

S T O R E Y

2 Kingdom Street

Paddington Central, W2

www.storey.co.uk



Storey Overview

Your term

Leases that flex to your needs starting from 12 months.

Your size

Workspace for teams of 30 or more.

Your design

Customise your furniture, AV equipment and interior decor.

Your service

Your secure workspace with all the support you need.

The building

Exceptional spaces with multipurpose atrium.

2 Kingdom Street has been designed to make the most of natural light and the views across West London. Contemporary workspaces are accessed via the impressive reception and lobby space, complete with Department of Coffee and Social Affairs café access.





Interior shared space



Interior shared space



Interior shared space



Interior shared space



Interior shared space

Key building features

20,914 sq ft

Total space

From 1,588 sq ft

Unit range

Open

for business

Exceptional multi-purpose atrium



Showers and
changing facilities



Hairdryers and
fresh towels



Cycle racks



Fast, secure, resilient
1GB WiFi



Daytime and evening
cleaning services



Shared tea-points



Shared break-out
areas



Shared
meeting rooms



Private
phone booths

Our highlights at Paddington Central

We're adding more 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.



London Shell Co



Street Dots



Nuffield Health Gym



Pearl Liang



Beany Green

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

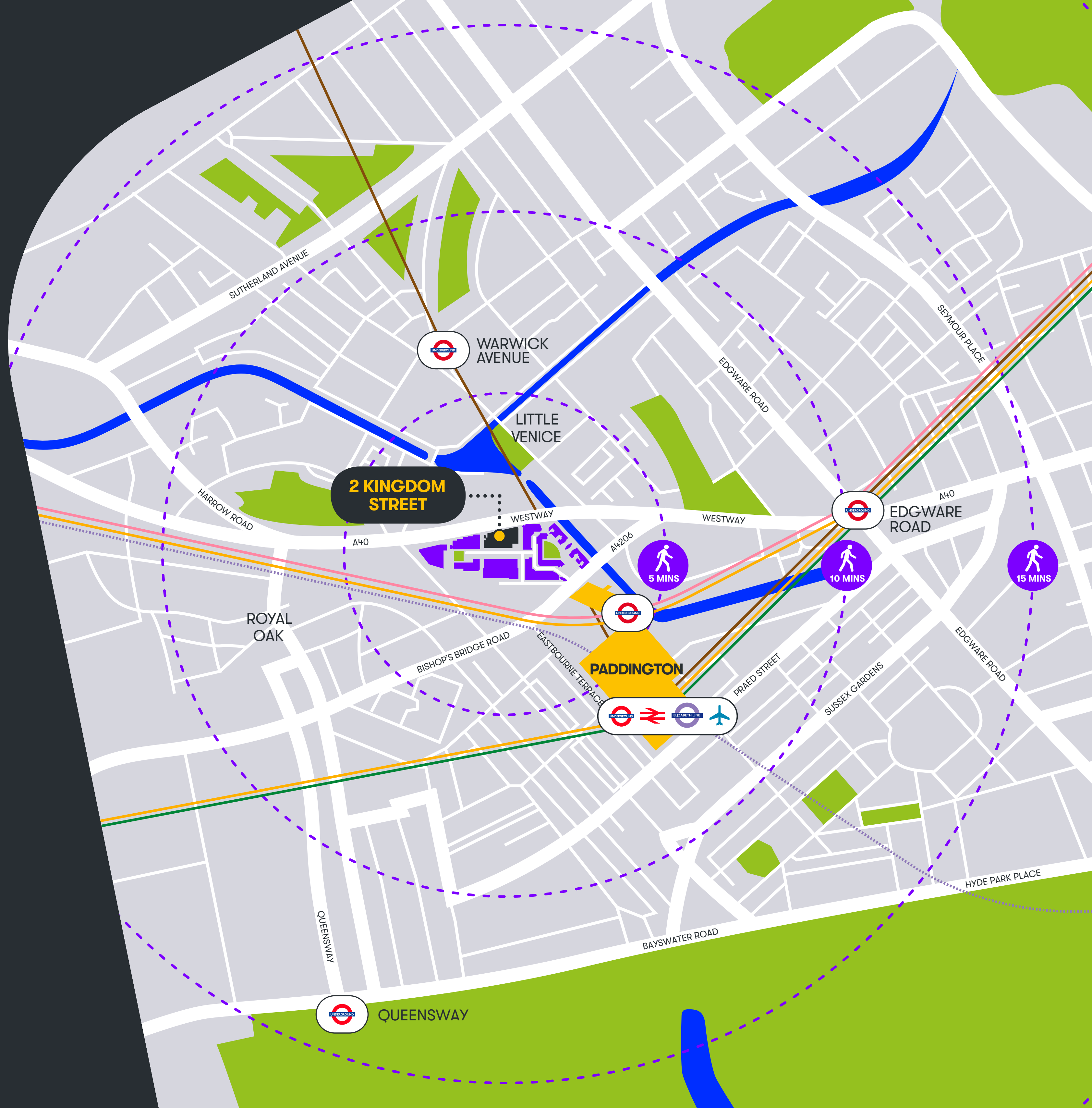
M Maidenhead	18 minutes
Reading	25 minutes
Oxford	62 minutes

