

# 3 Sheldon Square

**Work Ready**

BY BRITISH LAND



Paddington  
Central





# 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.



Black Sheep Coffee



Vagabond



Huckster



Canalside



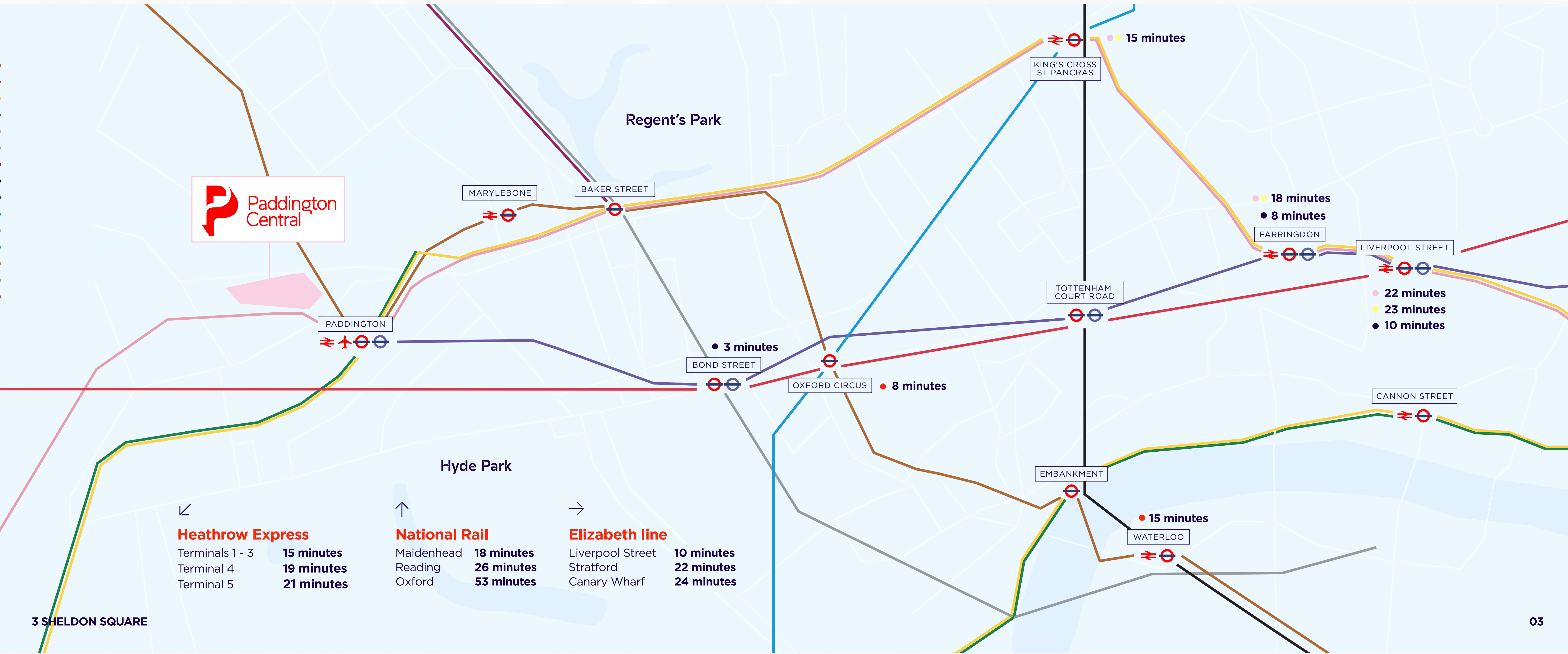
# Seamless connections across the Capital

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



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; invigorating workouts at the infamous F45 and delectable craft beers at BrewDog; to name just a few of the diverse experiences the area has to offer.

DARCIE & MAY | GREEN

HUCKSTER

F45

MASSIS

wagamama

THE BOATHOUSE

VAGABOND

HEIST BANK

The Summerhouse

THE PILGRIM

LOCKHOUSE

BREWDOG



# 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



Kingdom Street



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.



**5**

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.

St  
James's  
Place

M&S

V-NOVA

AL ADDISON LEE

wework

CAPITAL  
INTERNATIONAL GROUP

IPSEN  
Innovation for patient care

Microsoft

dun & bradstreet

adam  
& eve

paymentsense  
beyond ordinary

(med)<sup>24</sup>

Hellman & Friedman

citrix

Virgin  
media O<sub>2</sub>

FINASTRA

Pearlfisher.

EFL

VISA

aimmune  
THERAPEUTICS

SONY  
PICTURES

VERTEX

vodafone

Premier  
League

MARS

TikTok

NHS  
Imperial College Healthcare  
NHS Trust

bark

ALPHA

cvent

e therapeutics

genpact

Takeda

IQVIA

PolyAI





# 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.





# Work Ready

BY BRITISH LAND

## The fully fitted, furnished and connected offering

Our experience means we know what businesses need — flexibility, speed and a trusted partner. We can take care of the fittings, furnishing and future-proofed connectivity so you can focus on your business and settle into your new home swiftly and smoothly.

