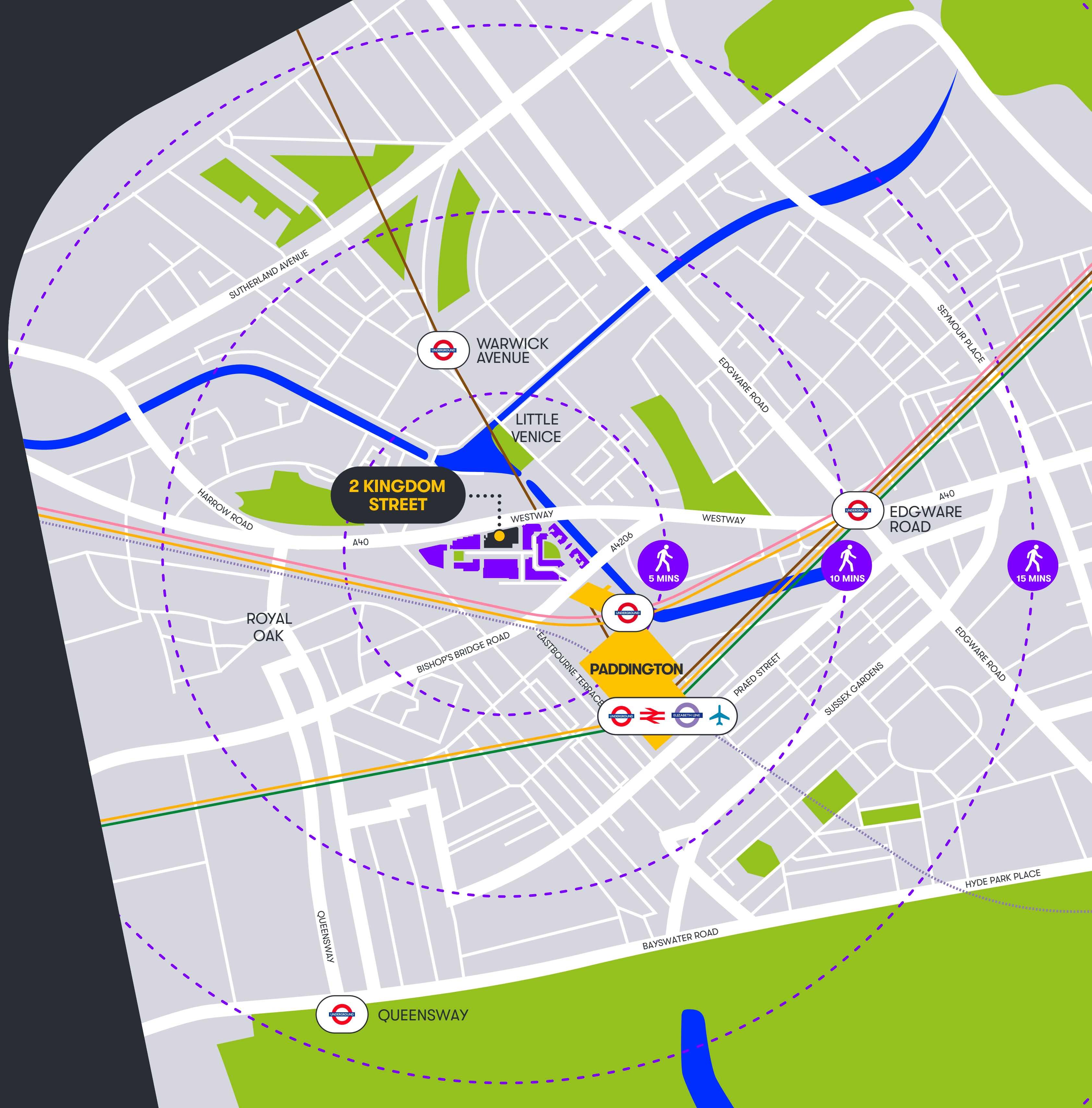
M Maidenhead	18 minutes
Reading	25 minutes
Oxford	62 minutes

