

3 Sheldon Square

5,295–32,578 sq ft available

Work Ready

BY BRITISH LAND



The Building

3 Sheldon Square offers 140,000 sq ft of workspace. New to market is 32,000 sq ft of Work Ready space across Level 2, 3 and the Ground Floor. Positioned at the heart of Paddington Central, the building overlooks Sheldon Square, the focal point for a calendar of seasonal events with numerous retail



A stunning welcome 4,000 sq ft flexible reception with café & collaborative seating



Work Ready

BY BRITISH LAND

Fully fitted, furnished and connected.

WORK READY

All of the usual building services plus the ability to use our 1GB fibre connection.

MANAGED BY STOREY

Get all the services you need to run your workspace for one monthly price.

Options to suit you	Work Ready	Managed by Storey
Fully furnished	•	•
Flexible leasing options	•	•
Sustainable workspaces	•	•
Building end of trip facilities	•	•
Access to high speed fibre connection	•	•
Fixed monthly cost		•
Dedicated workplace support team		•
Fully managed WiFi connectivity		•
Health & Safety support		•
M&E maintenance		•
Waste removal & recycling		•
Utilities & cleaning incl WC consumables		•



Reception

READY TO GO

Fitted, furnished & connected. Everything you need to start working is included.

TERM

Short, mid or long-term leases that flex to suit you.

All inclusive. All yours. All Managed by Storey.

One fixed monthly cost covers everything your business needs to work, create, and thrive.



Spaces that work for you

Beautifully designed and fully furnished, with private meeting rooms, tea points, breakout areas.



Everything taken care of

From utilities and contents insurance to cleaning and consumables, we've taken care of every detail, so you don't have to.



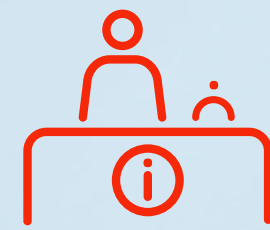
Always connected

High-speed, resilient internet ensures your business stays online and ahead.



Clear pricing, complete confidence

Rent, rates, service charges, and more — all rolled into one clear, monthly payment.



Supporting you

A dedicated property manager and seamless services ensure your workspace runs smoothly every day.



Flexible meeting spaces

Access stunning meeting rooms whenever you need them, with pay-as-you-go credits for ultimate flexibility.



Sustainability made easy

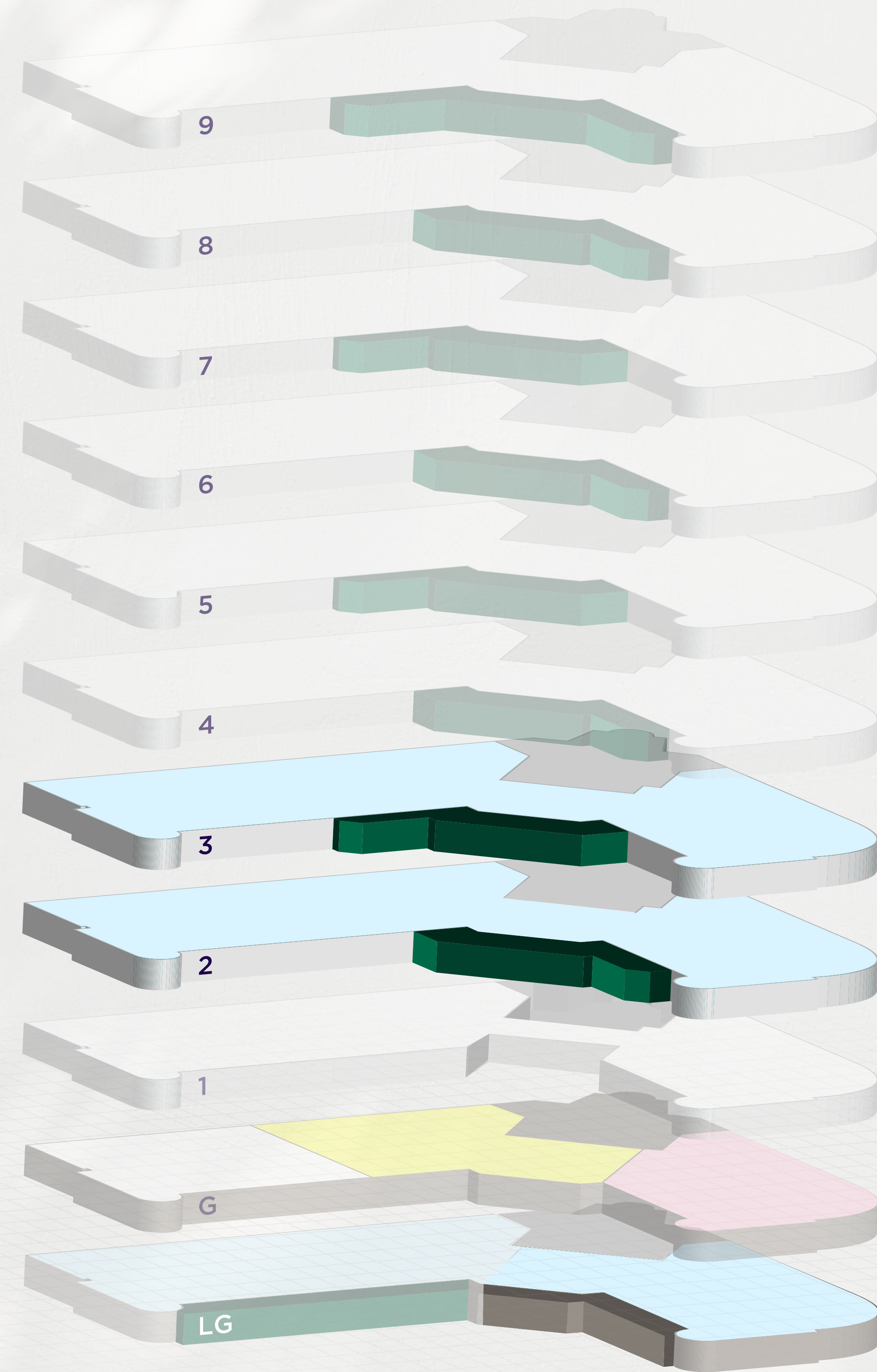
All waste is responsibly removed and recycled, reflecting our commitment to a greener future.



