

PADDINGTON W2

S E V E N

SOUTHWICK MEWS

# SUMMARY

2,052 sq ft of prime office space

Freehold

Vacant possession

Perfect for owner occupier

Award winning design by Edward Williams Architects

Awards: RIBA London Award 2019 and Institution of Structural Engineers 2019

Zero carbon sustainable strategy for the building

EPC C

Fitted with 6 offices and a boardroom

Potential to change use subject to necessary consents

4 minute walk to Paddington Station

B1 office use

Situated within the Bayswater Conservation Area

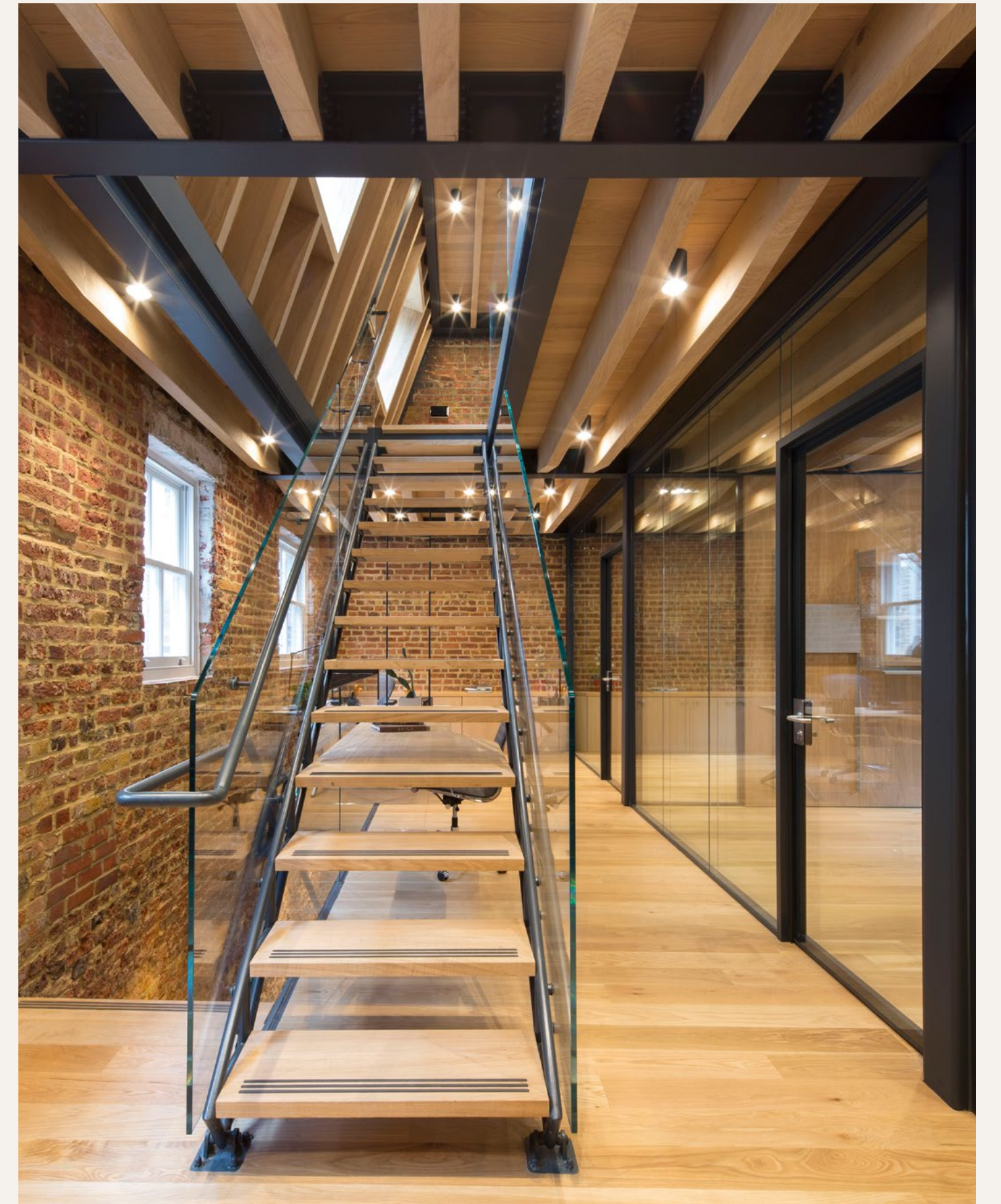
Offers invited



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# LIGHT-FILLED WORKSPACES

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HIGH QUALITY  
FINISHES  
THROUGHOUT