From Paddington by Crossrail

Bond Street	3 minutes
Farringdon	8 minutes
Liverpool Street	10 minutes

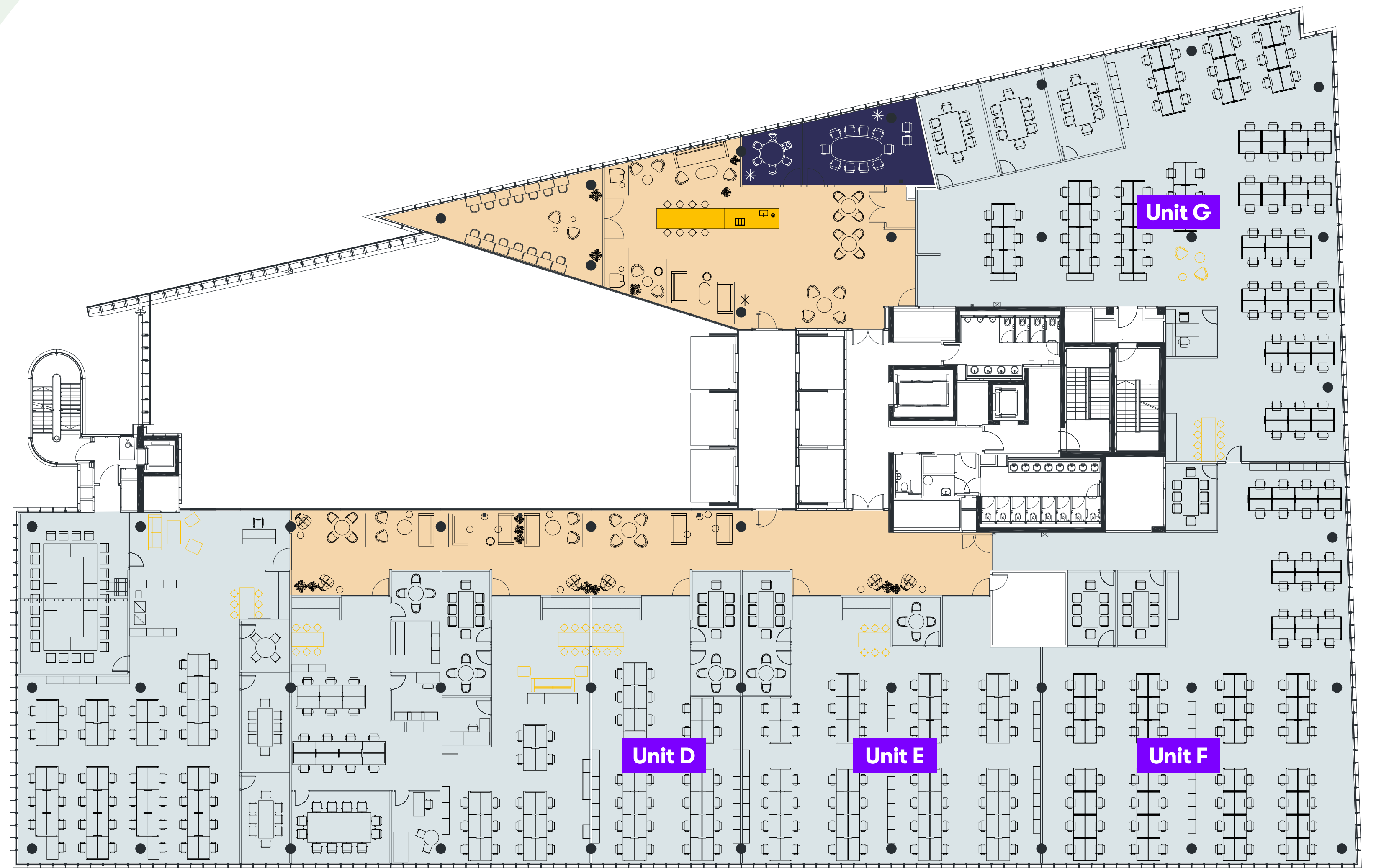
From Paddington to London's airports

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



Level 02

- Demised office space
- Meeting rooms
- Tea points
- Shared break out space



Level 02 Unit D

Demised Area 1,588 sq ft

Desks 27





- Private Space
- 4-person meeting rooms x 1
8-person meeting rooms x 1
- Tea points x 1
- Shared break out space



Level 02 Unit E

Demised Area 3,034 sq ft

Desks 54





-  Private Space
-  4-person meeting rooms x 2
8-person meeting rooms x 1
-  Tea points x 1
-  Shared break out space

