

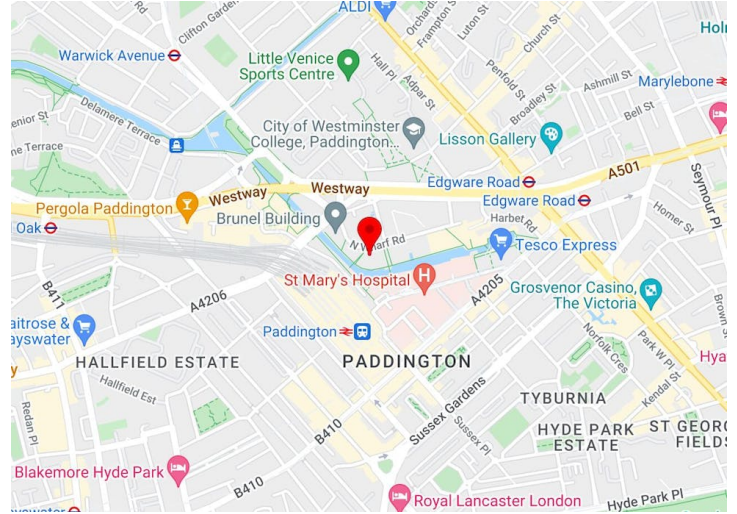


## The Point, Paddington, 37 North Wharf Road, London, W2 1AF

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7th Floor c18,000 sq ft with large wrap around private terrace.  
New gym, new communal roof terrace, new reception/ cafe.

- New communal roof terrace
- New remodeled reception
- New exposed 4 pipe fan coil AC
- Canal views
- Large private terrace
- New gym for occupier use
- 2.9m clear ceiling height
- Opposite Paddington crossrail entrance



## Summary

Available Size	18,159 sq ft / 1,687.03 sq m
Rent	Rent on application
Rates Payable	£24.50 per sq ft Estimated
Service Charge	£16.54 per sq ft £16.54 but includes heating and cooling costs.
Car Parking	Spaces available
Estate Charge	£1.90 per sq ft
EPC	Upon enquiry

## Description

The Point is situated in the heart of Paddington overlooking the Canal and Paddington Station.

Building benefits from a new communal roof terrace, new gym solely for building occupiers and new reception.

2.9m clear ceiling height  
New exposed 4 pipe fan coil AC

Landlord concierge service

Wiredscore Gold  
EPC B  
BREEAM Excellent

## Location

2 mins walk from Paddington Station.

Elizabeth Line will take you to Bond Street (3 mins), Tottenham Court Road (4 mins), Liverpool Street (10 mins) and Canary Wharf (17 mins).

Heathrow 15 mins

## Accommodation

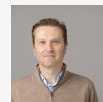
The accommodation comprises of the following

Name	sq ft	sq m	Availability
7th	18,159	1,687.03	Available
<b>Total</b>	<b>18,159</b>	<b>1,687.03</b>	



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