

ONE KINGDOM STREET

Paddington, W2

Office efficiency and finesse in vibrant Paddington Central

Discover thoughtfully enhanced office floors and an impressive arrival experience, situated in an inspiring canal-side campus.



CGI for indicative purposes

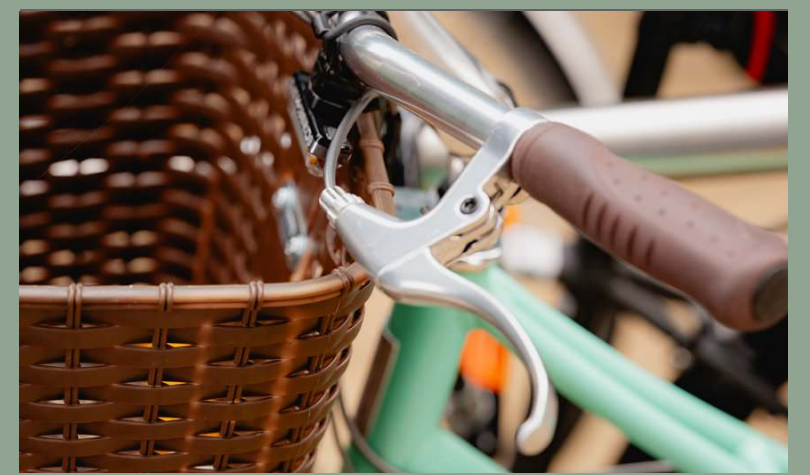
An advanced workspace for productivity and wellbeing