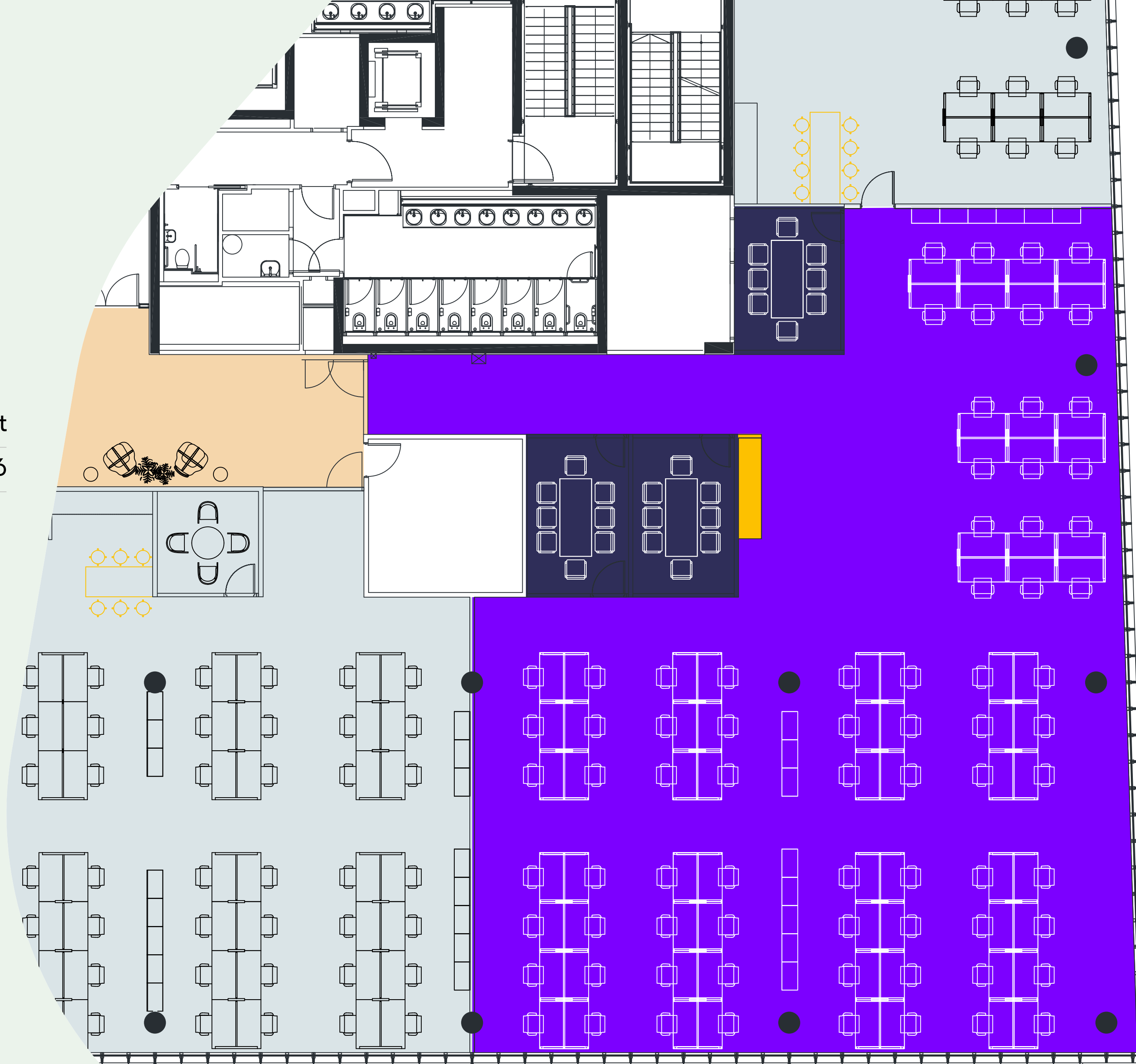


Level 02 Unit F

Demised Area 4,316 sq ft

Desks 76

-  Private Space
-  8-person meeting rooms x 3
-  Tea points x 1
-  Shared break out space

