

45,999 SQ. FT AVAILABLE

THE POINT







AN **EXCEPTIONAL**
WORKPLACE IN
THE HEART OF
PADDINGTON

With a tranquil waterfront location that's just two minutes from Paddington Station and the Elizabeth Line, **The Point** combines a beautiful setting, first-class amenities and excellent connectivity – all in one outstanding new workspace.

THE POINT

THE WORKPLACE
RE-IMAGINED FOR THE
NEXT GENERATION



A world of light and calm awaits from the moment you step inside. An informal yet stylish reception lounge is designed with modern working in mind. The café area and coffee bar combine contemporary wood and soft seating, ideal for moments of quiet concentration, casual meetings or grabbing a drink with friends.





THE POINT



A **DRAMATIC ATRIUM** CONNECTS **THE CENTRE** OF THE BUILDING

The interiors have been completely redesigned in synergy with the iconic exterior. After entering the lift halls, the stunning central atrium is visible. Floors of glass come together in a unique triangular formation, rising majestically towards the sky.



THE POINT



THE POINT



Indicative CGI

CAT A FLOOR

THE POINT



Indicative CGI

ONCE FULLY FITTED

THE POINT

EVERY FLOOR IS
FLOODED WITH
NATURAL LIGHT

Floor-to-ceiling windows give the workspace a light and airy feel. Significant redesign and refurbishment have created floors that can provide flexible layouts.

A total of 45,999 sq. ft is available

Third - South	11,484 sq. ft	Let
Fifth	23,000 sq. ft	Available
Sixth	22,999 sq. ft	Available