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

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	13,441	556	Available
Level 2 (part)	7,970	278	Available
Level 2 (part)	5,295	278	Available
Level 1	-	-	Record
Ground	-	-	Virgin Media O2
Lower Ground (part)	-	-	PolyAI
Lower Ground (part)	5,872	-	Available
Total	32,578	1,112	



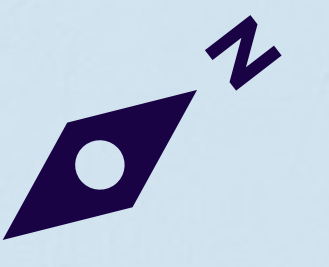
Key

- Available office space
- Terrace
- Retail Space
- Office reception
- Core

Spacious floorplates



Lower Ground Floor



5,872 sqft available

Workspace	
Desks	52
Meeting Rooms	
4P Rooms	2
6P Rooms	2
8P Rooms	1
Phonebooths	5



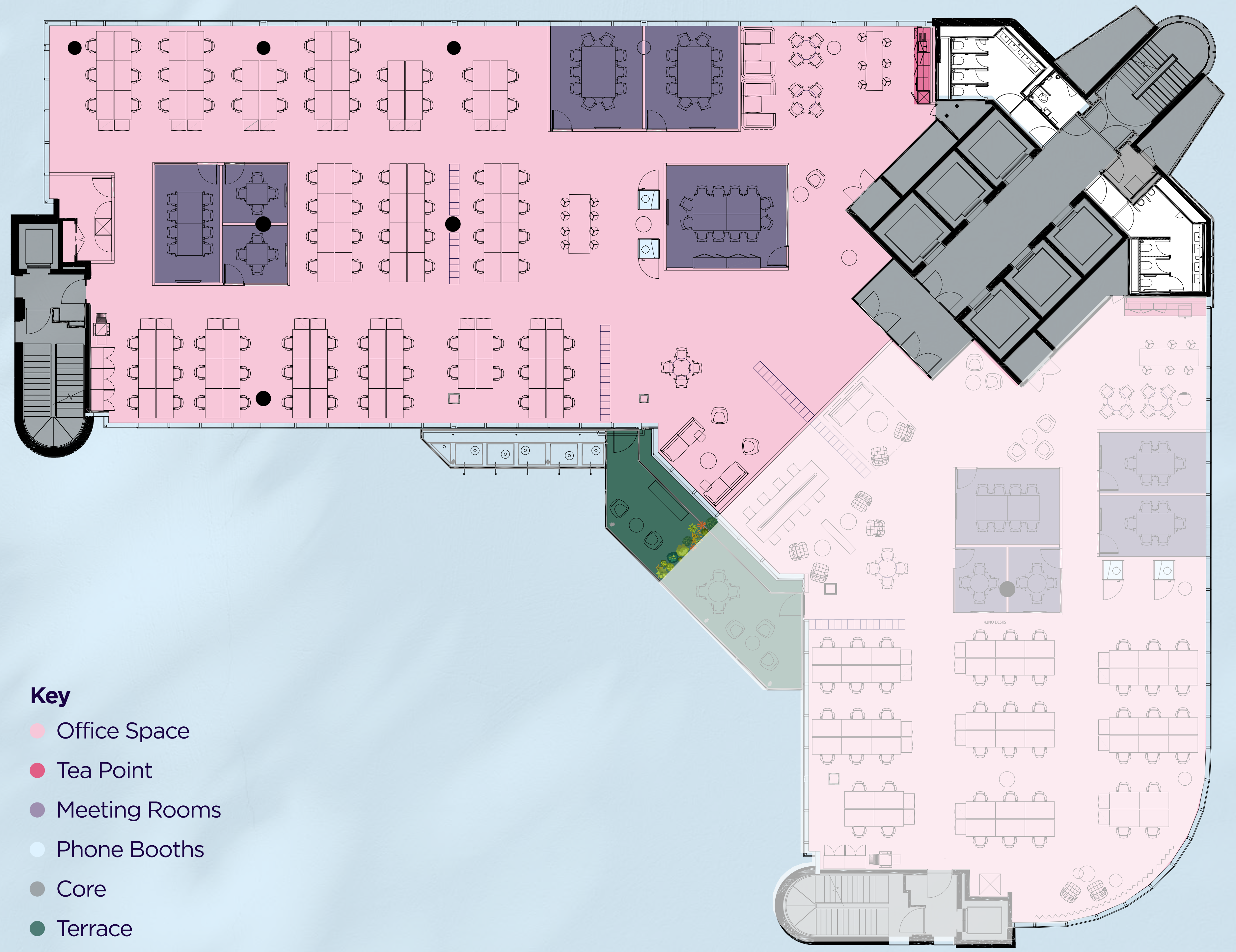
- Key**
- Office Space
 - Tea Point
 - Meeting Rooms
 - Phone Booths
 - Core

Second Floor (part)



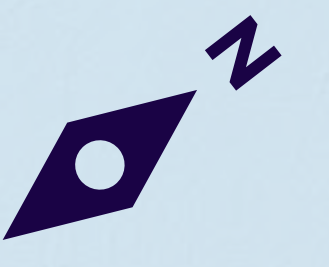
7,970 sqft Available

Workspace	
Desks	88
Meeting Rooms	
4P Rooms	2
8P Rooms	1
10P Rooms	2
12P Rooms	1
Phonebooths	2



