



OFFICES AT PADDINGTON SQUARE

GREAT WESTERN DEVELOPMENTS LIMITED & SELLAR



CENTRAL
LONDON
LOCATION



RENZO
PIANO
DESIGN



BETTER
CONNECTED



Heathrow
Express



OFFICE



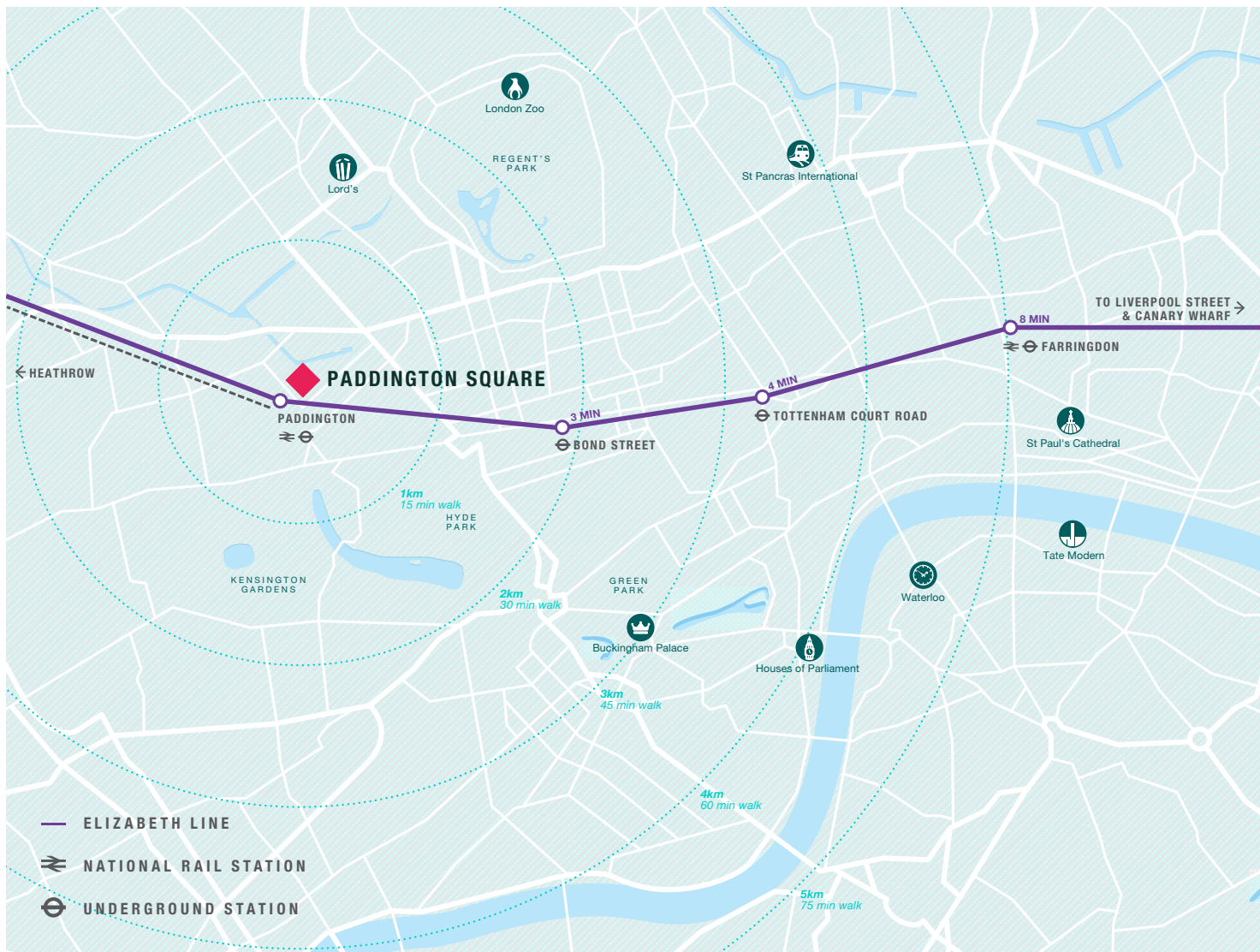
SHOPS



PUBLIC SPACE



ROOFTOP RESTAURANT



JOURNEY TIMES FROM PADDINGTON

8 MINS

TO FARRINGTON*

10 MINS

TO LIVERPOOL STREET*

15 MINS

TO HEATHROW, WATERLOO
AND VICTORIA

17 MINS

TO CANARY WHARF*

19 MINS

TO STRATFORD*

*FROM 2020.