From Paddington by Crossrail

Bond Street	3 minutes
Farringdon	8 minutes
Liverpool Street	10 minutes

From Paddington to London's airports

Heathrow	15 minutes
City	50 minutes
Gatwick	54 minutes
Stansted	71 minutes



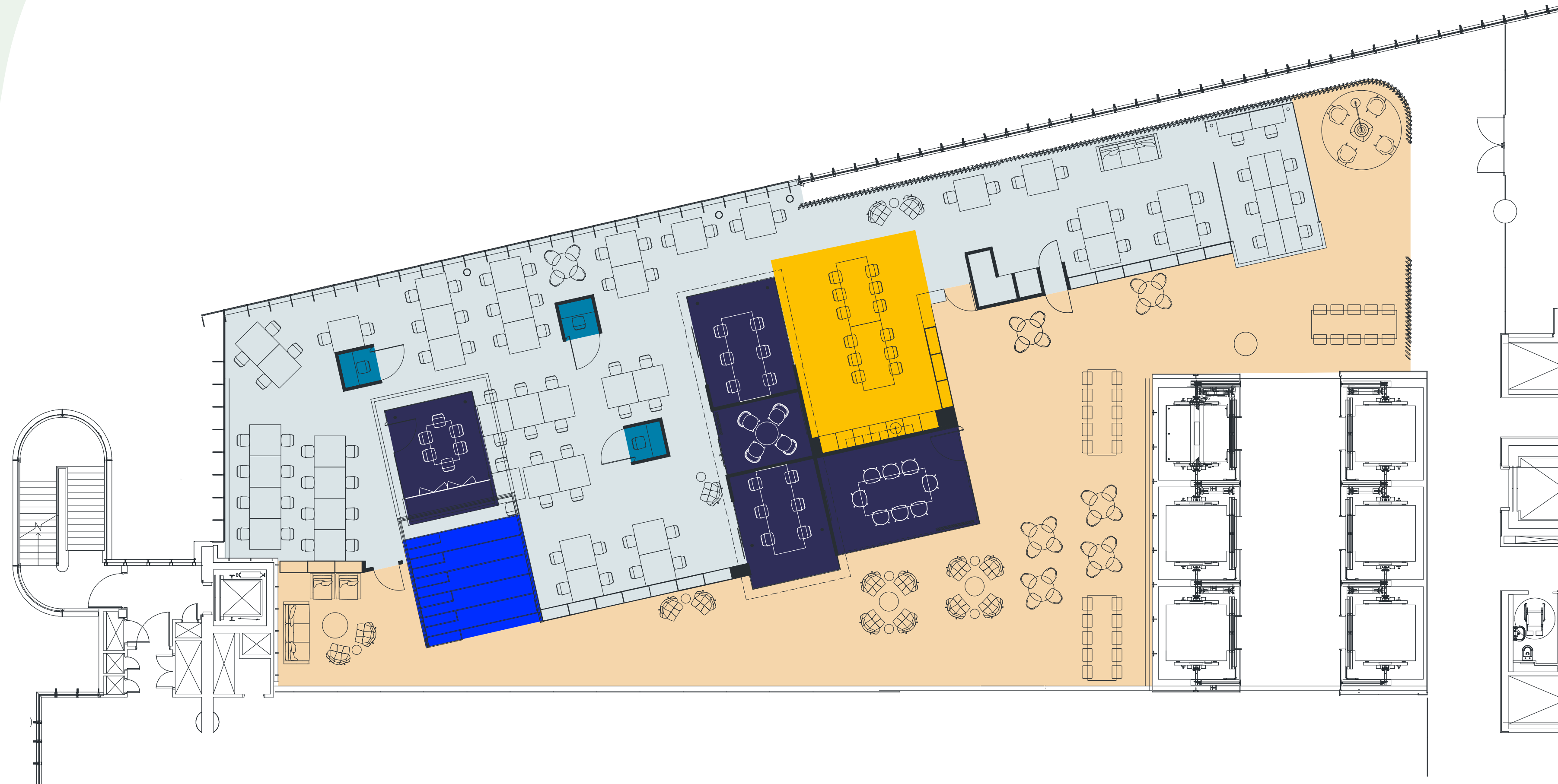
Ground Floor

Option 1

Demised Area 3,856 sq ft

Desks 86

- Demised office space
- 4-person meeting room x 1
6-person meeting room x 3
8-person meeting room x 1
- Quiet rooms
- Tea point / kitchenette
- Shared mini amphitheatre
- Shared break out space