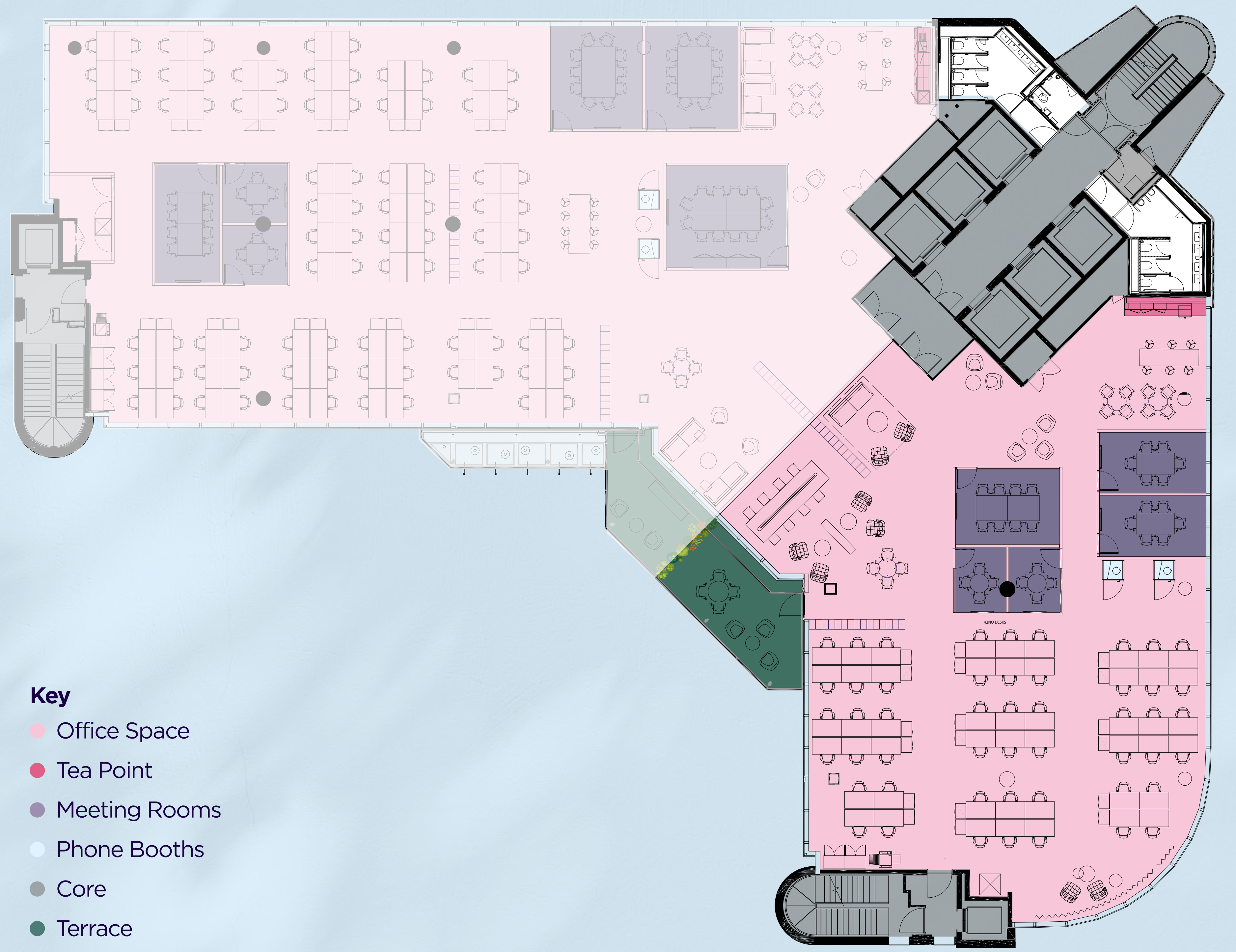
- Key**
- Office Space
 - Tea Point
 - Meeting Rooms
 - Phone Booths
 - Core
 - Terrace

Second Floor (part)



5,295 sqft Available

Workspace	
Desks	50
<u>Meeting Rooms</u>	
4P Rooms	2
6P Rooms	2
8P Rooms	1
Phonebooths	2



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



Tea Point



Terrace

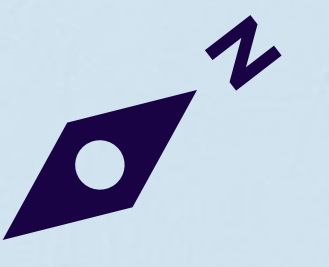


Reception



Open Plan Office

Third Floor



13,441 sqft Available

Workspace	
Desks	122
Wellness Room	1
<u>Meeting Rooms</u>	
3P Rooms	2
4P Rooms	3
6P Rooms	3
10P Rooms	2
12P Rooms	1
Phonebooths	5



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

Building Specification



EPC A
EPC rating



BREEAM®
OUTSTANDING



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



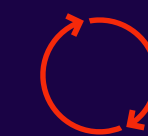
Low carbon

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



Wellbeing

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



Circular economy

24 tonnes of strip out materials donated to charities for reuse



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.



Certification

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



Biodiversity

4,300 sq ft of terraces with enhanced planting.



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

Storey Club gives you and your teams access to bookable space across our campuses.



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.