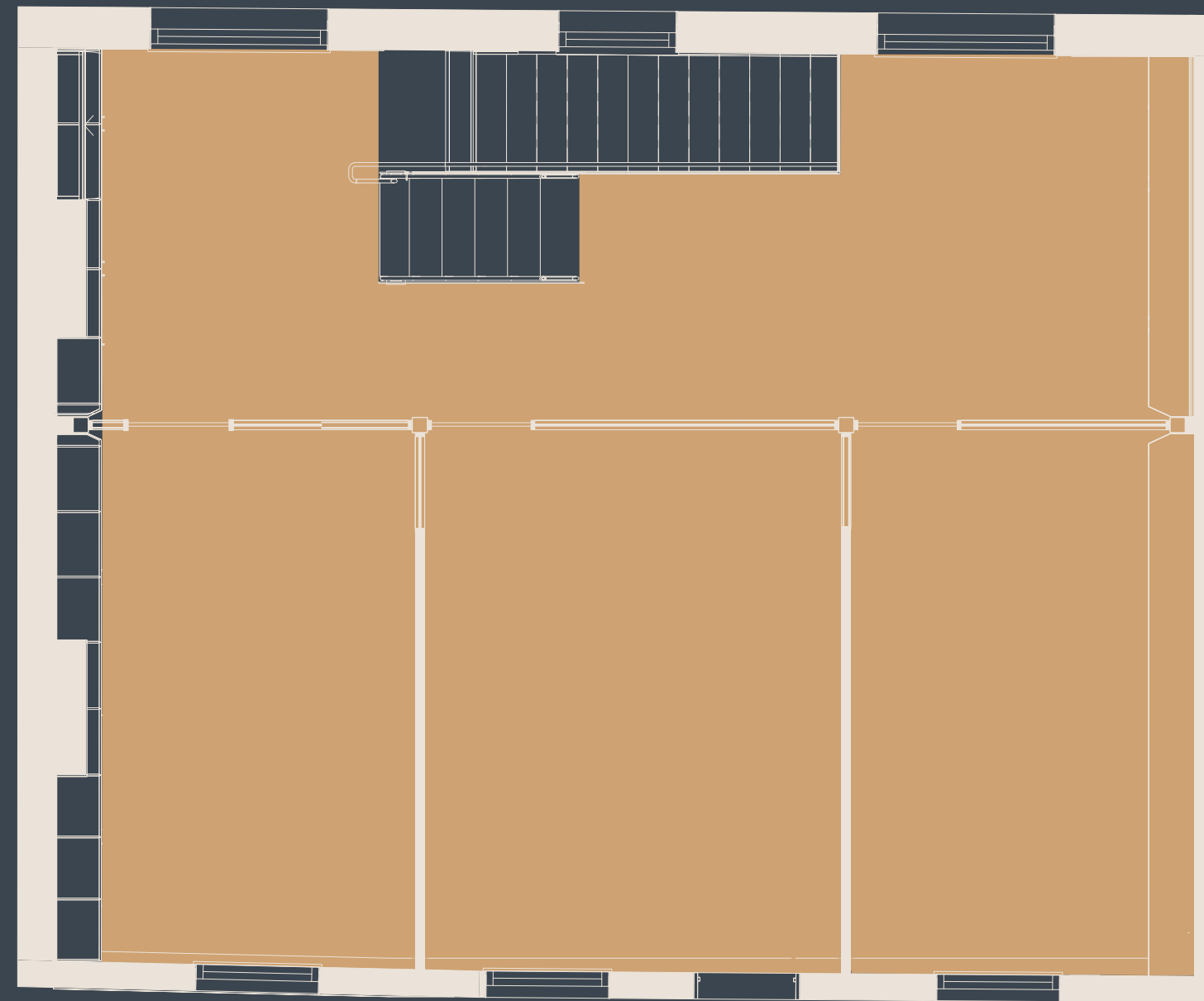
# GROUND FLOOR

696 SQ FT (64.7 SQ M)



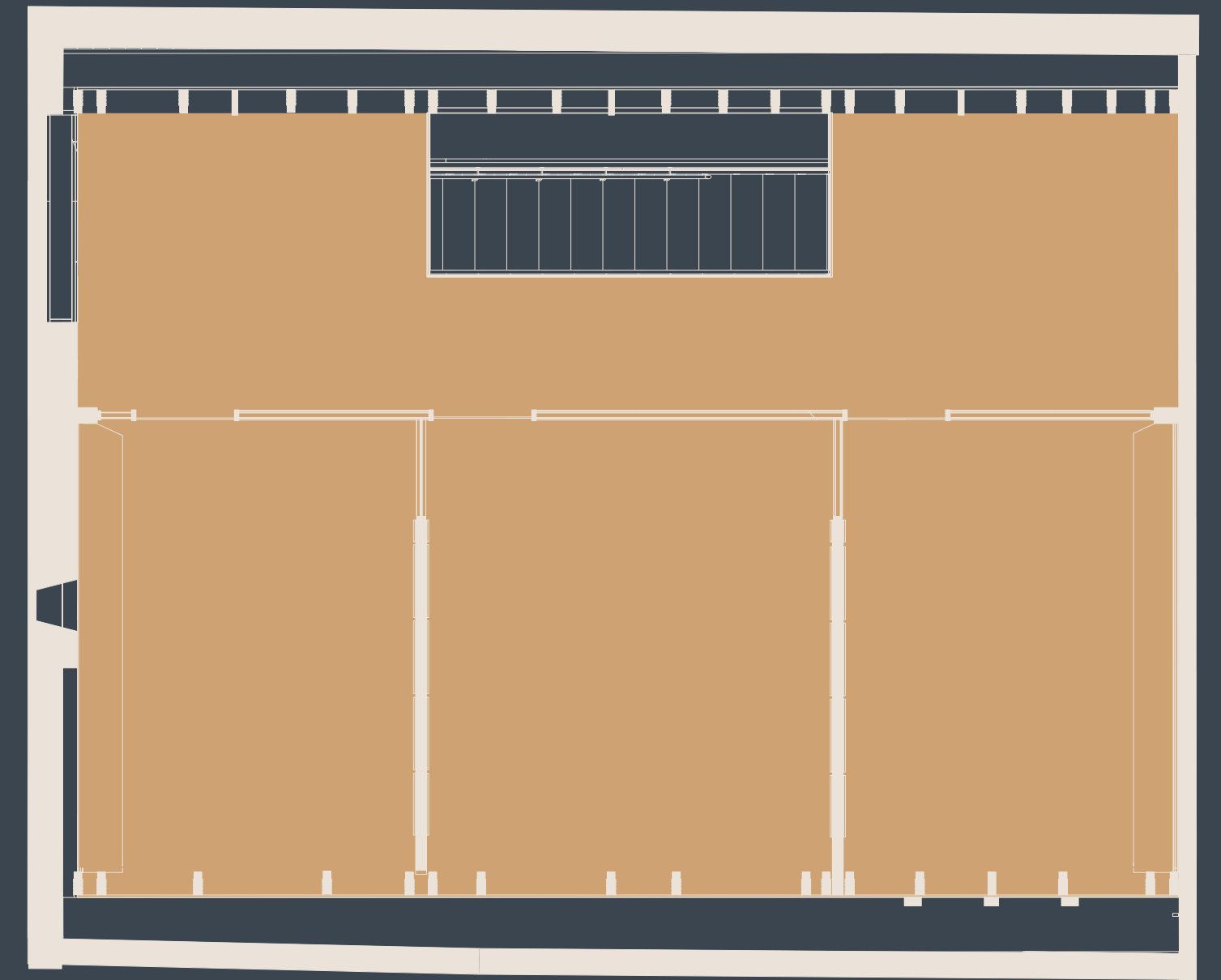
# FIRST FLOOR

777 SQ FT (72.2 SQ M)



# SECOND FLOOR

579 SQ FT (53.8 SQ M)

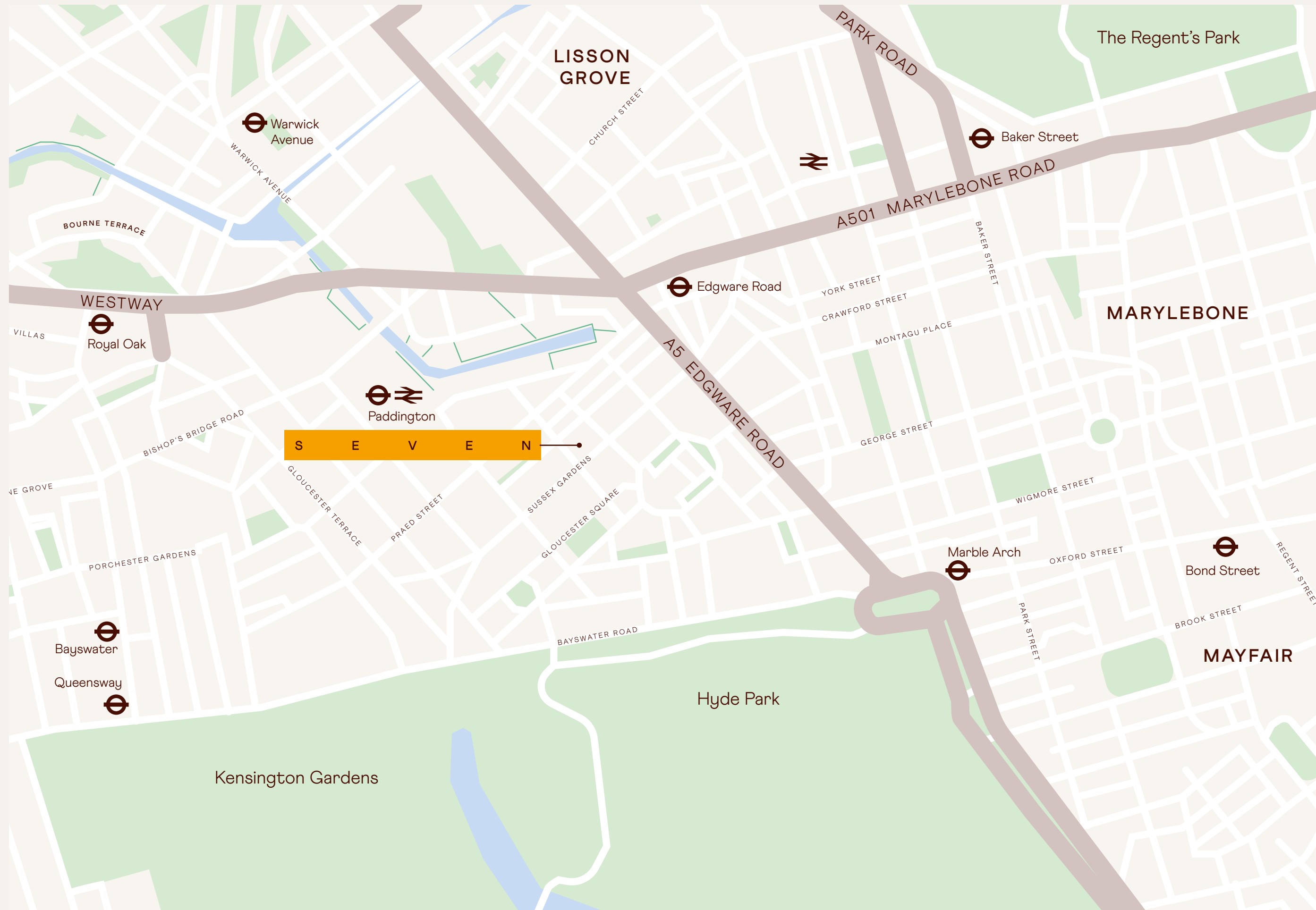


## Key

- Office
- Core
- WCs

Floor plans not to scale. For identification purposes only

# ESCAPE TO LONDON'S MOST EXCITING NEW DISTRICT



**● FOOD & DRINK**

- 01 ASK Italian
- 02 BrewDog Paddington
- 03 Darcie & May Green
- 04 KuPP.
- 05 Lockhouse
- 06 Pergola Paddington
- 07 The Heron Bar and Restaurant
- 08 Vagabond Paddington
- 09 Zizzi
- 10 Merchant Square Street Food Market

**● EVERY DAY AMENITIES**

- 01 Boots
- 02 Costa Coffee
- 03 Headmasters Paddington
- 04 Java U Coffee
- 05 M&S Retail
- 06 M&S Simply Food
- 07 Post Office
- 08 Pret A Manger
- 09 Sainsbury's Local
- 10 Tesco Express