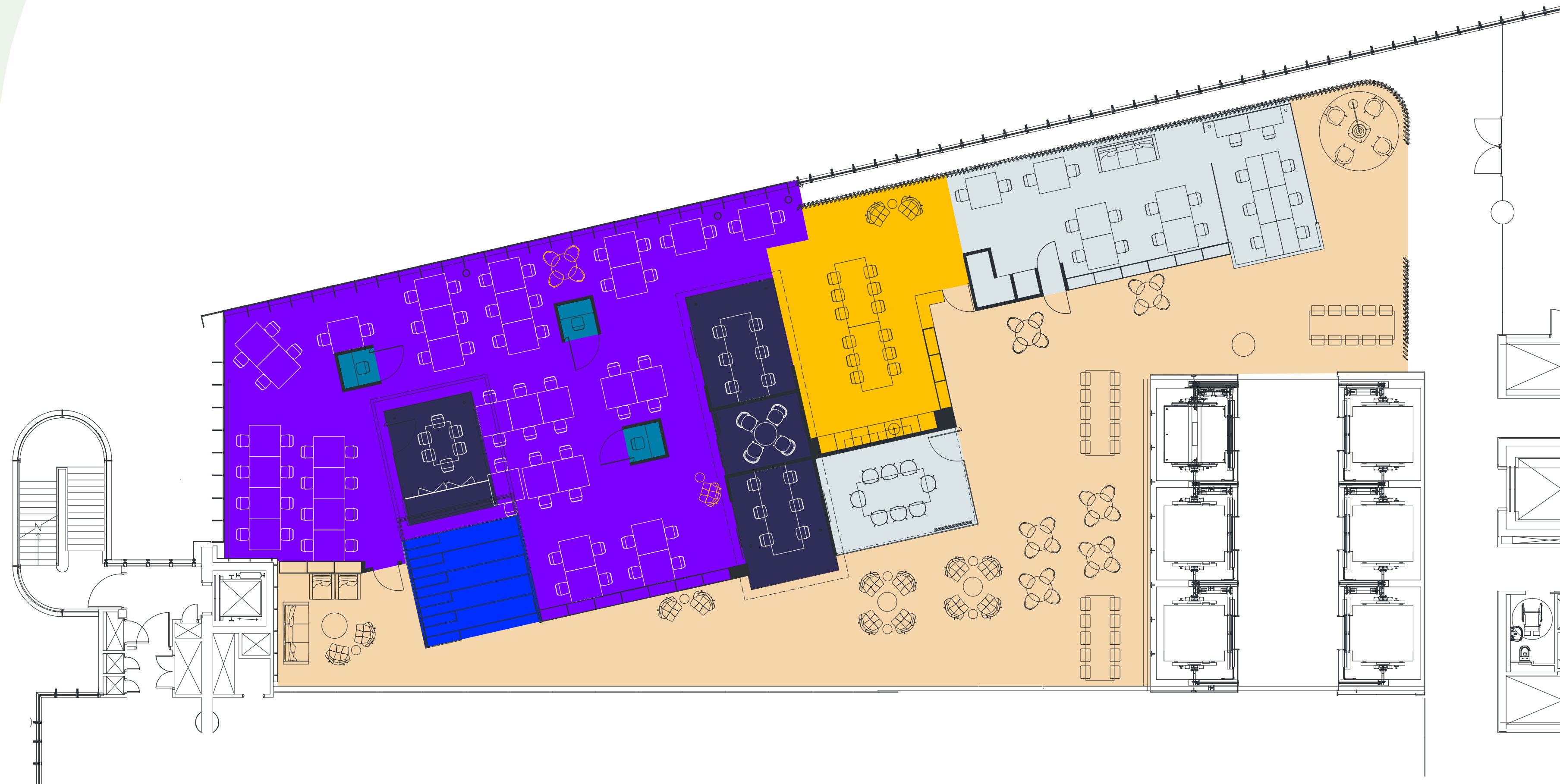


Ground Floor

Option 2 – Unit A

Desks 66

-  Demised office space
-  Private office space
-  4-person meeting room x 1
6-person meeting room x 3
-  Quiet rooms x 3
-  Shared tea point / kitchenette
-  Shared mini amphitheatre
-  Shared break out space