Tech enabled

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



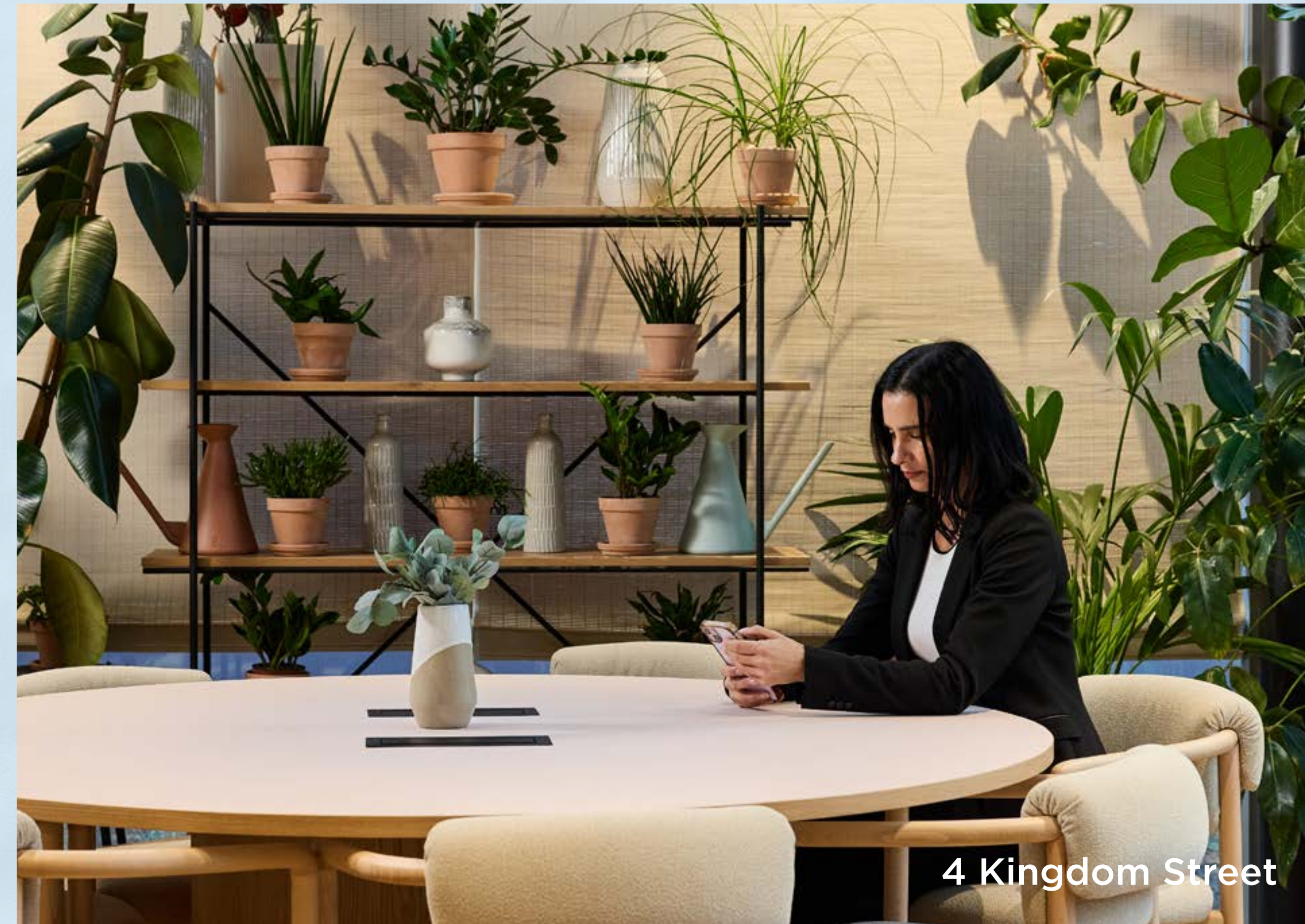
Use of the Lounge

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



WiFi

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



4 Kingdom Street



4 Kingdom Street

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.