**● LEISURE**

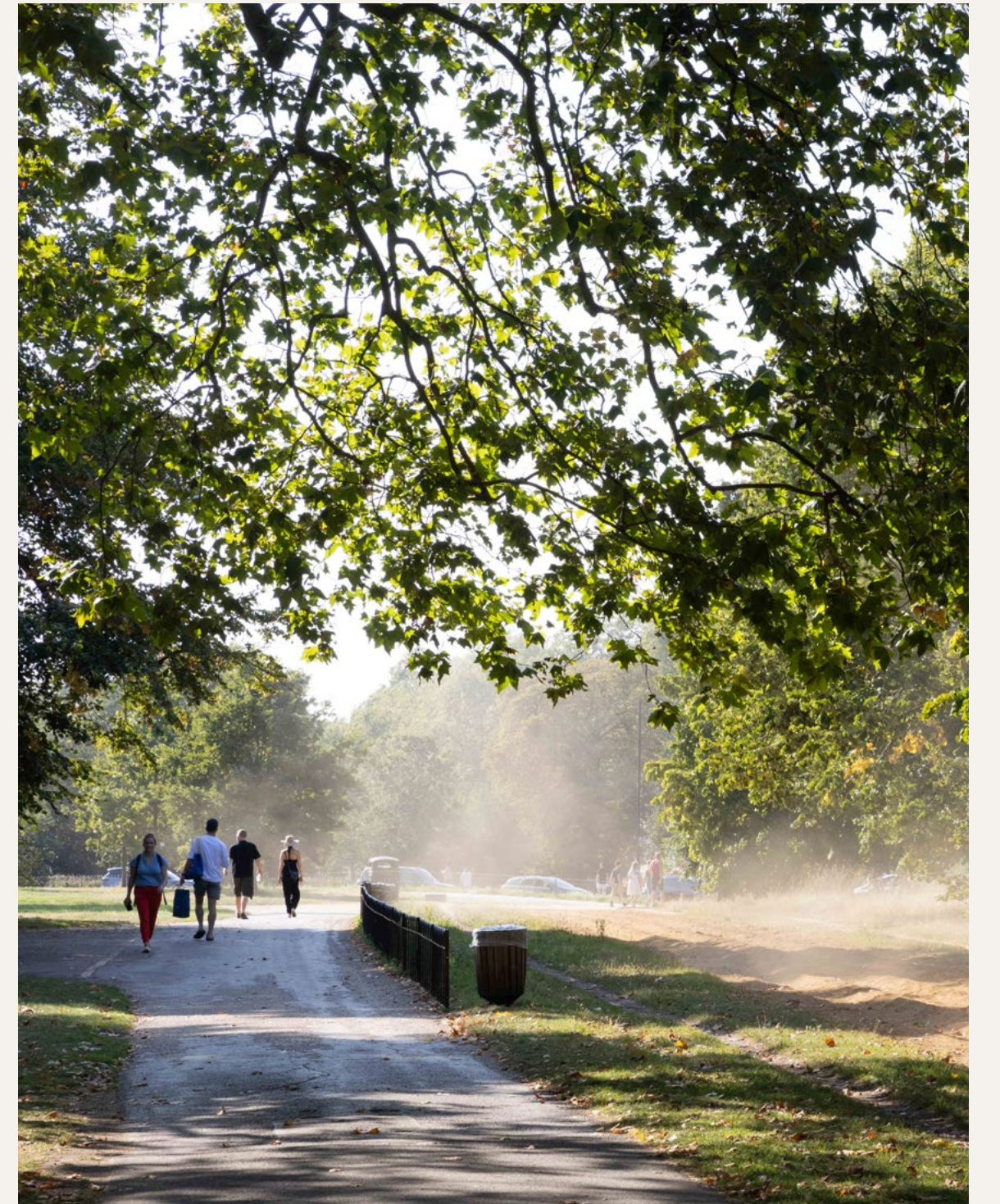
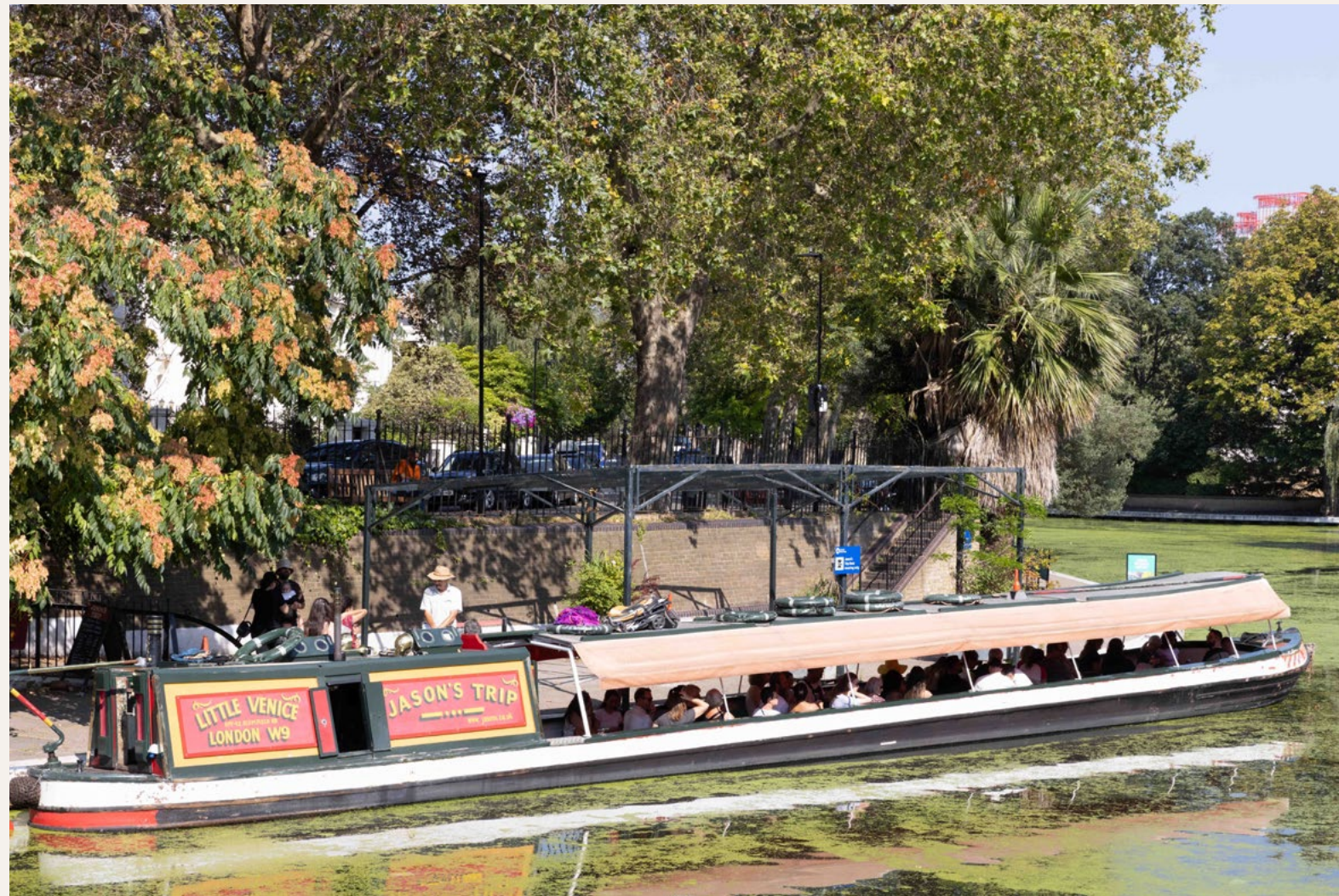
- 01 Floating Pocket Park
- 02 GoBoat Paddington
- 03 Nuffield Health Paddington Fitness & Wellbeing Gym
- 04 St Mary's Gym
- 05 Virgin Active