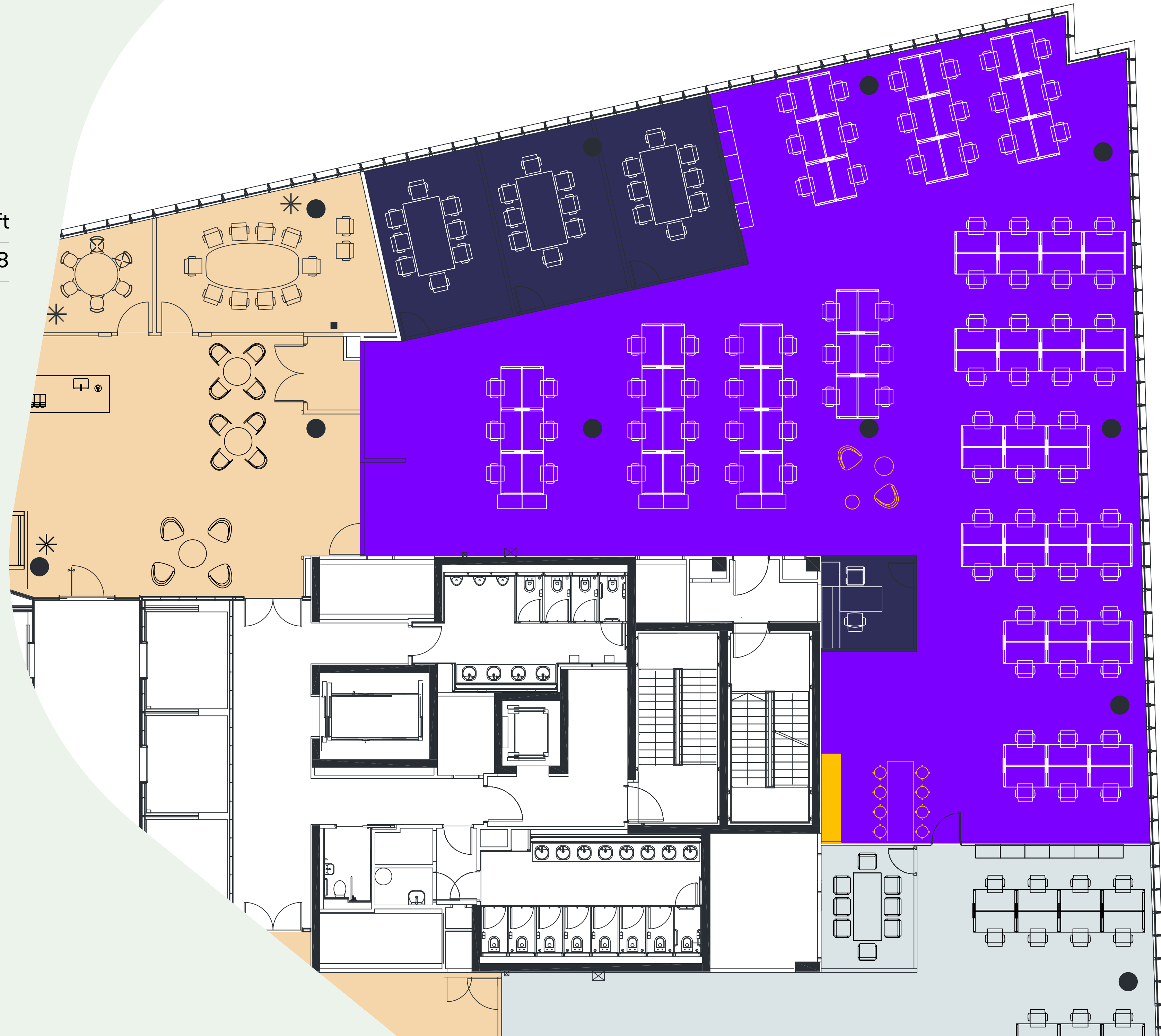


Level 02 Unit G

Demised Area 5,121 sq ft

Desks 88

- Private Space
- 4-person meeting rooms x 1
8-person meeting rooms x 3
- Tea points x 1
- Quiet rooms x 2
- Shared space

