

Ground & Mezz 9,230 sq ft (857.5 sq m). Excellent value space at £22.50

## THE BATTLESHIP BUILDING

179 Harrow Road, Paddington W2 6NB

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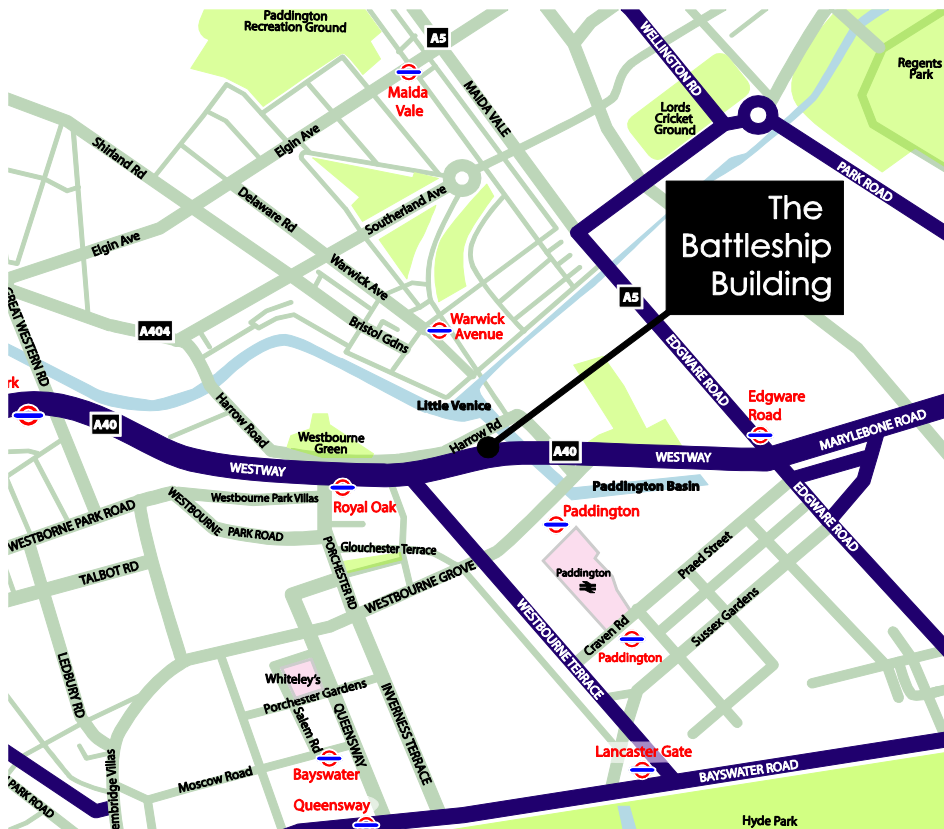
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## LOCATION:

The Battleship Building is located on Harrow Road, adjacent to Paddington Central which benefits from numerous restaurants, bars and public squares.

Paddington Station is a short walk from the property along the canal and provides National Rail, Heathrow Express and Underground services (Circle, District, Bakerloo, Metropolitan, & Hammersmith and City Lines). In addition Paddington will be part of the new Cross Rail system. Royal Oak, Warwick Avenue, Edgware Road and Marylebone Stations are also within walking distance.

To the north is Little Venice, one of the Capital's most attractive residential quarters, and the Grand Union Canal with its picturesque barges and waterside cafes.



## DESCRIPTION:

Set within the former maintenance depot for British Rail from 1969, the Grade II\* listed building office building was converted in 2000 by AHMM to provide contemporary office space over 8 floors. The iconic building is the head office for Virgin Group. The available space comprises a self-contained office space over ground and first floors with an interconnecting staircase at the front and rear. The space can be accessed directly from the front of the ground floor or through the building's common reception (pictured). Natural light is from wrap-around windows on both floors

## AMENITIES:

- Self-contained with branding opportunity
- Open plan layout on 2 floors
- Cycle store
- Canal-side environment
- Air-conditioned
- Fully raised floors

|                 |   |
|-----------------|---|
| SIZE:           | 9,230 sq ft (ground floor 5,155 sq ft, mezzanine 4,076 sq ft)         |
| LEASE:          | A new lease for a term to be agreed with a break option in May 2023   |
| RENT:           | £22.50 per sq ft  |
| RATES:          | £16.35 per sq ft (to be verified with local authority)                |
| SERVICE CHARGE: | £11.95 per sq ft  |
| LEGAL COSTS:    | Each party to bear their own legal costs incurred in this transaction |
| EPC:            | TBC   |

FOR FURTHER INFORMATION PLEASE CONTACT JOINT SOLE AGENTS

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PLANS:

