

3 Sheldon Square.



Introducing... Paddington Central

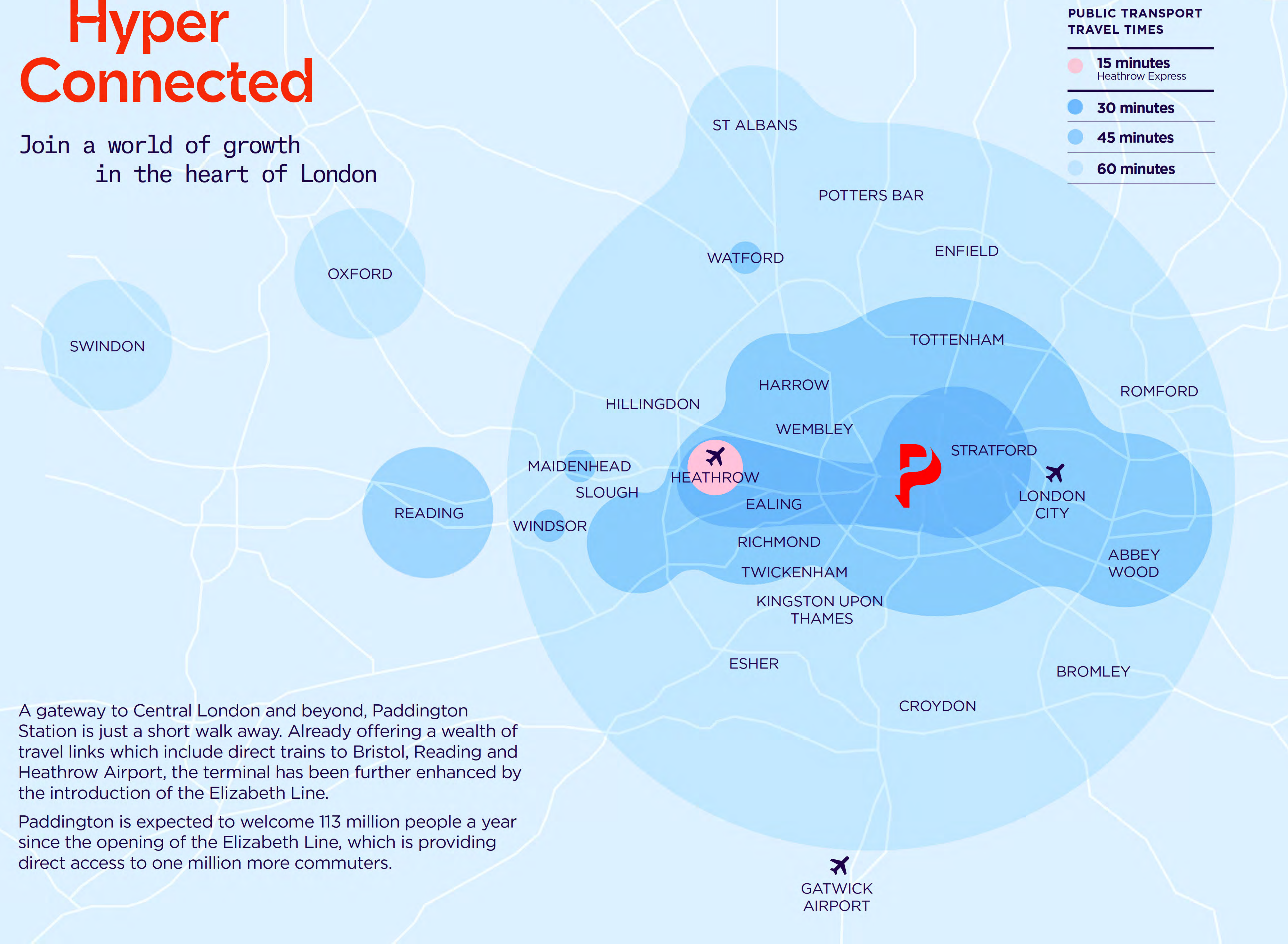
Nestled in a beautiful corner of West London, Paddington Central is a canal-side development boasting an eclectic mix of offices, cafés, bars, restaurants and gyms. Its canal-side location adds a touch of tranquillity to a vibrant and lively campus, the heart of which is the amphitheatre used for live music, film screenings and events. With its strategic central location, Paddington Central provides easy access to various tube and train stations, ensuring excellent connectivity to the rest of London.





Hyper Connected

Join a world of growth
in the heart of London



A gateway to Central London and beyond, Paddington Station is just a short walk away. Already offering a wealth of travel links which include direct trains to Bristol, Reading and Heathrow Airport, the terminal has been further enhanced by the introduction of the Elizabeth Line.

Paddington is expected to welcome 113 million people a year since the opening of the Elizabeth Line, which is providing direct access to one million more commuters.

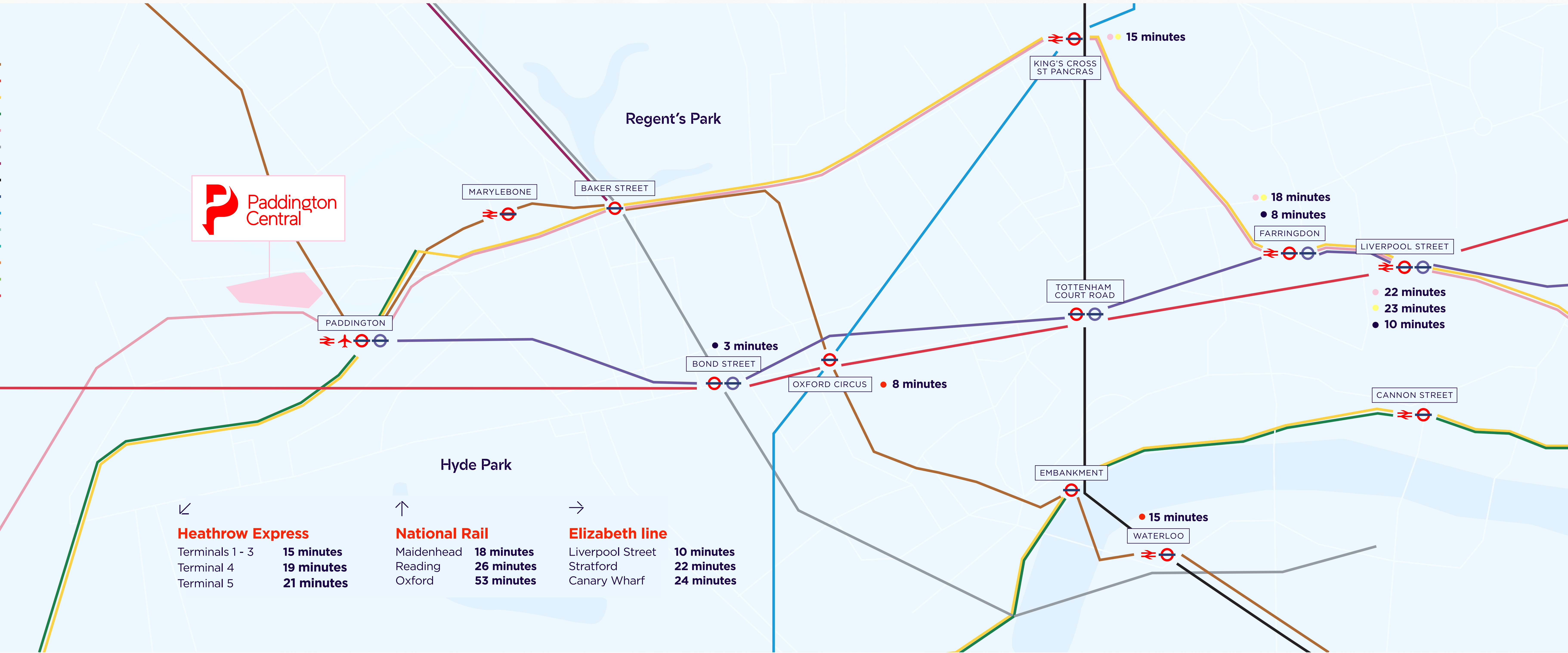
Seamless connections across the Capital

15 mins
to Heathrow

8 mins
to Oxford Circus

65m
people pass through
Paddington Station p.a.

60 mins
for 1 in 6 adults in the
UK to reach Paddington



Award-winning dining by a brilliant canal.

We've continued to collaborate with the Canal & River Trust to maintain Paddington Central as a magnetic destination for occupiers and visitors, who return again and again for the award-winning bars and restaurants.

DARCIE & MAY | GREEN

Most Loved Local Restaurant in Paddington
Runner up 2018

TimeOut



V A G A
B O N D

AS REVIEWED IN

EveningStandard.

The Telegraph

THE HANDBOOK

The Guardian



Home for all

A place of growth
and acceleration

An array of remarkable companies have chosen Paddington as their home; from renowned media agencies to those pioneering innovation in their sectors. Paddington hosts a thriving community of big names and industry leaders across various sectors, creating a dynamic and collaborative environment.



A transformative journey that's just the beginning.

Our continuous investment in the Paddington Central experience means that no two days are the same whether you are visiting for business or leisure.

Since our ownership began in 2013, the transformation has been fortified by investment into stunning landscaping and the addition of chic canal barges, diverse retail offerings and prime office accommodation.



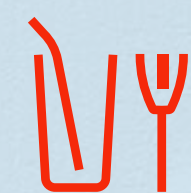
Over
£100m

invested to date in new landscaping, public realm, office, retail and canal barges



19

new office customers joined



16

new F&B / Leisure operators



5

new canal barges joined - creating a new canal dining destination



Kingdom Street



Kingdom Street Retail



Kingdom Street

Revitalised Sheldon Square

Sheldon Square has undergone an elegant transformation fueled by a £7 million investment.

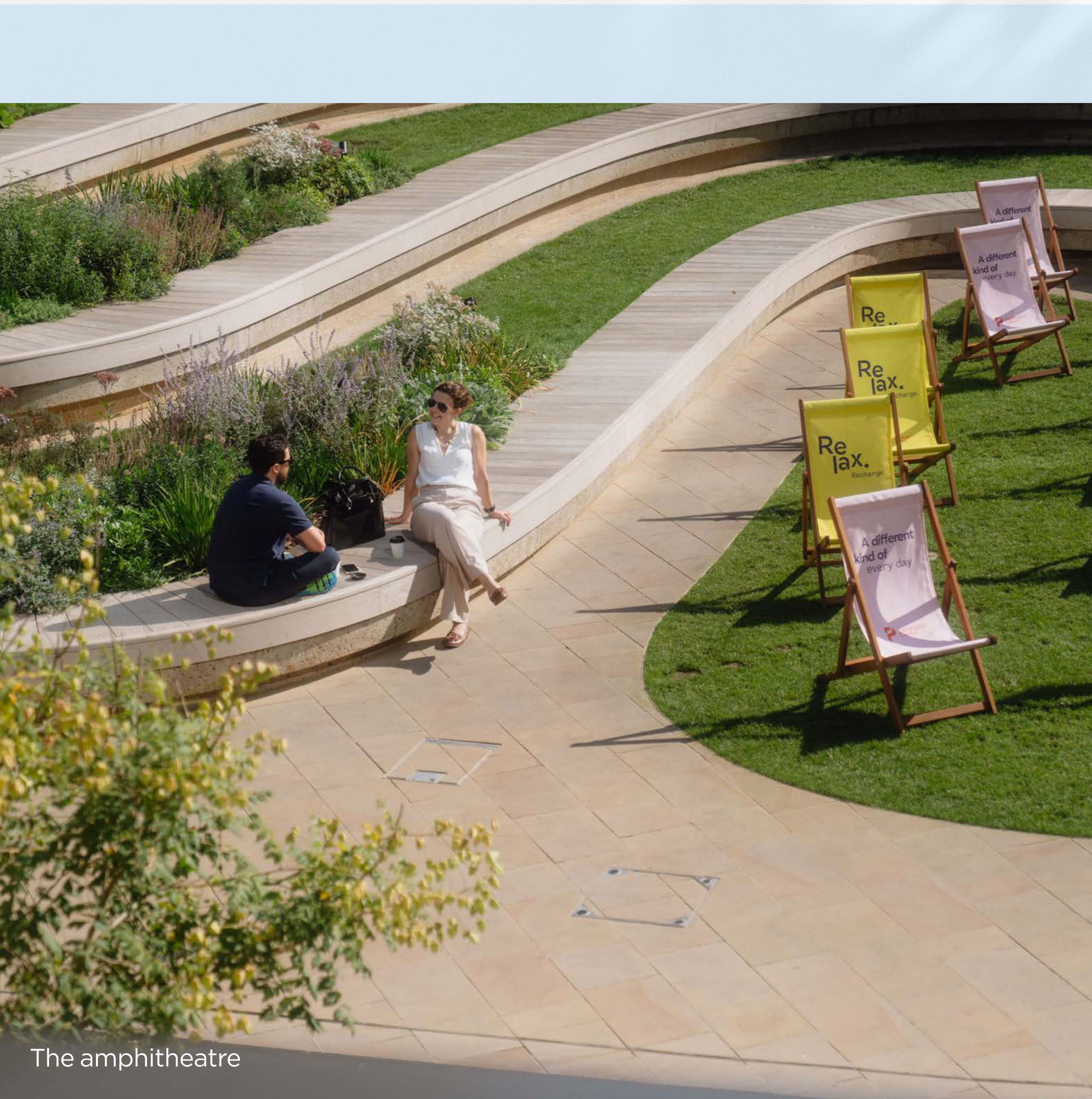
The revitalisation includes a substantial increase in public seating, a dedicated events space complete with a grand screen, and captivating new artwork by the talented Adam Nathaniel Furman.

A vibrant and inviting destination awaits.

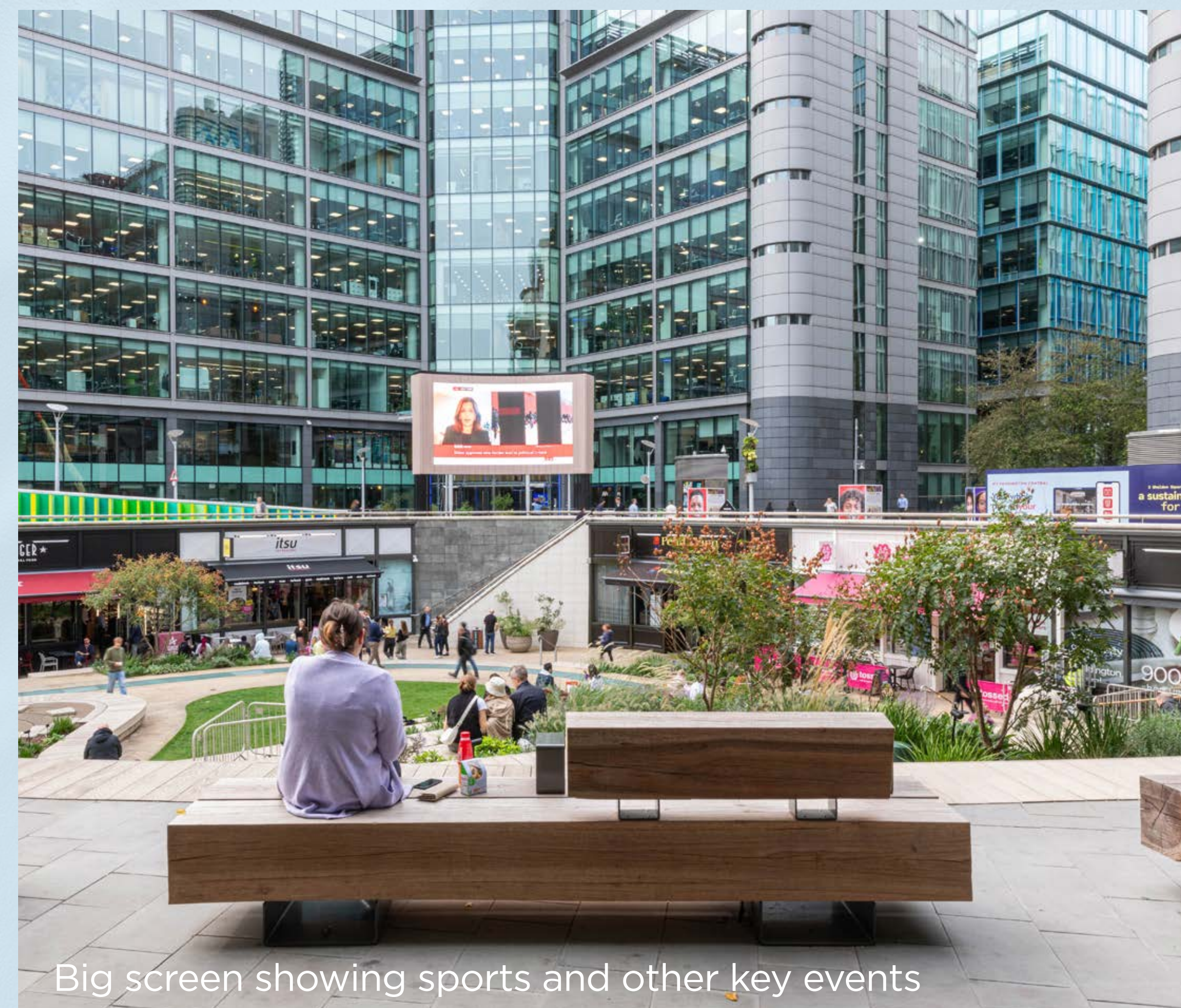
New planting and landscaping



Dedicated events space



The amphitheatre



Big screen showing sports and other key events



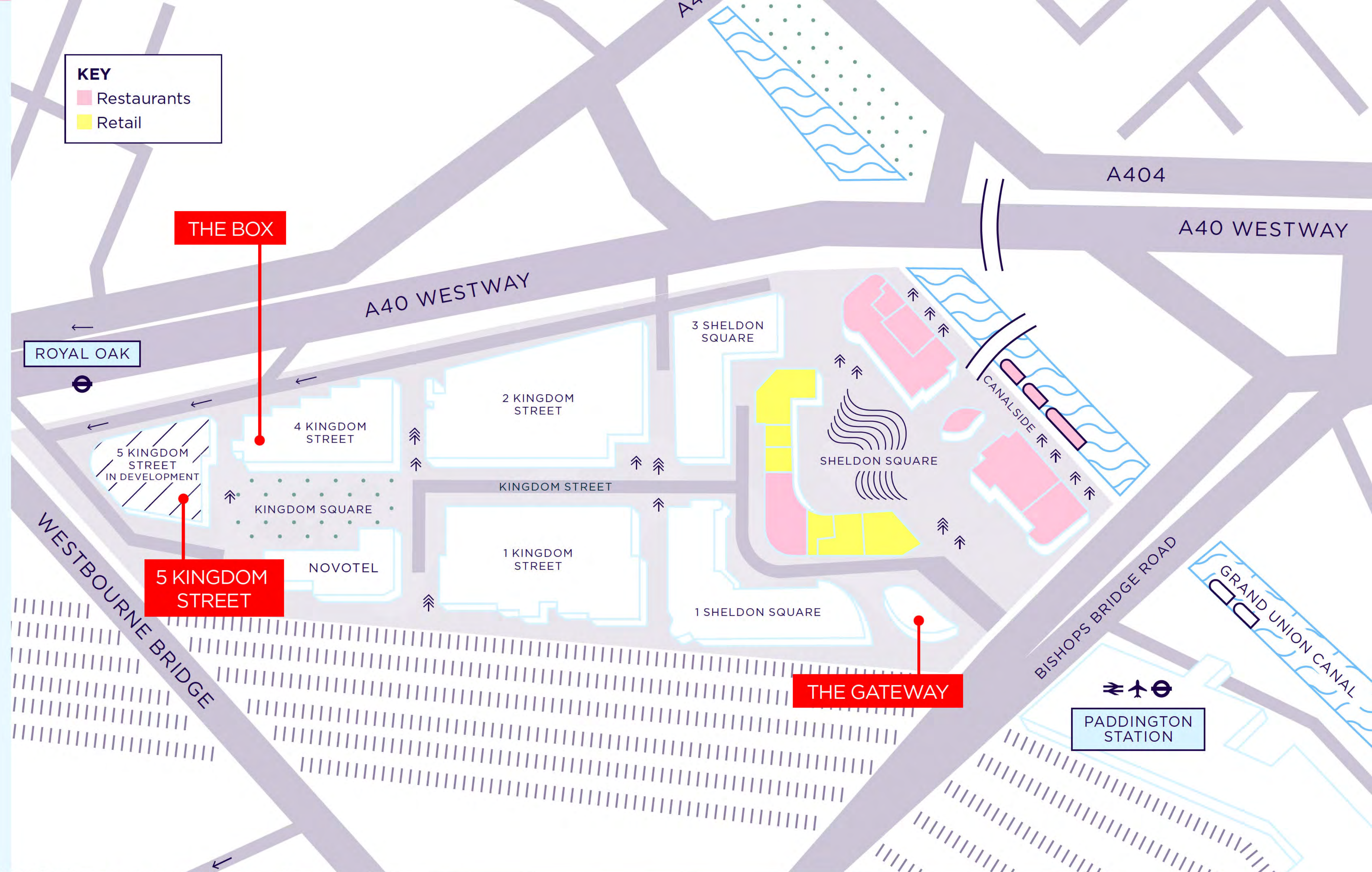
New artwork

A glimpse into tomorrow's vision

As part of the ongoing commitment to growth and innovation, the campus continues to invest in future-proofing and expanding its offerings.

Upcoming additions include zrbn logistics hub spanning 120,000 sq ft, has recently been granted planning consent.

The completion of 5 Kingdom Street, a remarkable 210,000 sq ft office building, will enhance amenity and establish a seamless route to Royal Oak station, enhancing connectivity. These initiatives contribute to the continual growth and enrichment of an already thriving campus.





We're taking action to secure a better, more sustainable future.



Designed for life

All our public realm improvements have been designed to promote wellbeing, including outdoor seating, green walls and public artwork.



Net Zero Carbon

Committed to achieving a net zero carbon portfolio by 2030.



1/3 better energy efficiency

Carbon emissions have reduced by more than 2,000 tonnes in recent years, saving customers over £1m.



Zero waste to landfill

100% of the waste we manage for Paddington Central customers diverted from landfill since 2017.



Excellent for sustainability

BREEAM Excellent sustainability rating for 4 Kingdom Street – standard for all our new offices.



100% renewable power

100% of the electricity we buy for Paddington Central customers is from renewable sources.

Building a thriving community.

The campus has a **growing and engaged community** made up of workers from the established technology, telecommunications and retail businesses, alongside new retailers, service providers and community partners.



1,300+

school children improving their literacy skills and reading for pleasure since 2016



800+

people benefited from our community programme last year

Community Fund

The Building

3 Sheldon Square offers 140,000 sq ft of workspace. Positioned at the heart of Paddington Central, the building overlooks Sheldon Square, the focal point for a calendar of seasonal events with numerous retail options for lunchtime bites and afterwork dinner/drinks.



Building Summary


140,000 sq ft
10 floors of office space


13,415 sq ft
Typical Floor NIA


32,708 sq ft
Remaining space available

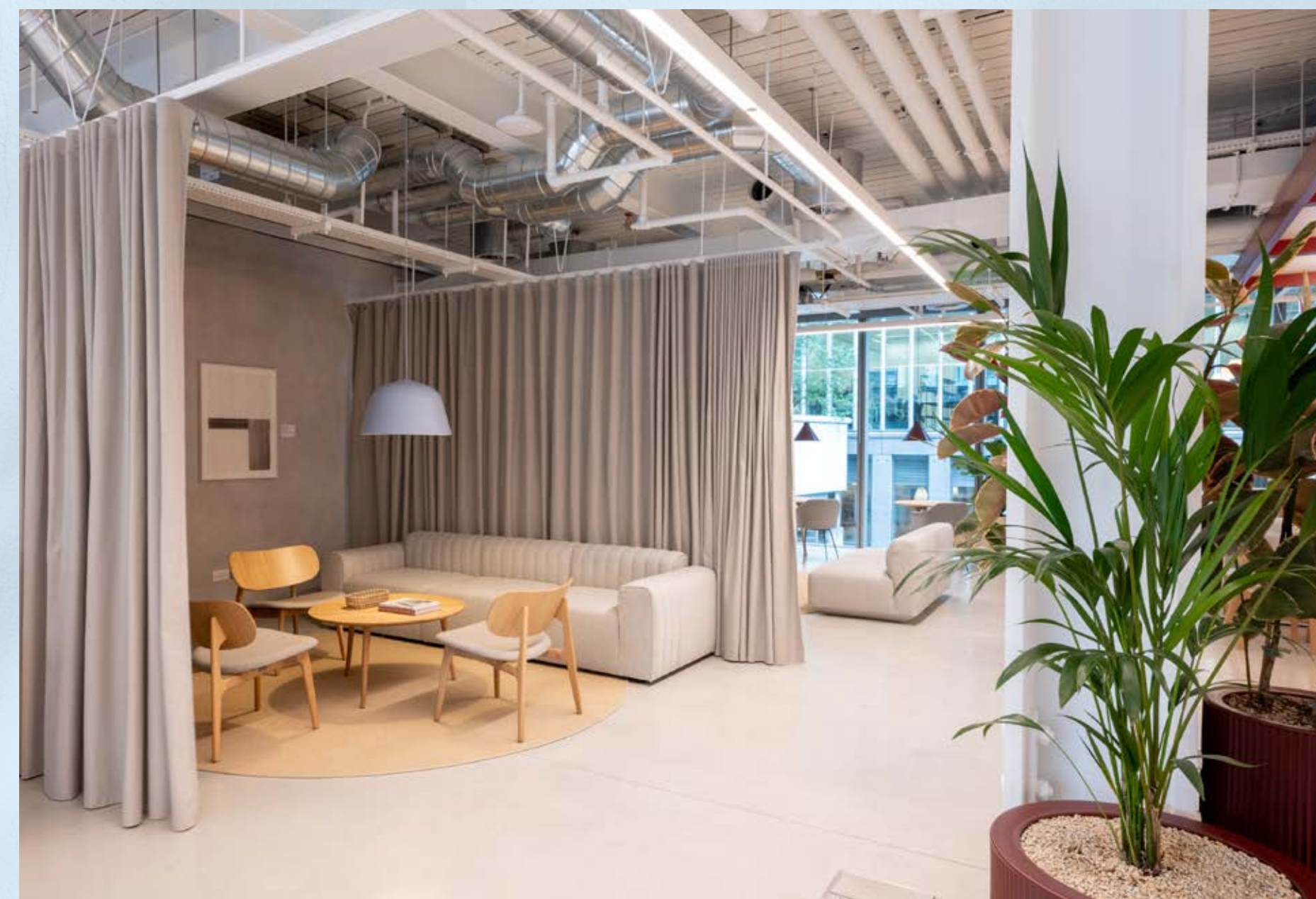

BREEAM
BREEAM outstanding



A refreshing
first impression

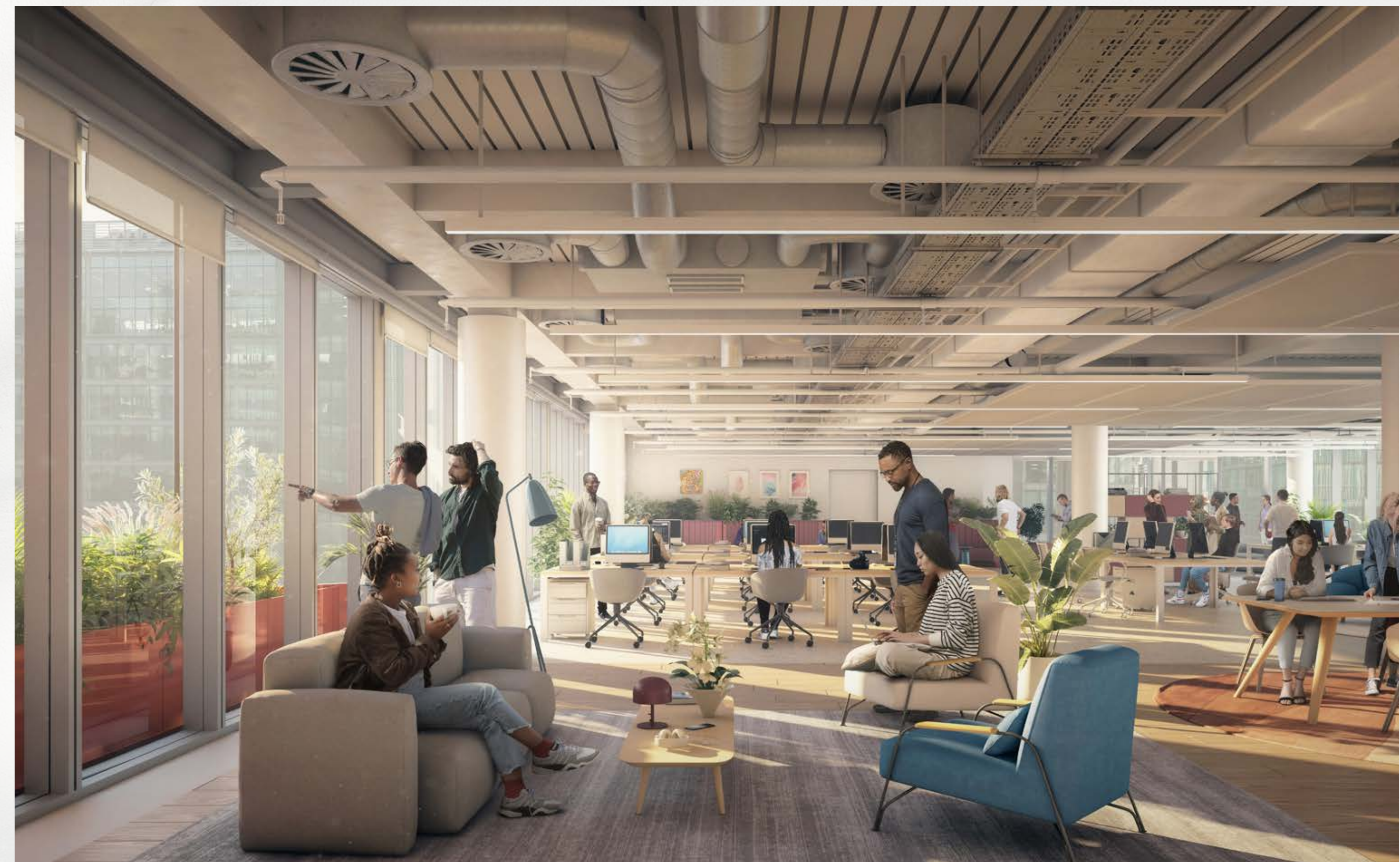
The refurbished reception area exudes a fresh and contemporary vibe with its renovated design, upgraded furnishings, and enhanced functionality, creating a welcoming and impressive space for visitors.

4,000 sq ft of flexible
reception space with café
for a stunning welcome





A spacious floorplate



Schedule of Areas

Floor	Office (sq ft)	Terrace (sq ft)	Status
Level 9	-	-	Virgin Media O2
Level 8	-	-	Virgin Media O2
Level 7	-	-	Virgin Media O2
Level 6	-	-	Virgin Media O2
Level 5	-	-	Virgin Media O2
Level 4	-	-	Virgin Media O2
Level 3	13,390	556	Available
Level 2	13,423	556	Available
Level 1	-	-	Record
Ground	-	-	Virgin Media O2
Lower Ground (part)	-	-	PolyAI
Lower Ground (part)	5,895	-	Available as Work Ready
Total	32,708	1,106	

Key

Available office space

Terrace

Retail Space

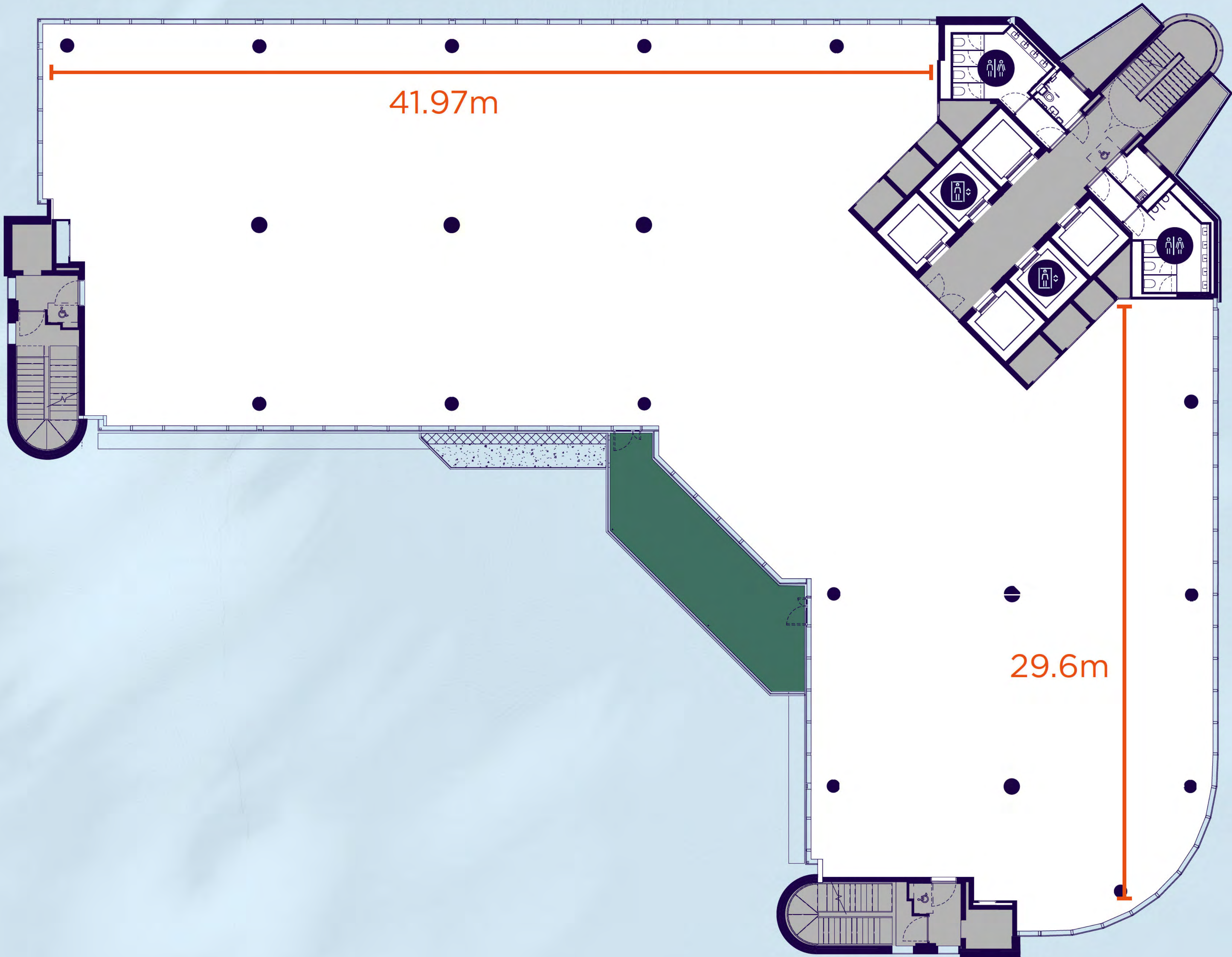
Office reception

Core



Level 2

13,423 sq ft Available

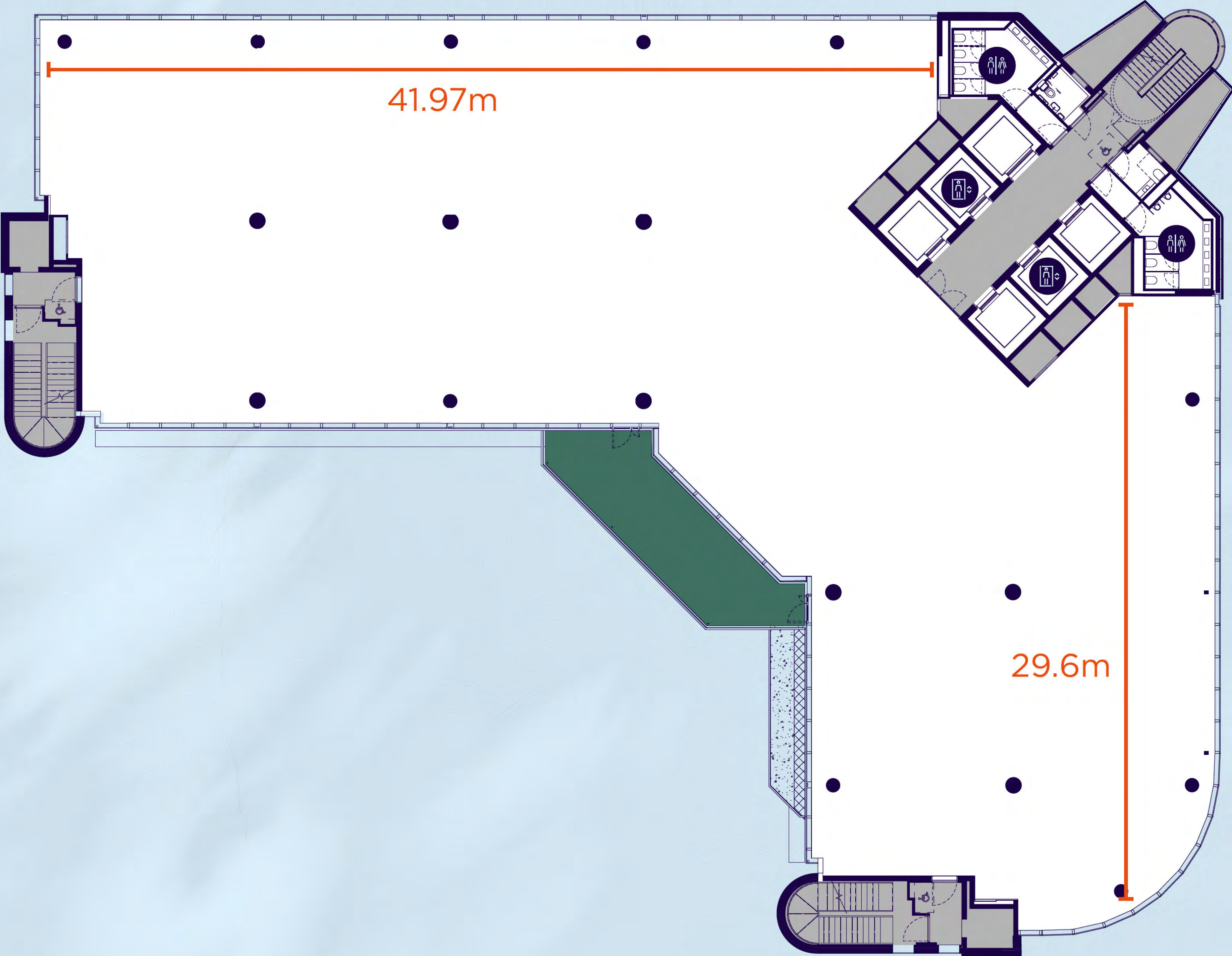


Key

- Office Space
- Terrace
- Core

Level 3

13,390 sq ft Available



- Key**
- Office Space
 - Terrace
 - Core

Indicative spaceplan



Workspace:	Seats
Desks	182
Open plan workspace	25
Tea point	2

Meeting Rooms:	
Pods	
1P Pods	4
2P Pods	1
4P Room	2
6P Pod	1
Fixed Rooms	
6P Room	1
8P Rooms	1

- Key**
- Office Space
 - Tea Point
 - Breakout Space
 - Meeting Rooms
 - Phone Booths
 - Terrace
 - Core



Building Specification



200
Cycle spaces



15
Showers



224
Lockers



1:10
Occupational density



1.5m
Planning grid



BREEAM
BREEAM outstanding



50
Folding bike lockers



16/l
Fresh air per person per second



2.7m
Floor to ceiling height

Refreshingly sustainable



INTERNATIONAL
WELL
BUILDING
INSTITUTE™

Pre-Certified

EPC A




WiredScore
GOLD

BREEAM®
OUTSTANDING



NABERS
UNITED KINGDOM

Refurbishment Summary



Low carbon

124kg CO₂/m² embodied carbon at completion, demonstrating the case for retrofitting.



Circular economy

24 tonnes of strip out materials donated to charities for reuse




Wellbeing

High volumes of fresh air at 16L per person/second.



Certification

- BREEAM Outstanding
- WiredScore Gold
- Well Score enabled (Well V2 Gold rating minimum)
- NABERS 4.5*
- EPC A
- WELL Pre-Certified



100% Electric

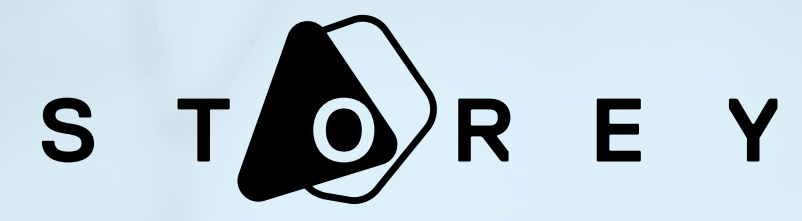
100% of building energy we buy for customers comes from REGO backed renewable sources. The gas system is being replaced with air source heat pumps.



Biodiversity

4,300 sq ft of terraces with enhanced planting on the upper floors.





This is Storey.

Flexible workspace, from British Land.

Storey was created for unparalleled sustainability and productivity, by British Land, world-class architects and leading designers.

Private, personalised offices paired with only the best shared spaces.

Refreshingly simple leases with clear pricing, always at the heart of British Land's dynamic campuses.



Extra space
when you need it,
where you
need it.



Tech enabled

Video conferencing is available in all meeting rooms, with high-quality display screens, ceiling microphones and speakers, plus ample desk power.



WiFi

Fast, secure WiFi is available throughout, including the outdoor terrace.



Bookable meeting rooms & event space

Storey Club offers British Land customers access to a mix of meeting rooms and event spaces on our Paddington Central and Broadgate campuses.



Use of the Lounge

Storey Club has everything from work focused pods, to booths and shared benches, all with integrated power access.

For Further Information Contact:



Hannah Poole

+44 (0)7739 293 434
hannah.poole@britishland.com



Adam Cosgrove

+44 (0)7500 872 851
adam.cosgrove@cbre.com

Georgina Willoughby

+44(0)7788 706 031
georgina.willoughby@cbre.com

Alex Rae

+44 (0)7824 417 097
alexander.rae@cbre.com



James Campbell

+44 (0)7738 737 366
james.campbell@cushwake.com

Gina Stevens

+44(0)7775 112 999
gina.stevens@cushwake.com

Matt Waugh

+44 (0)7912 977 980
matthew.waugh@cushwake.com