SOURCES: TFL.GOV.UK, HEATHROWEXPRESS.COM,
CROSSRAIL.CO.UK

OFFICES AT PADDINGTON SQUARE

GREAT WESTERN DEVELOPMENTS LIMITED & SELLAR

THE BIG PICTURE

THE DEVELOPMENT



360,000

SQ FT OFFICE

79,000

SQ FT RETAIL

INCLUDING A SIGNATURE
ROOFTOP RESTAURANT

1.35

ACRES NEW PUBLIC REALM

INCLUDING A NEW
STATION APPROACH

NEW

STATE-OF-THE-ART
TUBE STATION

THE OFFICES

14

STOREYS OF
OFFICE SPACE

25,400

SQ FEET
TYPICAL FLOOR PLATE

8

SQ M PER PERSON
DESIGN DENSITY

360°

UNINTERRUPTED,
PANORAMIC VIEWS FROM
THE TALLEST OFFICE
BUILDING IN THIS PART
OF THE WEST END

4,700

SQ FEET
PANORAMIC TERRACE
ON 16TH FLOOR

A STRIKING RECEPTION
AREA OVERLOOKING
THE STATION AND
PUBLIC SQUARE

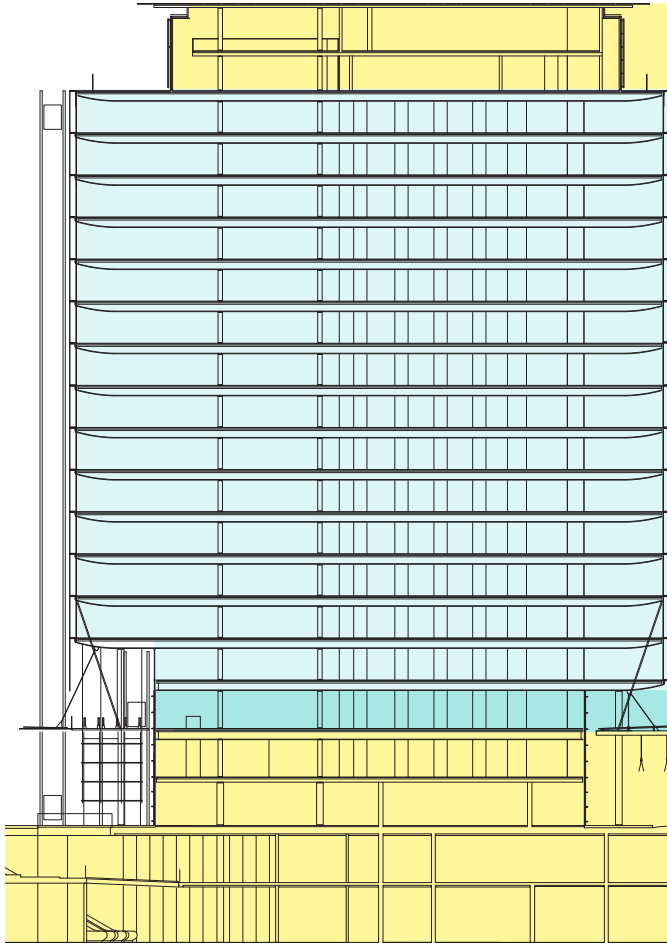




A NEW STATION ENTRANCE
ON PRAED STREET



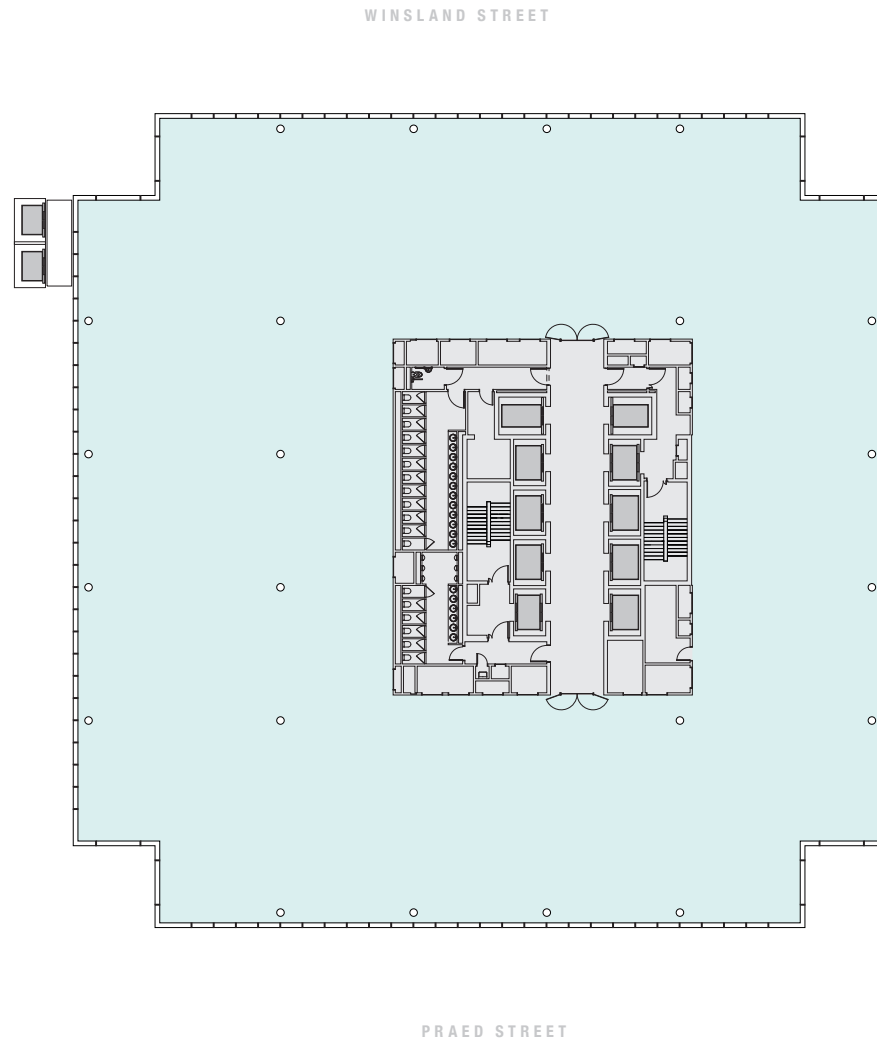
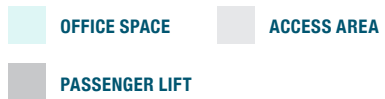
SCHEDULE OF AREAS



16	Rooftop Mezzanine	Restaurant	438 m ²	5,000 sq ft
15	Rooftop	Restaurant	929 m ²	10,000 sq ft
14		Office	2,343 m ²	26,000 sq ft
13		Office	2,343 m ²	26,000 sq ft
12		Office	2,343 m ²	26,000 sq ft