CGI for indicative purposes



CGI for indicative purposes



A first class arrival experience

Welcoming reception lounge and double-height atrium

New high-quality CAT A specification

Spacious, modern workspace with abundant natural light

New high-finish washrooms

On-site artisan cafe

Canal-side location in Paddington's vibrant campus

Excellent travel connections

Convenient cycle commuting routes

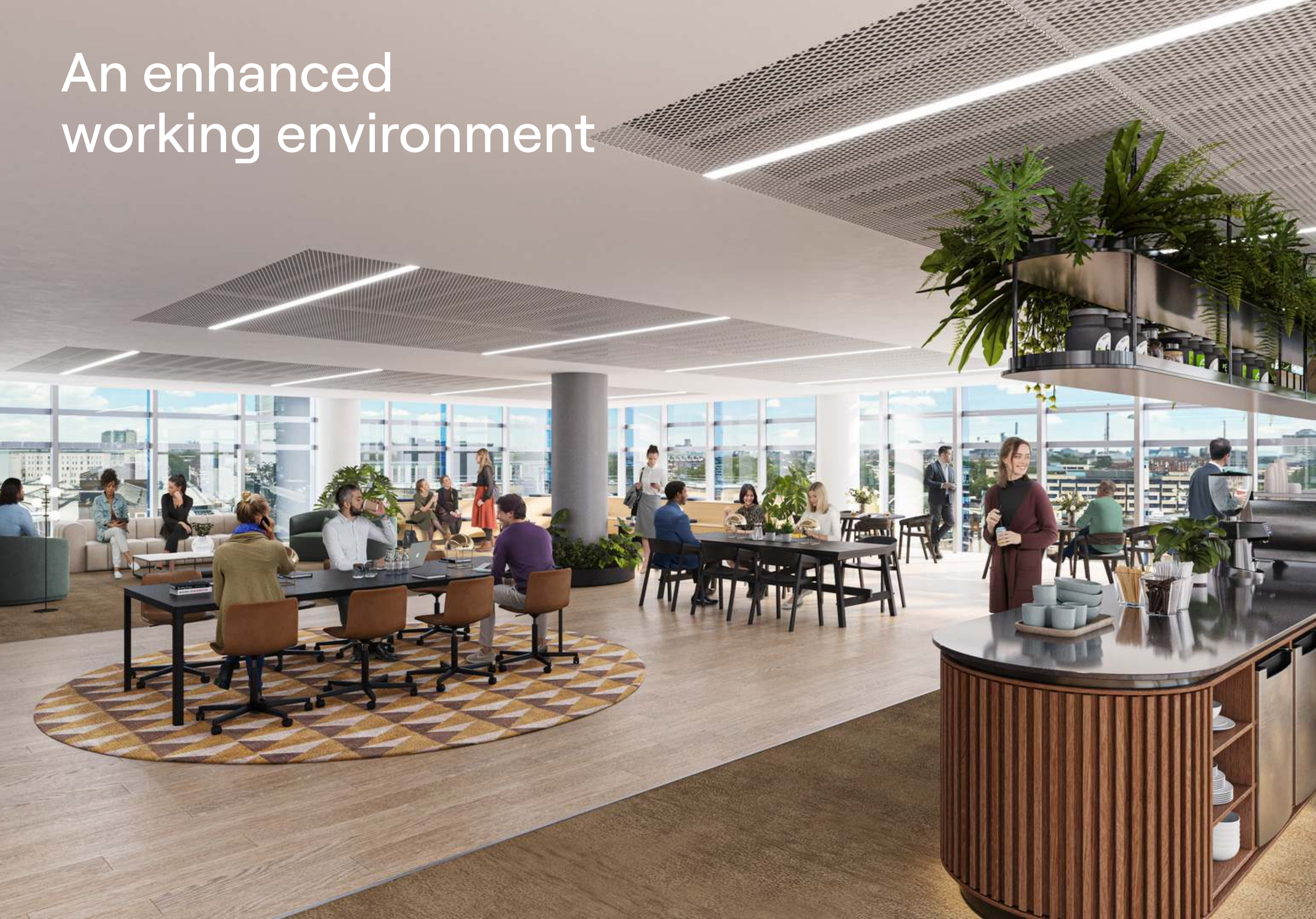




WORK SPACE

One Kingdom Street offers newly refurbished CAT A offices with expansive and flexible floorplates and floor-to-ceiling windows optimising natural light.

An enhanced working environment





Dining and drinking.
Coffee and cocktails.
Shopping and socialising.
Fitness and fresh air.
Rest and recreation.



THE HEART OF PADDINGTON'S VIBRANT COMMUNITY



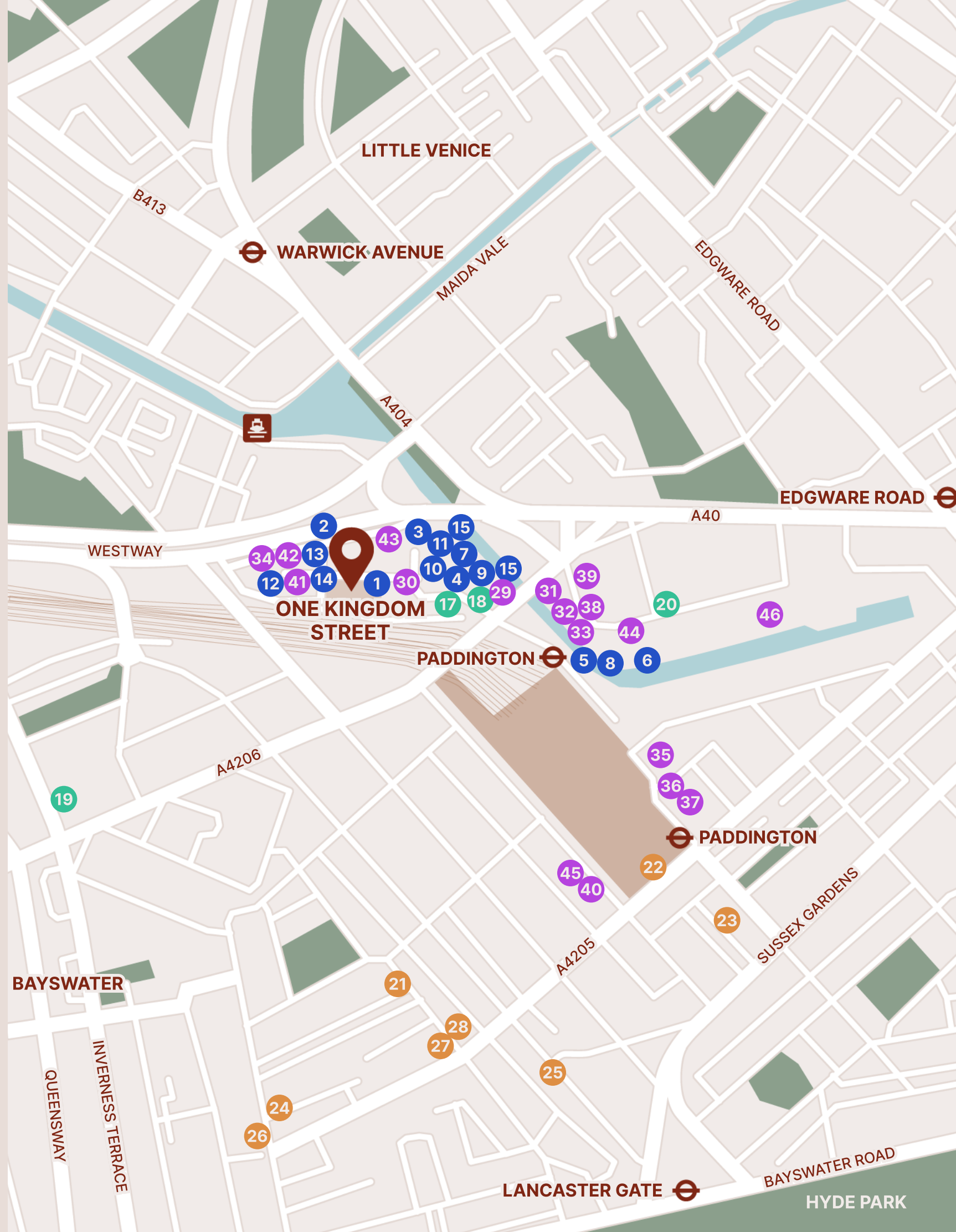
Achieve work/life harmony in your canal-side community

