



**5,312 SQ FT / 494 SQM**  
**PRIME GRADE A**  
**FITTED OFFICES TO LET**  
**FLOOR TO CEILING WINDOWS**  
**UNRIVALLED TRANSPORT LINKS**



**3 SHELDON SQUARE**  
**LONDON W2 6HY**



## LOCATION

3 Sheldon Square is located within Paddington Central, W2. Paddington Mainline and Underground Station is a 5 minute walk away. Providing access to Central London via the District, Circle, Bakerloo and Hammersmith & City lines. The trains provide access to Heathrow in 15 minutes. In addition to Crossrail which will be operational from December 2018. There is easy access to the M4 corridor and beyond by road.



## AMENITIES

- LARGE BREAKOUT & KITCHEN
- GLASS PARTITIONED MEETING ROOMS
- VAV AIR CONDITIONING
- SHOWERS
- 6 PASSENGER LIFTS
- 24 HOUR ACCESS
- MANNED RECEPTION
- PARKING ONSITE
- RAISED FLOORS
- FANTASTIC NATURAL LIGHT
- FIBRE INTERNET CONNECTION
- BIKE RACKS
- FITTED OFFICES

## FLOOR AREA

**5,312 SQ FT / 494 SQM**

## APPROXIMATE COSTS

**PASSING RENT  
£286,848 (£54 SQ FT)**

**BUSINESS RATES PAYABLE  
£128,500 (£24 SQ FT)**

**SERVICE CHARGE  
£75,400 (£14 SQ FT)**

**TOTAL INCLUSIVE COST  
PER ANNUM / PER MONTH  
£490,750 / £40,900**

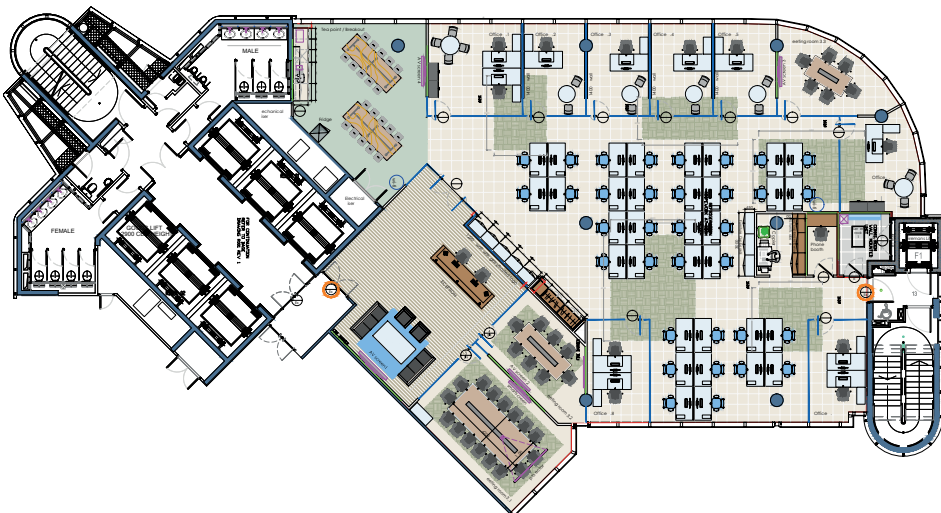
## LEASE

The offices are available by way of an assignment or a sublease of the existing lease for a term to expire 23 May 2022. The lease has a rent review 24 January 2019. The lease is excluded from the Landlord and Tenant Act 1954.



## ACCOMMODATION

Comprising part 6th floor grade A fitted offices totalling 5,312 sq ft / 494 sqm, providing a large reception, open plan offices, boardroom, several meeting rooms and a large kitchen/breakout area. Benefitting from VAV air conditioning, fantastic natural light with floor to ceiling windows, with a fibre internet connection. The building has a modern double height manned reception, basement parking spaces, bike racks & showers.



FLOOR PLAN





# LONIC

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Viewings strictly by appointment through agents:

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