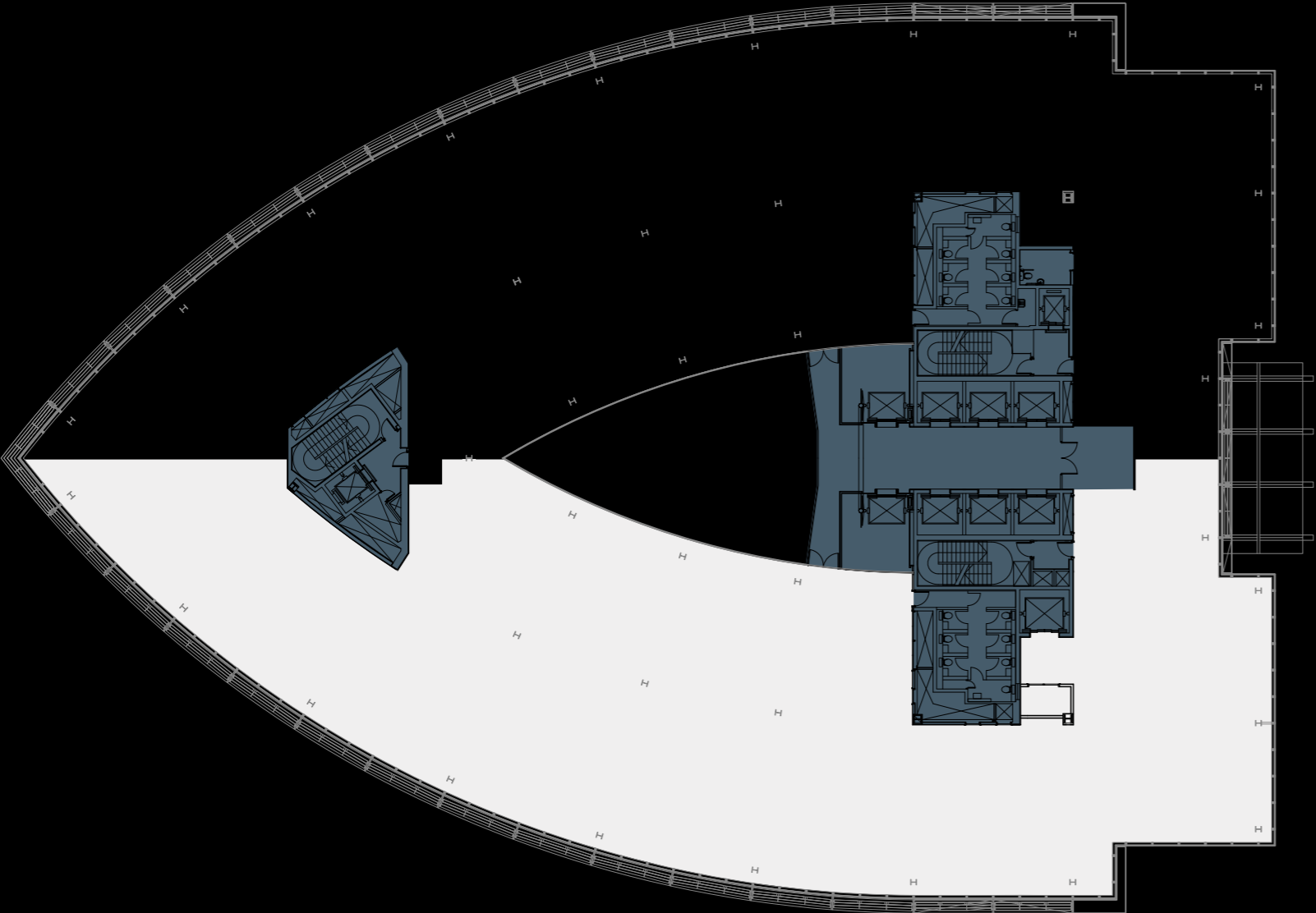


INDICATIVE CGI OF CAT A FLOOR

THE POINT

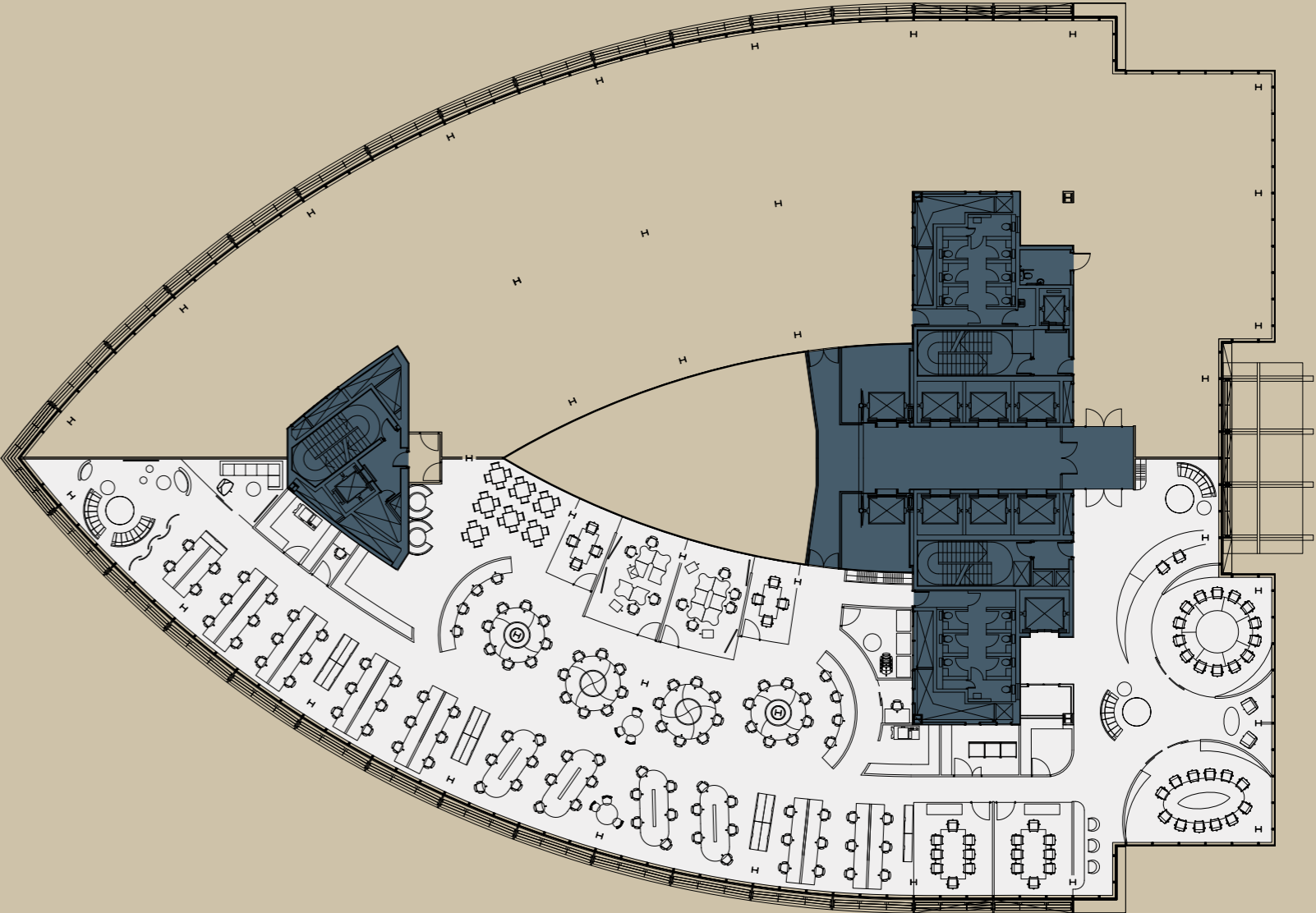
THIRD FLOOR NOW LET