- **FOOD + DRINK:**
- 1. NOXY BROTHERS
- 2. BLACK SHEEP COFFEE
- 3. BEANY GREEN
- 4. SMITH'S BAR & GRILL
- 5. DARCIÉ & MAY GREEN
- 6. GAIL'S
- 7. COCO DI MAMA
- 8. BAR TORELLI
- 9. AYLLU
- 10. THE UNION
- 11. PEARL LIANG
- 12. PERGOLA PADDINGTON
- 13. HUCKSTER LONDON
- 14. SKYLARK ROOF GARDEN
- 15. THE GRAND DUCHESS
- 16. THE CHEESE BARGE

- **GYMS:**
- 17. NUFFIELD HEALTH
- 18. GRNDHOUSE
- 19. 1REBEL
- 20. RETRA

- **HOTELS:**
- 21. INHABIT, QUEEN'S GARDEN
- 22. HILTON
- 23. MERCURE LONDON
- 24. CARING HOTEL
- 25. THE WESTBOURNE
- 26. HENRY VIII HOTEL
- 27. PARK GRAND
- 28. THE DEVONSHIRE HOTEL

- **LOCAL OCCUPIERS:**
- 29. VISA
- 30. VIRGIN MEDIA
- 31. SONY
- 32. PREMIER LEAGUE
- 33. HELMAN & FRIEDMAN
- 34. MARS
- 35. CAPITAL INTERNATIONAL
- 36. DS SMITH
- 37. KINGFISHER
- 38. SPLUNK
- 39. PAYMENT SENSE
- 40. ST JAMES' PLACE WEALTH MGT
- 41. TAKEDA
- 42. FINASTRA
- 43. MICROSOFT
- 44. IQVIA
- 45. ORACLE
- 46. M&S



An exceptionally well-connected location

BOND STREET	ELIZABETH	03 MINS
TOTTENHAM COURT ROAD	ELIZABETH	05 MINS
FARRINGDON	ELIZABETH	07 MINS
OXFORD CIRCUS	BAKERLOO	08 MINS
KING'S CROSS ST PANCRAS	HAMMERSMITH & CITY	9 MINS
LIVERPOOL STREET	ELIZABETH	10 MINS
WATERLOO	ELIZABETH — WATERLOO	13 MINS
VICTORIA	CIRCLE	14 MINS
HEATHROW AIRPORT	HEATHROW EXPRESS	15 MINS
CANARY WHARF	ELIZABETH	16 MINS
READING	GREAT WESTERN	24 MINS
OXFORD	GREAT WESTERN	49 MINS
BRISTOL	GREAT WESTERN	1HR 35