Amphitheatre



Canalside



Vagabond



Huckster

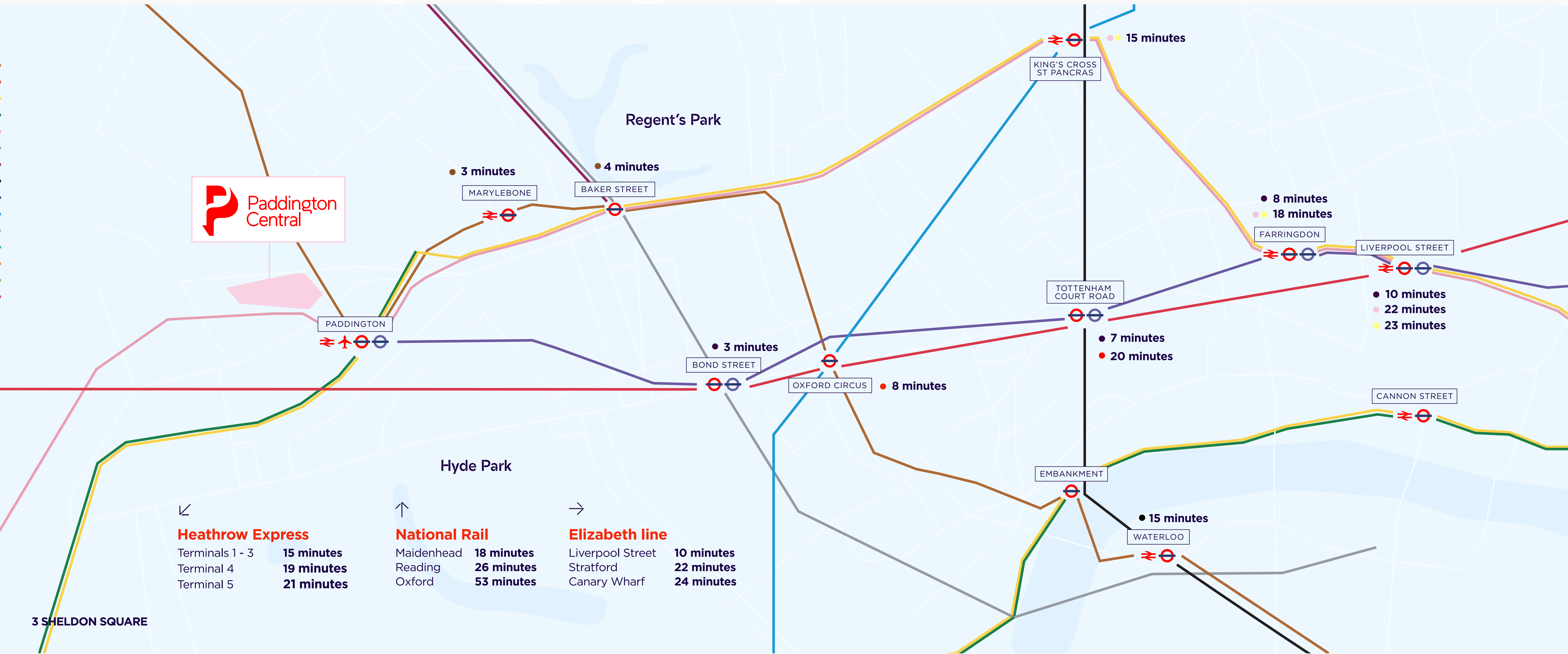
Seamless connections across the Capital

15 mins
to Heathrow

3 mins
to Bond Street

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



Cheese Barge



Vagabond

An eclectic mix of trend-setting amenities on your doorstep

Paddington Central is an area brimming with amenity and retail offerings. Discover the exquisite wines at Vagabond; feel revitalised after a workout at Nuffield and enjoy a variety of cheese while on the barge; to name just a few of the diverse experiences the area has to offer.

DARCIE & MAY | GREEN

VAGABOND

HUCKSTER

HONI POKE

Nuffield Health

Smith's Bar & Grill

MASSIS



wagamama

Revitalised Paddington Central

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 of the public realm has been fortified by investment into stunning landscaping and the addition of chic canal barges, diverse retail offerings and prime office accommodation.



Kingdom Street Retail



The Amphitheatre



The Amphitheatre

Sheldon Square has recently 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.



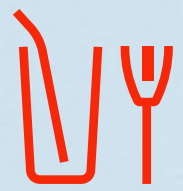
Over
£100m

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



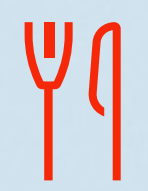
19

new office customers joined



16

new F&B / Leisure operators.



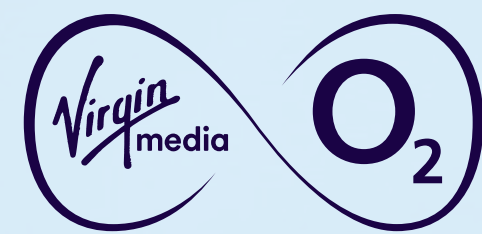
4

new canal barges joined - creating a new canal dining destination

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.





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

For Further Information Contact:



Lois Robertson

+44 (0)7929 384 962

Lois.Robertson@britishland.com



Adam Cosgrove

+44 (0)7500 872 851

adam.cosgrove@cbre.com

Georgina Willoughby

+44 (0)7788 706 031

georgina.willoughby@cbre.com

Chloe Albrecht

+44 (0)7345 135 000

chloe.albrecht@cbre.com

Eimhear McCosker

+44 (0)7353 897 681

eimhear.mccosker@cbre.com



James Campbell

+44 (0)7738 737 366

james.campbell@cushwake.com

Matt Waugh

+44 (0)7912 977 980

matthew.waugh@cushwake.com

Aliona Strukova

+44 (0)7810 855 734

aliona.strukova@cushwake.com