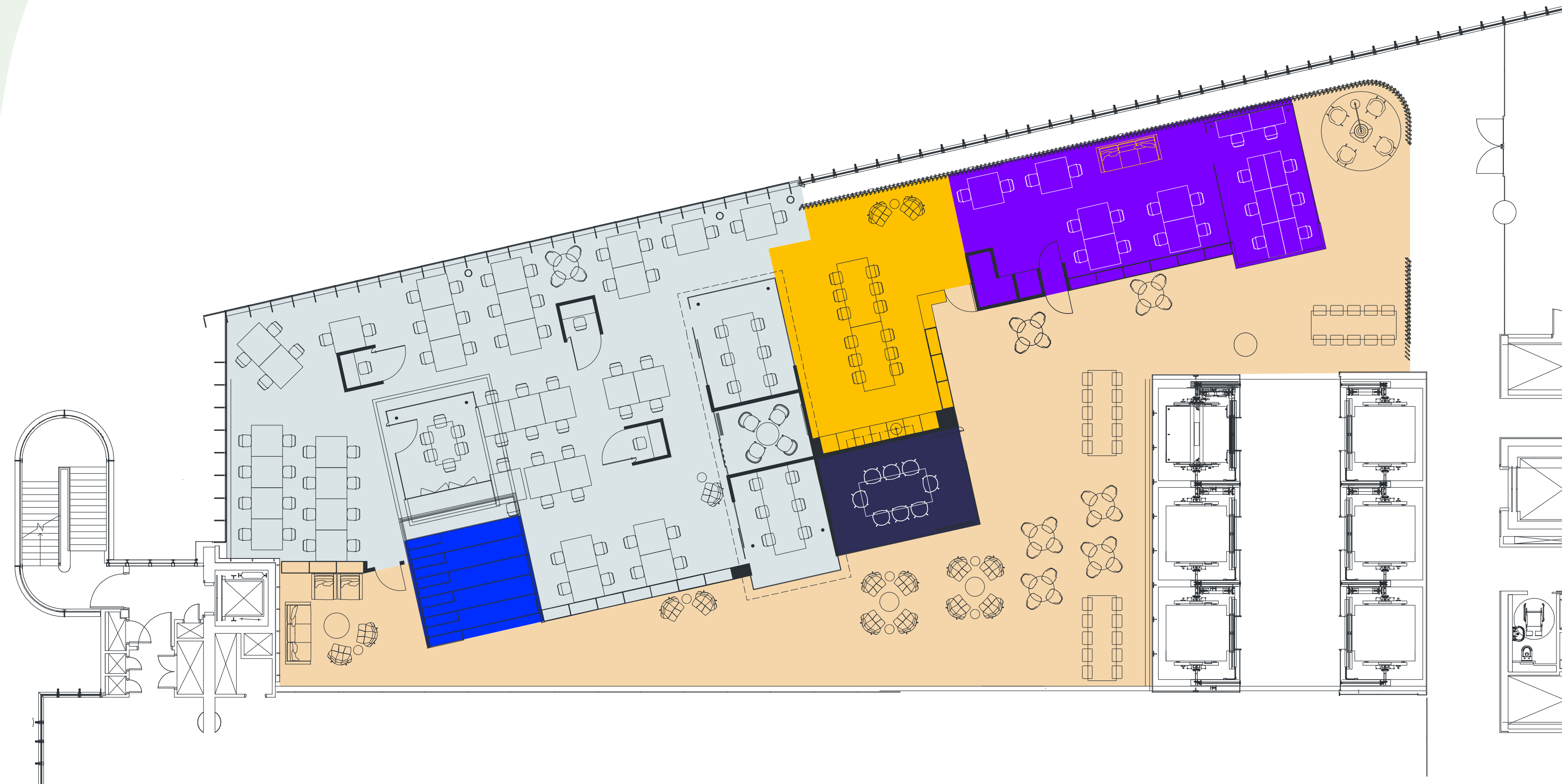


Ground Floor

Option 3 – Unit B

Desks 20

- Demised office space
- Private office space
- 8-person meeting room x 1
- Shared tea point / kitchenette
- Shared mini ampitheatre
- Shared break out space