24 SERVICES

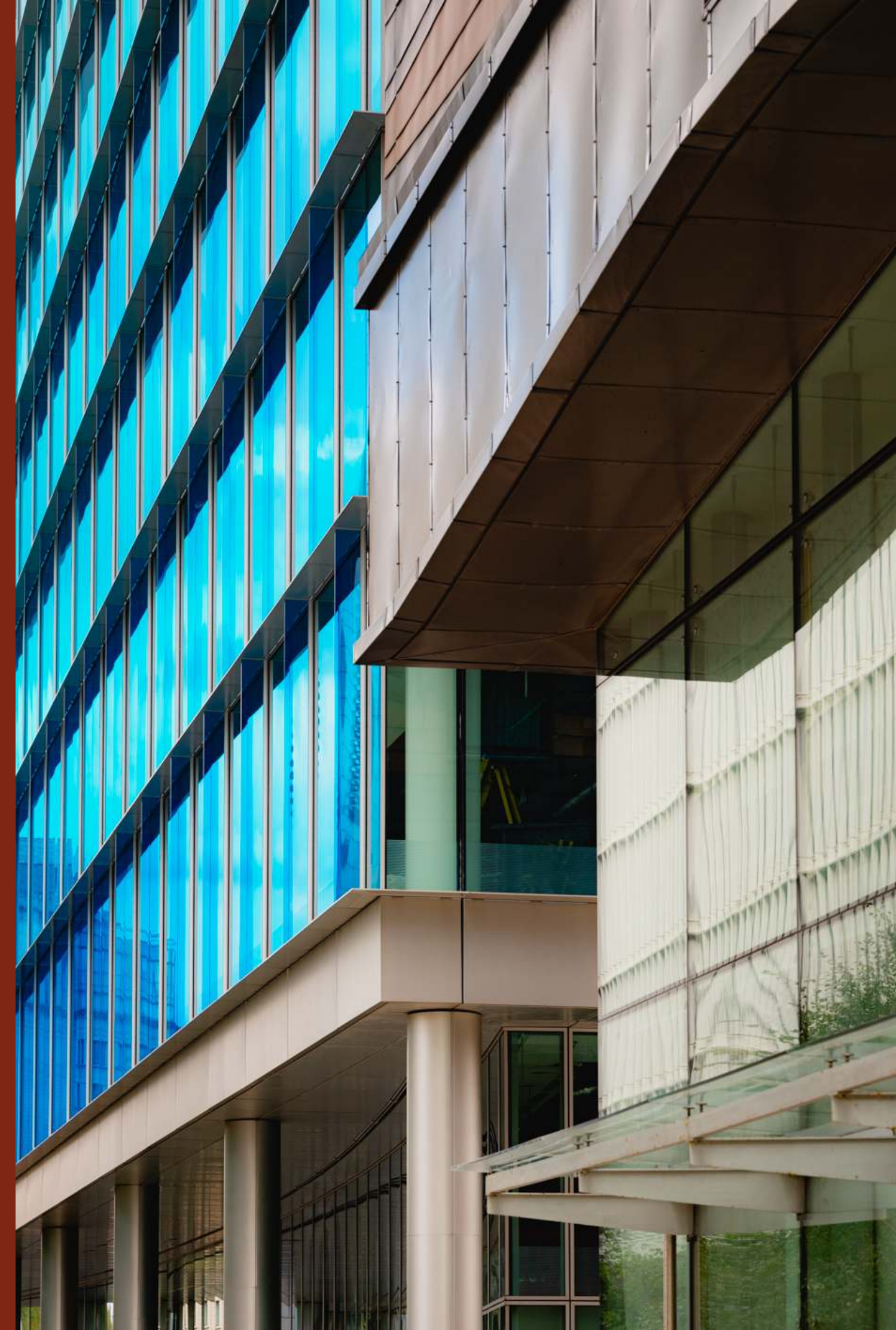
Every Hour on the Elizabeth Line

15 MINS

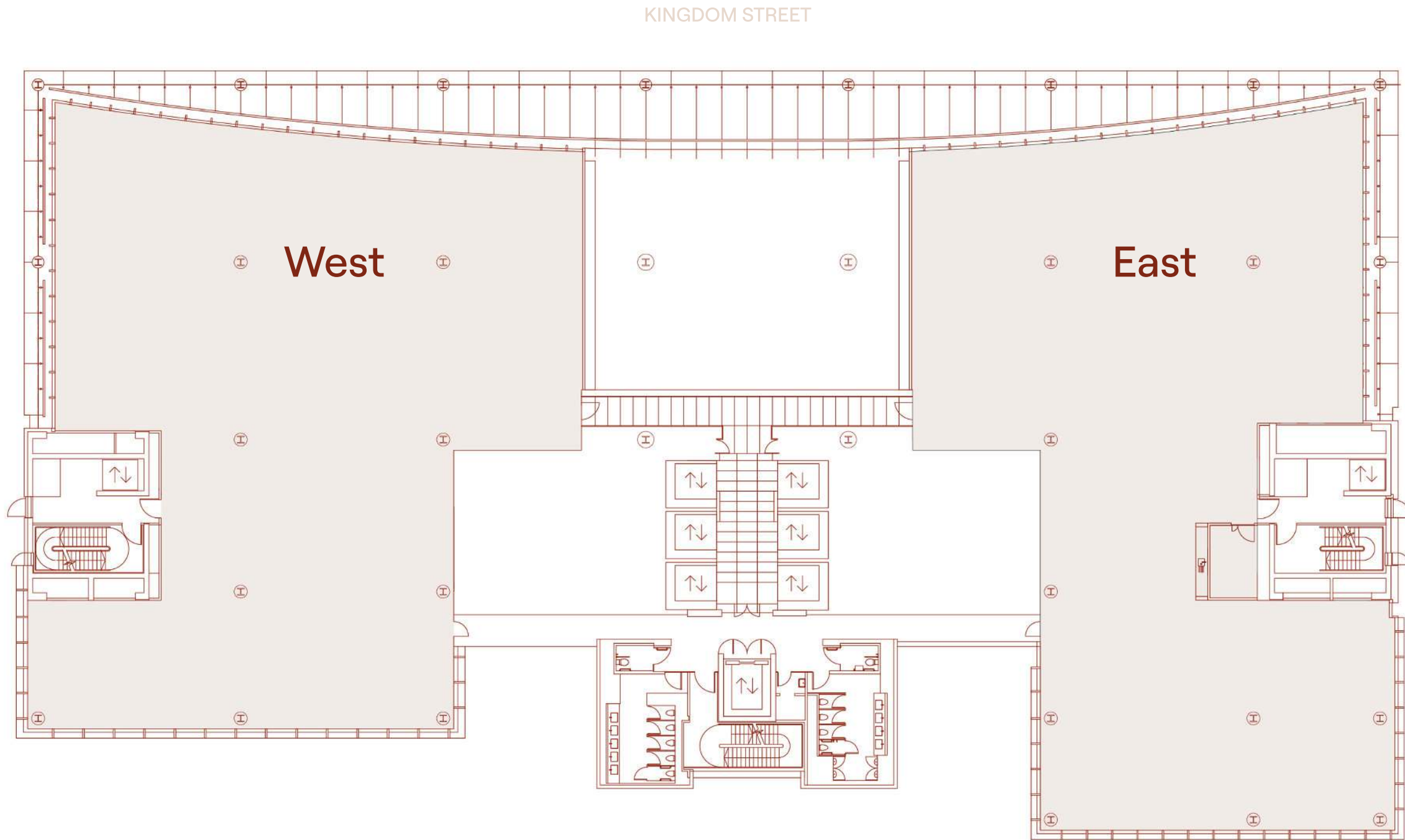
To Heathrow Airport

AVAILABLE SPACE

FLOOR	sq ft	sq m
6th Floor	27,261	2,533
2nd Floor	27,221	2,529
1st Floor - East	9,714	903
1st Floor - West	10,055	934
TOTAL	74,251	6,898