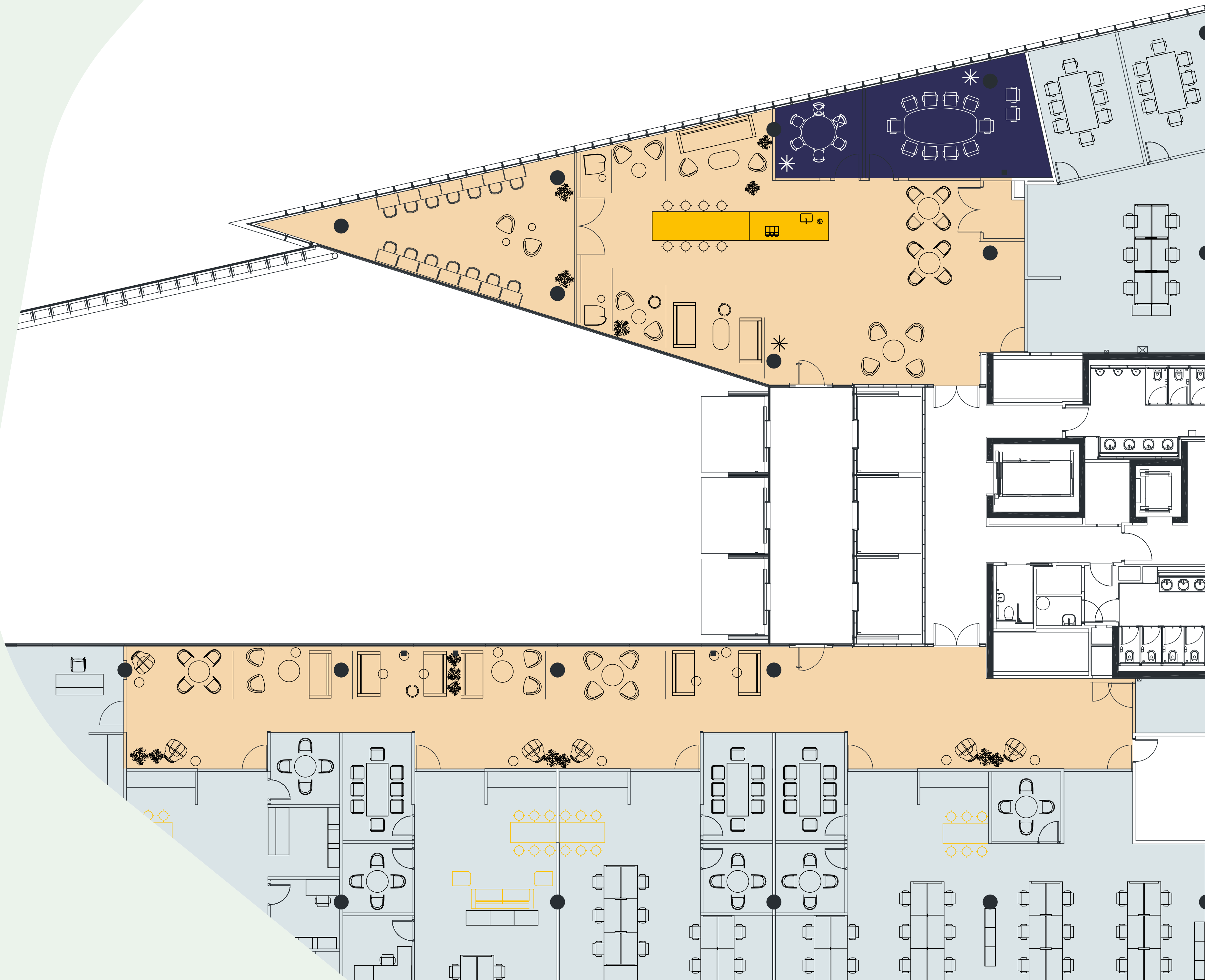
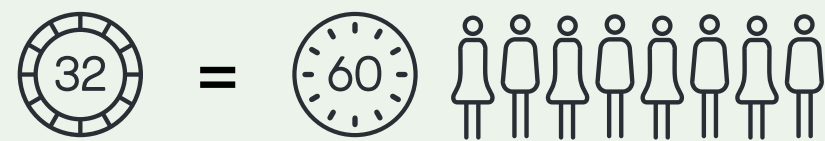


Shared space

- 10-person meeting rooms x 1
6-person meeting rooms x 1
- Tea points x 1
- Quiet rooms x 1
- Shared lounge

Shared Meeting Rooms

Each meeting room can be booked using credits via the Storey Portal, with each credit worth 15 minutes of use for one meeting room seat.



2 Kingdom Street – What's Included



Design, Fit-out, furniture

- Gensler designed workspace
- 1 x 12 person meeting room within shared space
- 1 x 6 person meeting room within shared space
- Phone booths, breakout areas and alternative work settings in shared space
- Demised tea point in accordance with Storey specification and as illustrated on plan
- Demised meeting rooms as illustrated on plan
- Shared tea points
- Workstories Sit Stand X Workstation Desk
- Bestuhl J1 Task Chair
- Metal office six unit lockers (equivalent to one per person)



Shared Meeting Rooms

- Allowance of free shared meeting room credits, each credit worth 15 minutes of usage for one meeting room seat (e.g. 16 credits = one hour usage of a 4 person meeting room)

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 / community access

Access to the Storey Portal which offers ability to:

- Book shared meeting spaces
- Book customers own meeting spaces
- Manage helpdesk requests
- Pre-book in visitors to the site
- Book and pay for Storey Club meeting spaces



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)



Consumables

- Kitchens with filtered water (zip taps)



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, shower and lockers
- Café and seating area



Recycling

- Waste removed as part of night time cleaning

Contacts

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