11		Office	2,343 m ²	26,000 sq ft
10		Office	2,343 m ²	26,000 sq ft
09		Office	2,343 m ²	26,000 sq ft
08		Office	2,343 m ²	26,000 sq ft
07		Office	2,343 m ²	26,000 sq ft
06		Office	2,343 m ²	26,000 sq ft
05		Office	2,343 m ²	26,000 sq ft
04		Office	2,343 m ²	26,000 sq ft
03		Office	2,343 m ²	26,000 sq ft
02		Office	2,343 m ²	26,000 sq ft
01		Office	1,982 m ²	22,000 sq ft
G	Office Reception Level	Office	331 m ²	3,500 sq ft
R1	Praed Street Mezzanine Level	Retail	1,413 m ²	15,000 sq ft
R2	Praed Street Level	Retail	900 m ²	10,000 sq ft
R3	≡ Railway Concourse Level	Retail	1,769 m ²	19,000 sq ft
R4	⊖ Tube Station Level	Retail	1,836 m ²	20,000 sq ft

TYPICAL FLOOR PLAN

OFFICE FLOORS 04-13













OFFICE LEASING CONTACTS



Tom Brammeld
Tom.Brammeld@eu.jll.com
+44 (0)20 7399 5274
+44 (0)77 3488 3071



Ian McCarter
Ian.McCarter@knightfrank.com
+44 (0)79 4050 8650
+44 (0)20 7861 1506

Ben Stanley
Ben.Stanley@knightfrank.com
+44 (0)77 7195 1846
+44 (0)20 7861 5132



OFFICES AT PADDINGTON SQUARE

GREAT WESTERN DEVELOPMENTS LIMITED & SELLAR