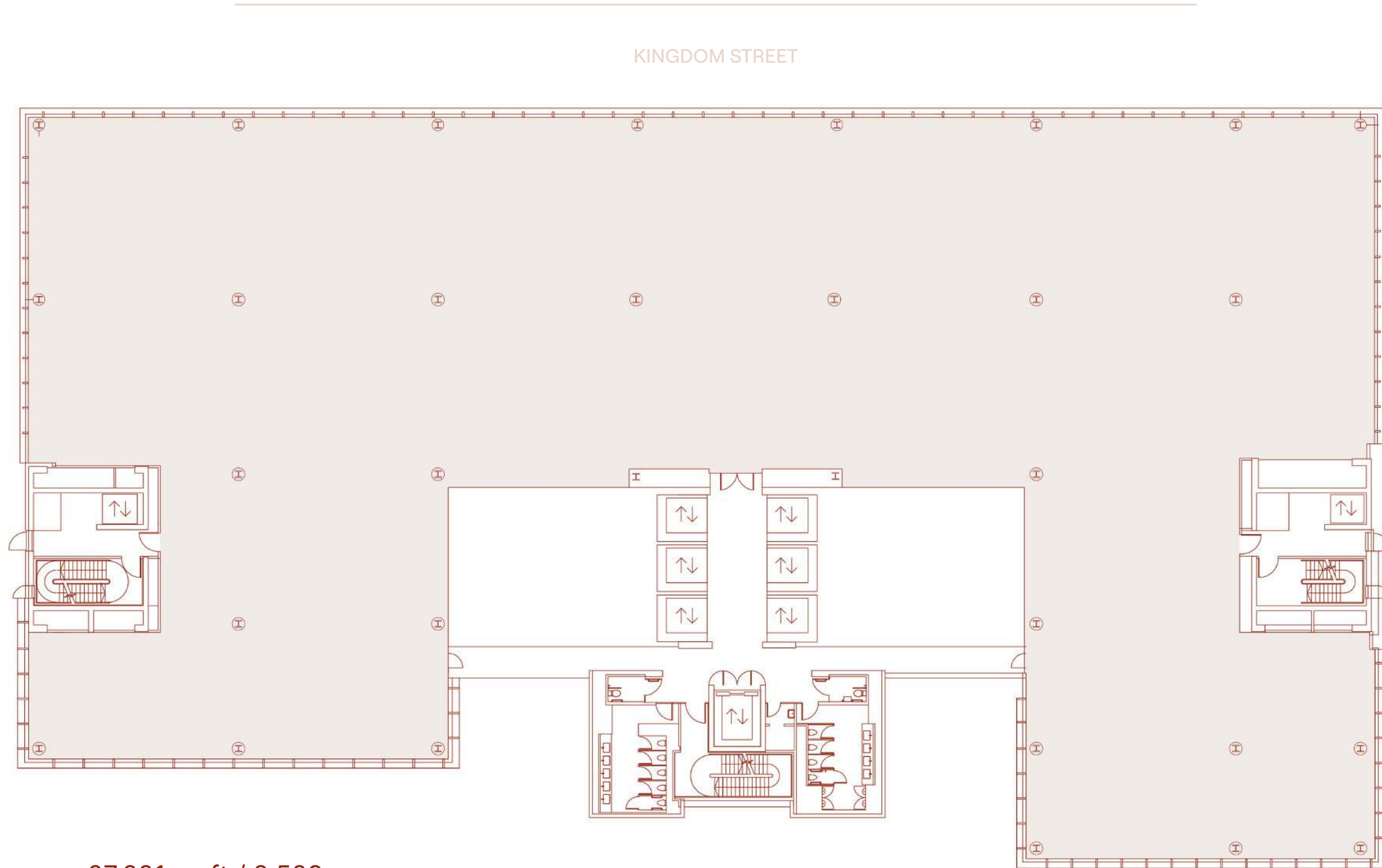


1st Floor



- Office space East: 9,714 sq ft / 903 sq m
- Office space West: 10,055 sq ft / 934 sq m