### Ready to go

Fitted, furnished & connected.

### Term

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

### All inclusive

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

### As seen

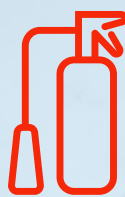
All of the usual building services plus the ability to use our 10GB fibre connection.



Reception

## Additional services

Work Ready spaces are available with additional managed service, so you can run your workspace for one all inclusive monthly price. Example services include:



### M&E Maintenance

Planned and reactive  
Fire risk assessment  
and more



### Cleaning

Evening, daytime, two annual  
window cleans and 1 annual  
deep clean



### Fixed monthly cost

Including maintenance of  
the shared areas



### Consumables

All WC consumables



### Connectivity

10GB primary & secondary  
line



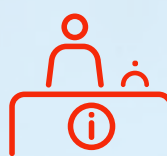
### Utilities & insurance

PGPL & HVAC  
apportionment  
Building, public liability &  
contents insurance  
included



### Recycling

Waste removed and  
recycled



### Workspace support

Share of Property Manager to  
support your workspace needs

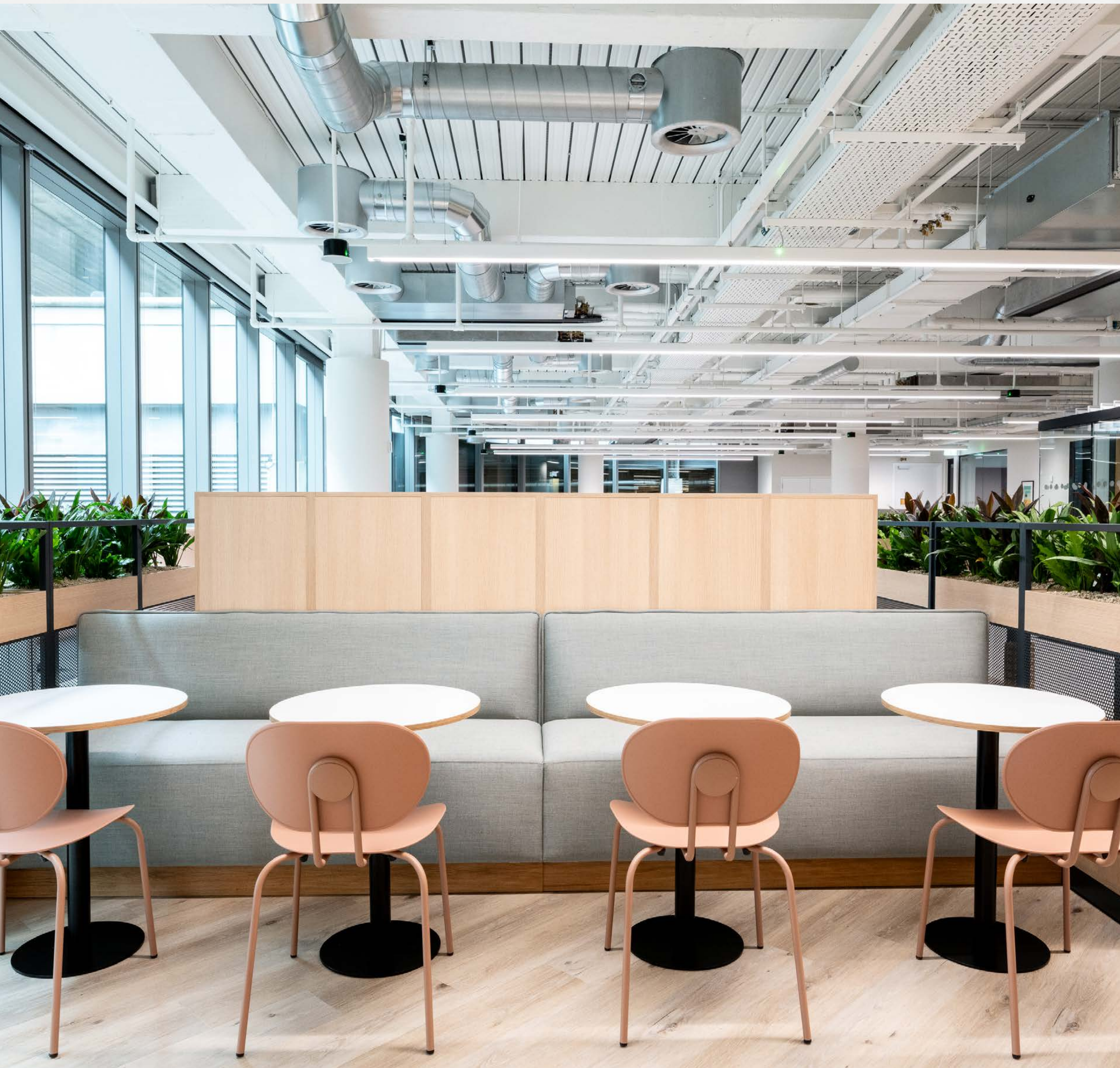


# 4,000 sq ft of flexible reception space with café for a stunning welcome





# 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	



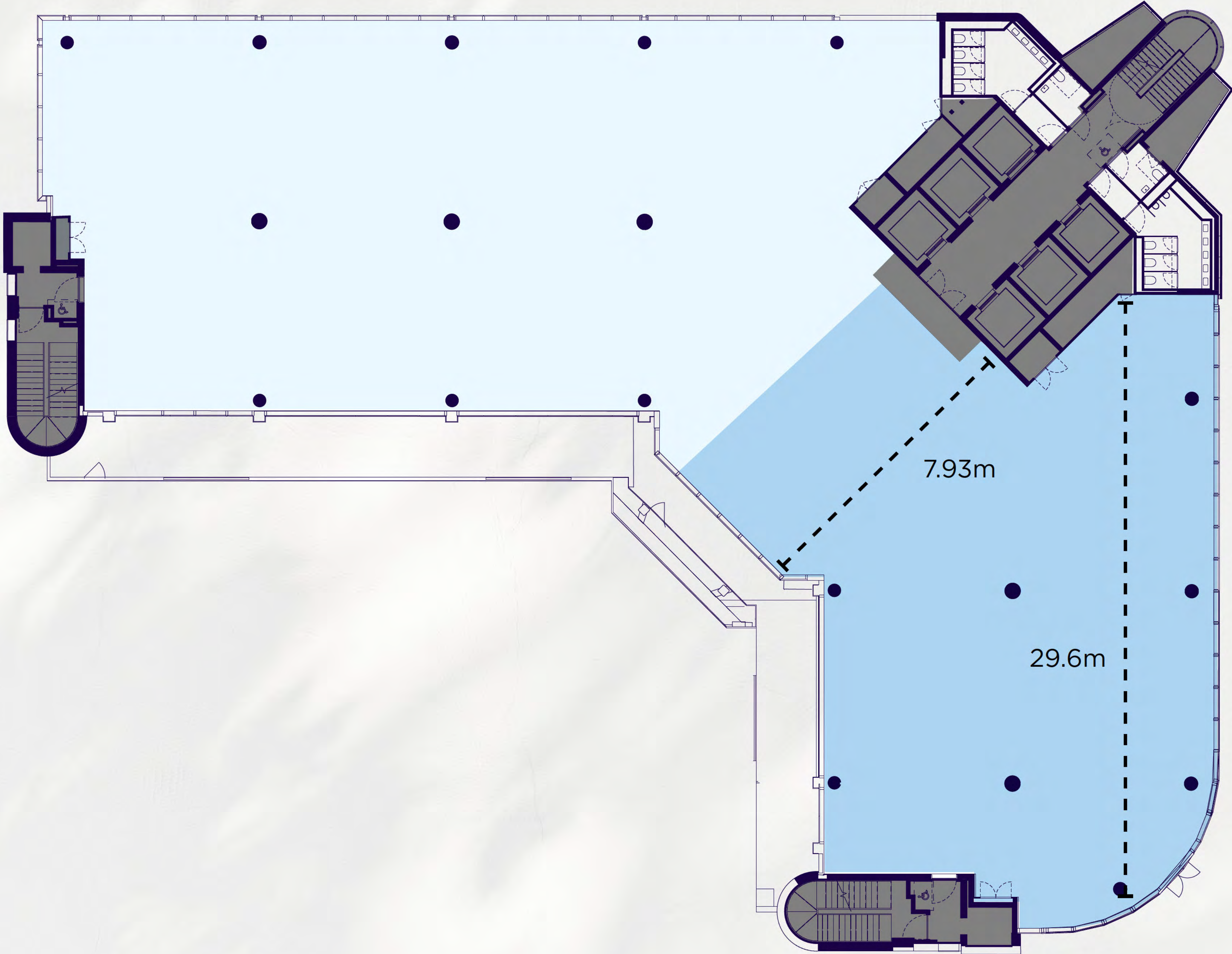
**Key**

○ Available office space    ● Terrace    ● Retail Space    ● Office reception    ● Core



# Lower Ground Floor

5,895 sq ft Available



- Key**
- Available office space
  - Let office space
  - Core
  - WC



# Lower Ground Floor

**Total Headcount:**  
120 at 80% expected occupancy

**Workspace:**

Desks	32
Focus Pod	2
Open plan workspace (including 4P Sofa Booth)	6
Tea point	13
Reception/Collab Space	19

**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
  - Meeting Rooms
  - Phone Booths
  - Core







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.





# Building Specification

## Refreshingly Sustainable



### Low carbon

124kg CO<sub>2</sub>/m<sup>2</sup> embodied carbon at completion, demonstrating the case for retrofitting.



### 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.



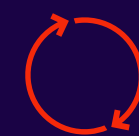
### Wellbeing

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



### Circular economy

24 tonnes of strip out materials donated to charities for reuse



### Biodiversity

4,300 sq ft of terraces with enhanced planting.

**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



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