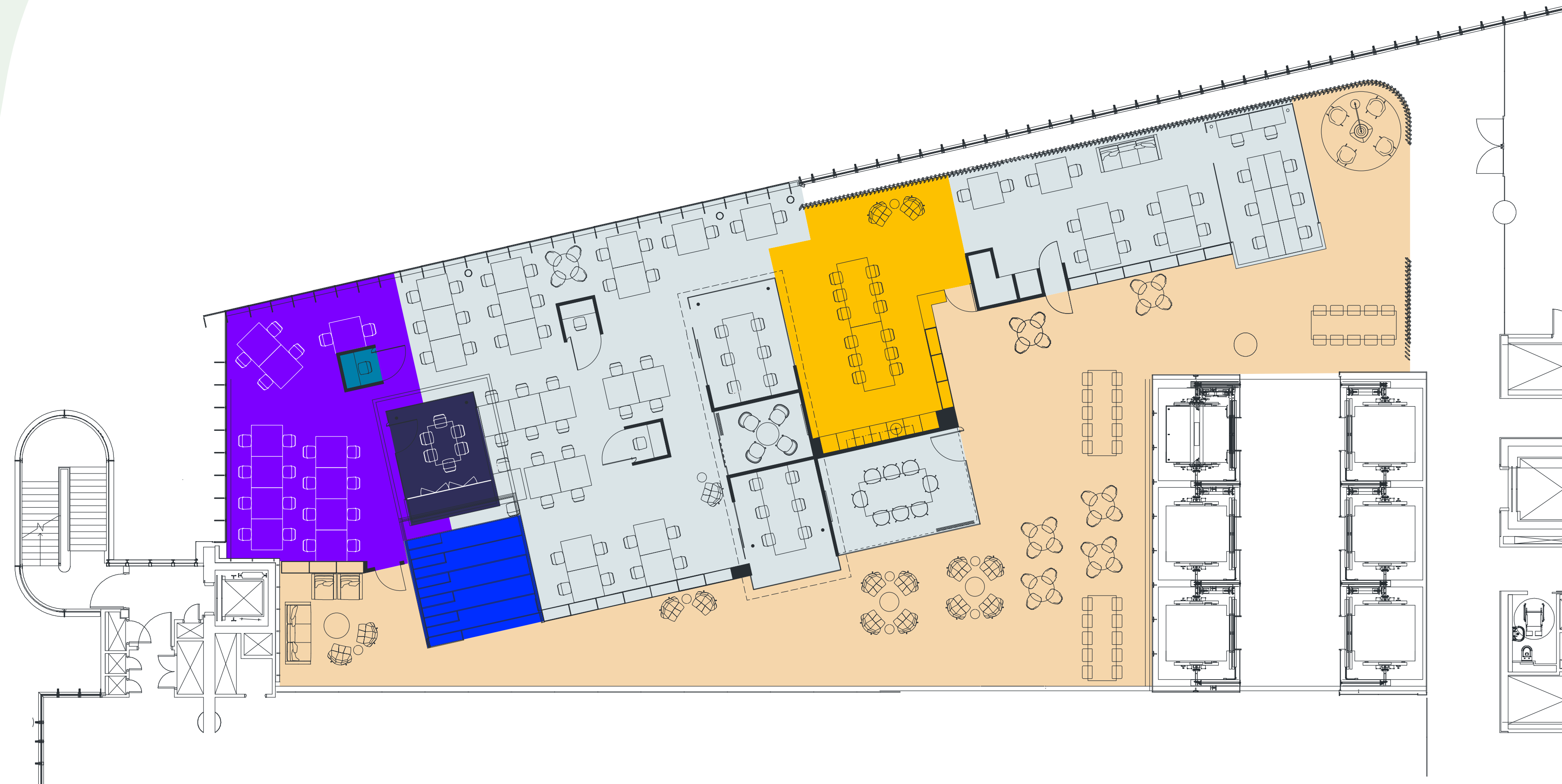


Ground Floor

Option 4 – Unit C

Desks 22

-  Demised office space
-  Private office space
-  6-person meeting room
-  Quiet room
-  Shared tea point / kitchenette
-  Shared mini amphitheatre
-  Shared break out space