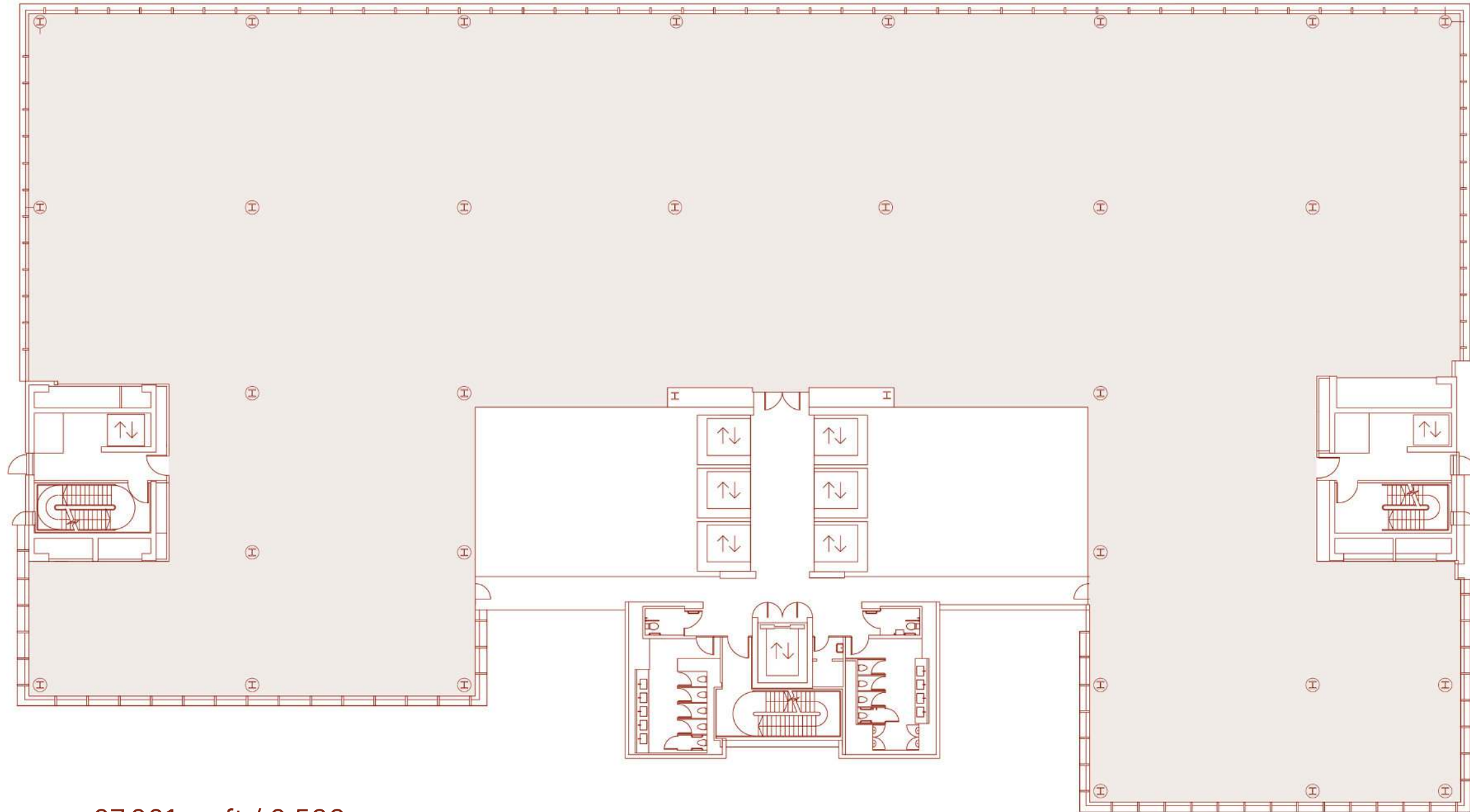
2nd Floor



● Office space: 27,221 sq ft / 2,529 sq m

6th Floor

KINGDOM STREET

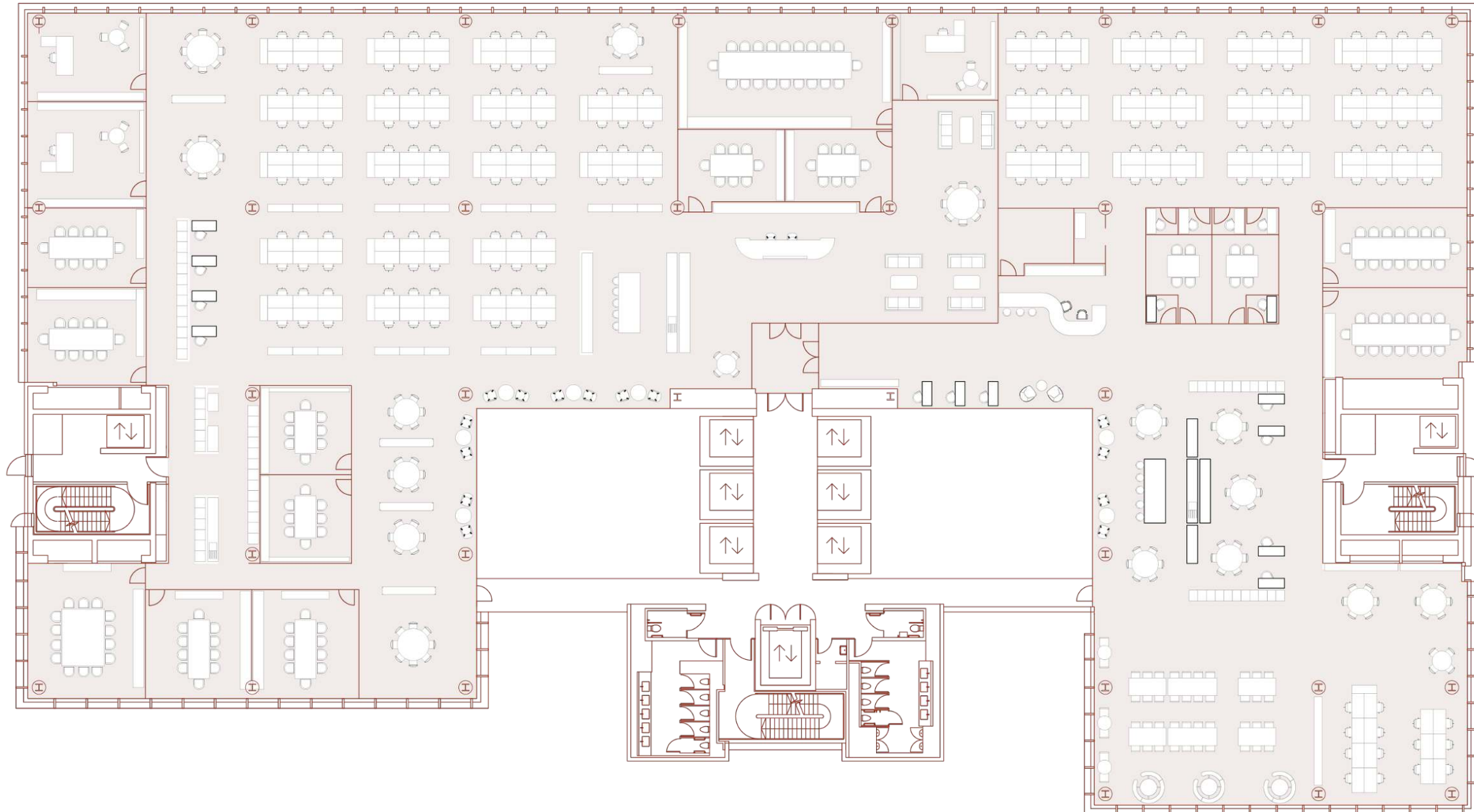


● Office space: 27,261 sq ft / 2,533 sq m

2nd and 6th Floor