**● HOTELS**

- 01 Hilton London Metropole
- 02 Hilton London Paddington
- 03 Norfolk Towers Paddington
- 04 Park Grand London Hyde Park
- 05 Point A Hotel London

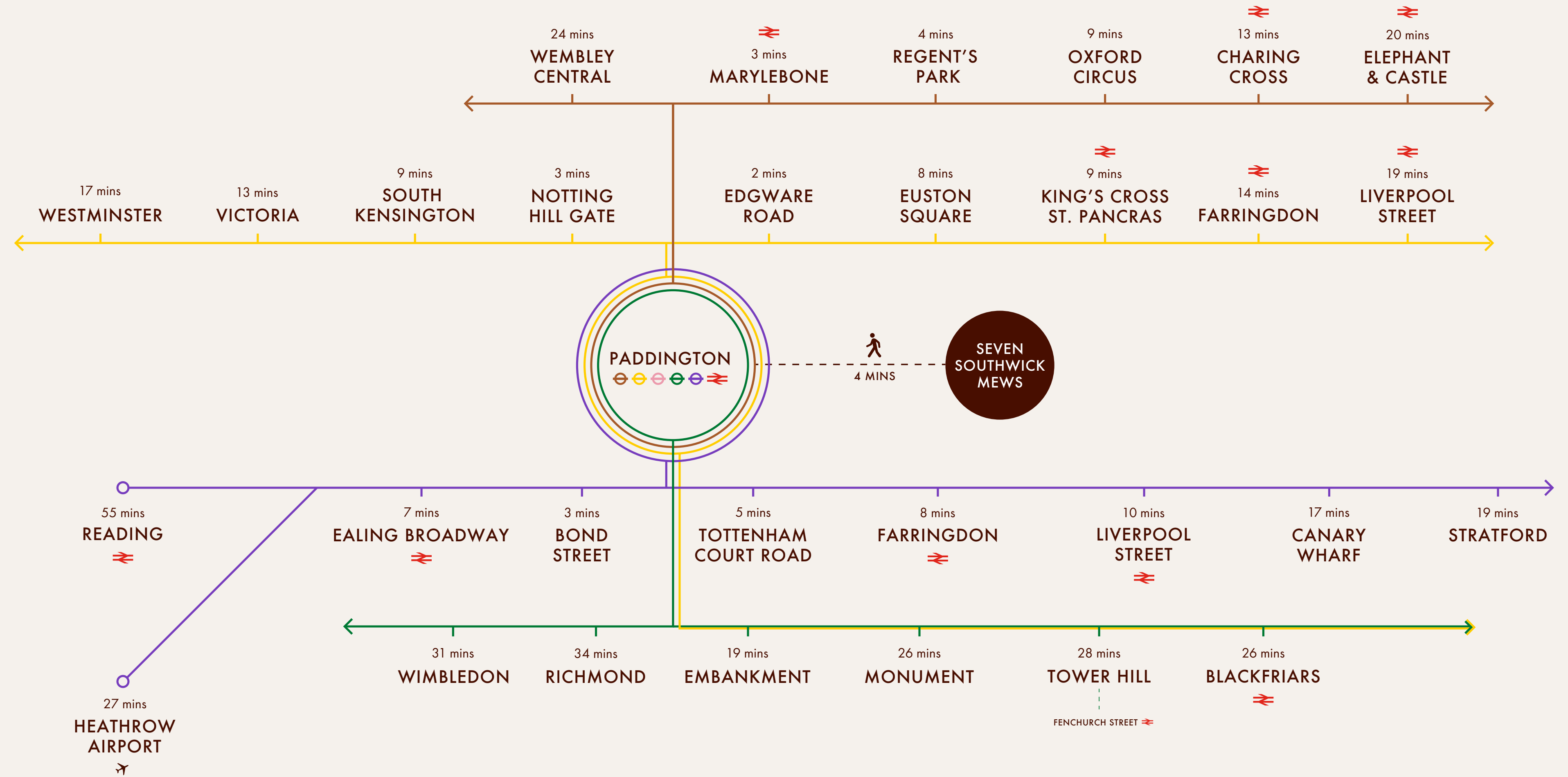
**● GREEN SPACES**

- 01 Gloucester Square
- 02 Hyde Park Square
- 03 Sussex Gardens Open Space
- 04 Sussex Square
- 05 Talbot Square Gardens



# PERFECTLY CONNECTED

Oxford Circus	9 mins
Liverpool Street	10 mins
King's Cross St. Pancras	9 mins
Waterloo	14 mins
Heathrow Airport	27 mins
Victoria	13 mins
Canary Wharf	17 mins
London City Airport	39 mins
London Bridge	15 mins



**24**  
SERVICES EVERY HOUR ON  
THE ELIZABETH LINE\*

**24**  
SERVICED BY FOUR  
TUBE LINES

**15**  
MINUTES TO  
HEATHROW AIRPORT\*\*

\*Running at peak times / \*\* Via Heathrow Express





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