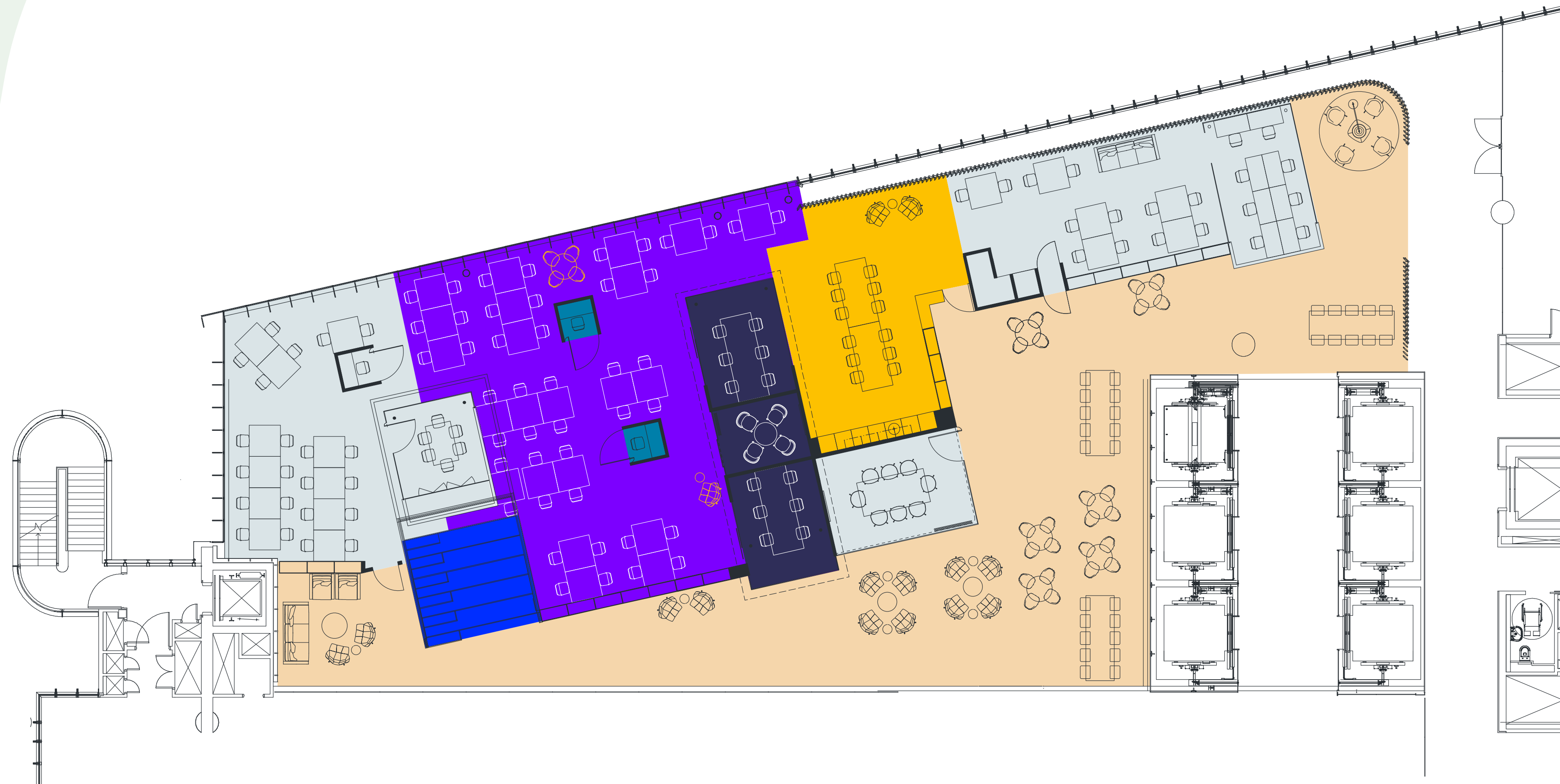


Ground Floor

Option 5 – Unit D

Desks 44

- Demised office space
- Private office space
- 4-person meeting room x 1
6-person meeting room x 2
- Quiet rooms x 2
- Shared tea point / kitchenette
- Shared mini amphitheatre
- Shared break out space



What's Included



Design, Fit-out, furniture

- Contemporary open-air workspace
- Private meeting rooms
- Breakout spaces
- Phone booths/private working booths
- Shared mini amphitheatre space
- Shared kitchenette and tea point



Storey Club access

- Exclusive access to Storey Club (located at Paddington – Lounge, meeting and event venue)



Staff Support

- Dedicated Storey team incl. account manager
- On-site Community manager handling all space-related coordination and communication



Connectivity / Technology

- Private share of 1GB primary line and 1GB secondary line for resilience.
- Private and secure Wi-Fi / VLAN per customer
- 1 data point per desk for wired connection to VLAN

Portal

- Book and pay for additional meeting rooms and event spaces at Storey Club
- Manage helpdesk requests
- Book in your visitors



Utilities / Property Costs / Insurance

- All utilities included in the cost (Monday to Friday – excluding Bank Holidays)
- Rent, rates, service charge all managed
- Building, public liability and contents insurance for supplied furniture and fittings included



Cleaning

- Daytime janitorial service typically twice daily (Monday to Friday – excluding Bank Holidays)
- Evening full office clean (Monday to Friday – excluding Bank Holidays)



Maintenance

- All maintenance and repairs to M&E on floor equipment and fabric in the building, pest control preventative monitoring



Health and Safety

- General and fire risk assessments, typically on a yearly basis, on-site security personnel first aid trained



Access to building facilities

- Bikes storage, showers and changing facilities
- Reception café and breakout seating