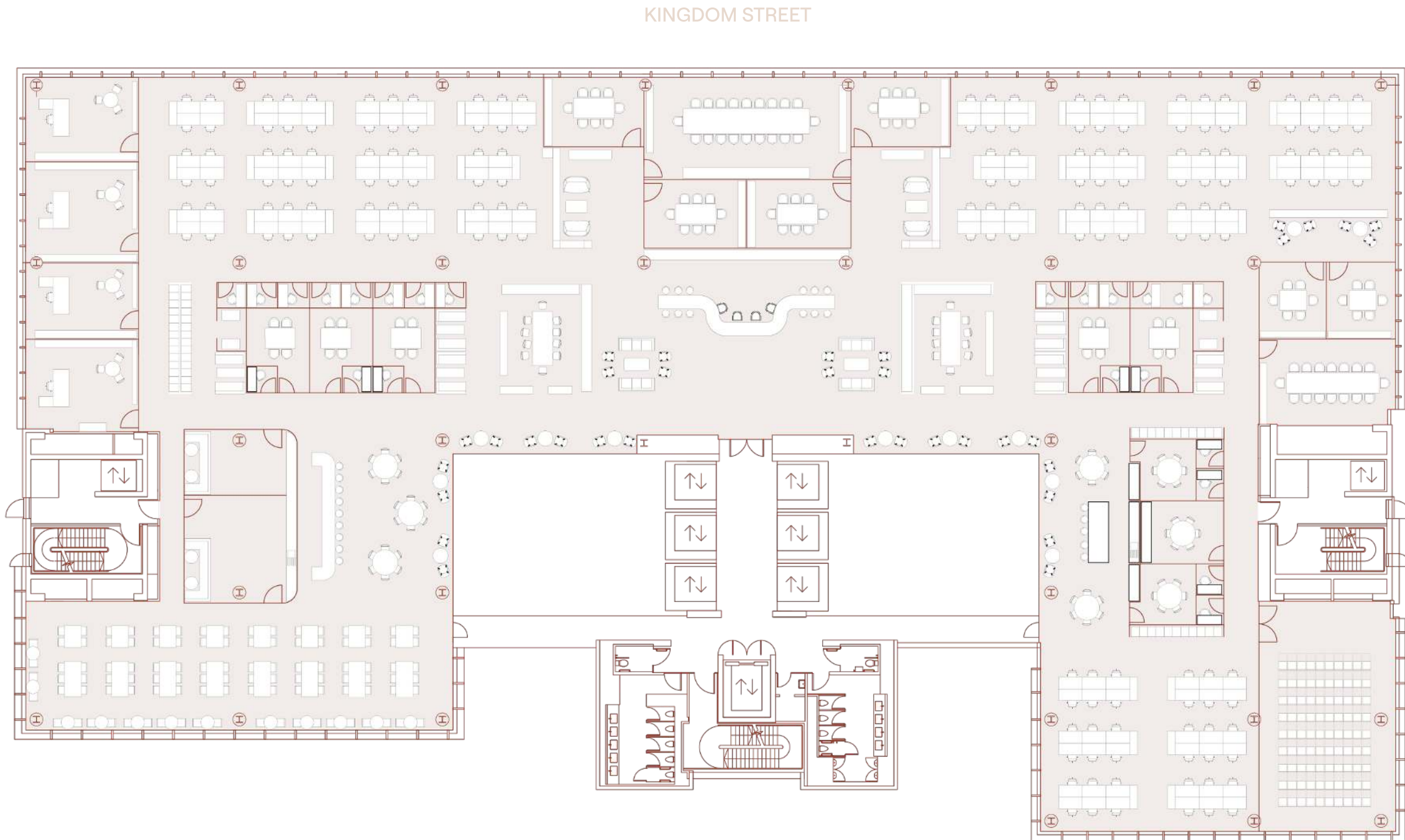
Split space	Split space
Workspace seats: 156	Workspace seats: 156
Social areas: 72	Social areas: 72
Client seats: 32	Client seats: 32
Overall total seats: 260	Overall total seats: 260

KINGDOM STREET



2nd and 6th Floor

Tech space
Workspace seats: 409
Social areas: 200
Client seats: 60
Overall total seats: 669



2nd and 6th Floor

Corporate

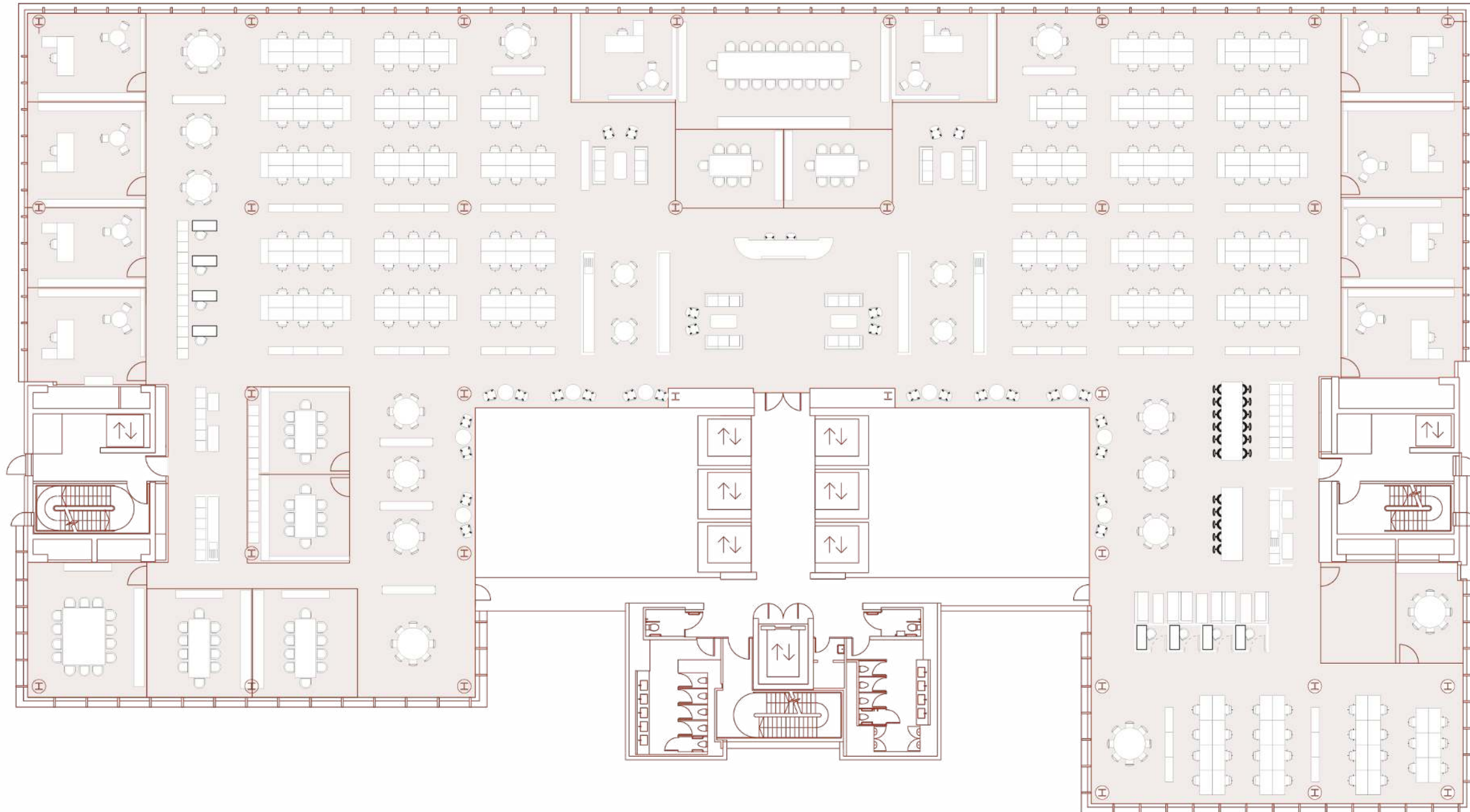
Workspace seats: 336

Social areas: 100

Client seats: 52

Overall total seats: 488

KINGDOM STREET



Get in touch:

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