Recycling

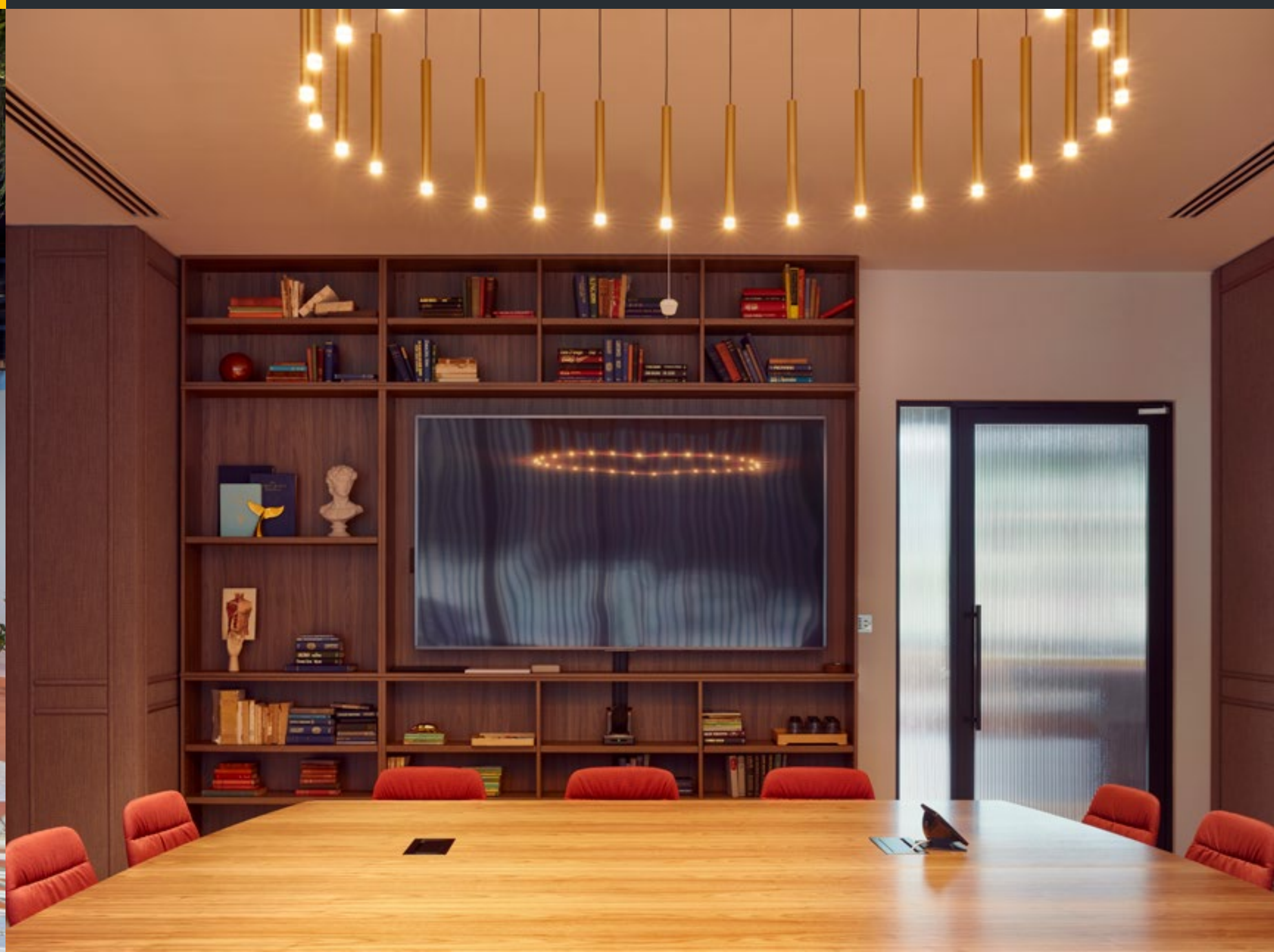
- Commit 0% waste to landfill
- On site full recycling facilities



A space away from the office.
To meet, to host, to think.

Storey Club is for British Land & Storey customers and their guests, with a mix of workspaces designed to help you work more productively.

- Bookable meeting rooms
- Flexible event spaces (230 capacity)
- Breakout spaces and private working booths
- All day café with seasonal menu
- Programme of events
- Dedicated in-house technical, events & catering team



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