FLOORPLAN HALF THIRD FLOOR



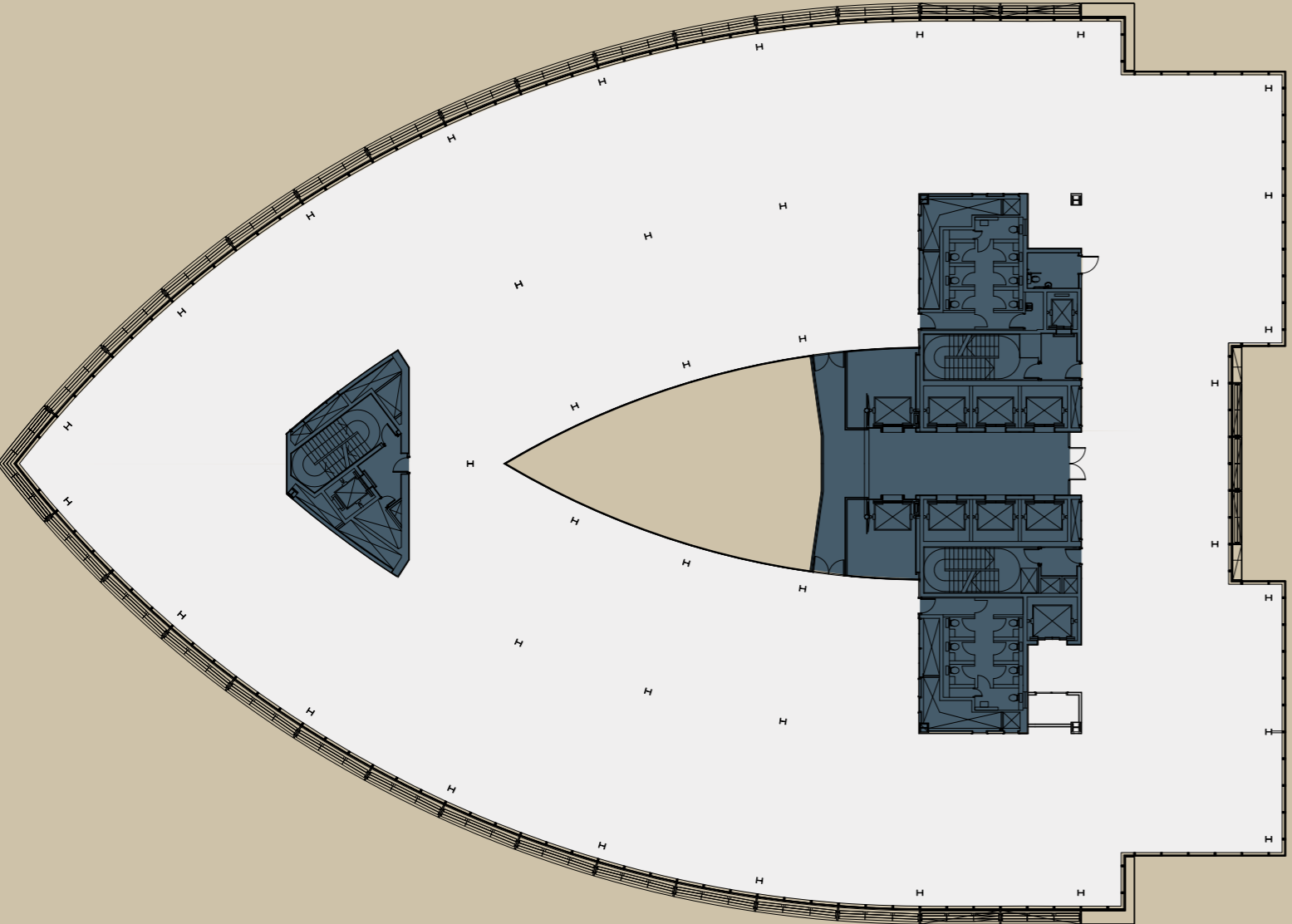
Third - South: 11,484 sq. ft

SPACEPLAN HALF THIRD FLOOR



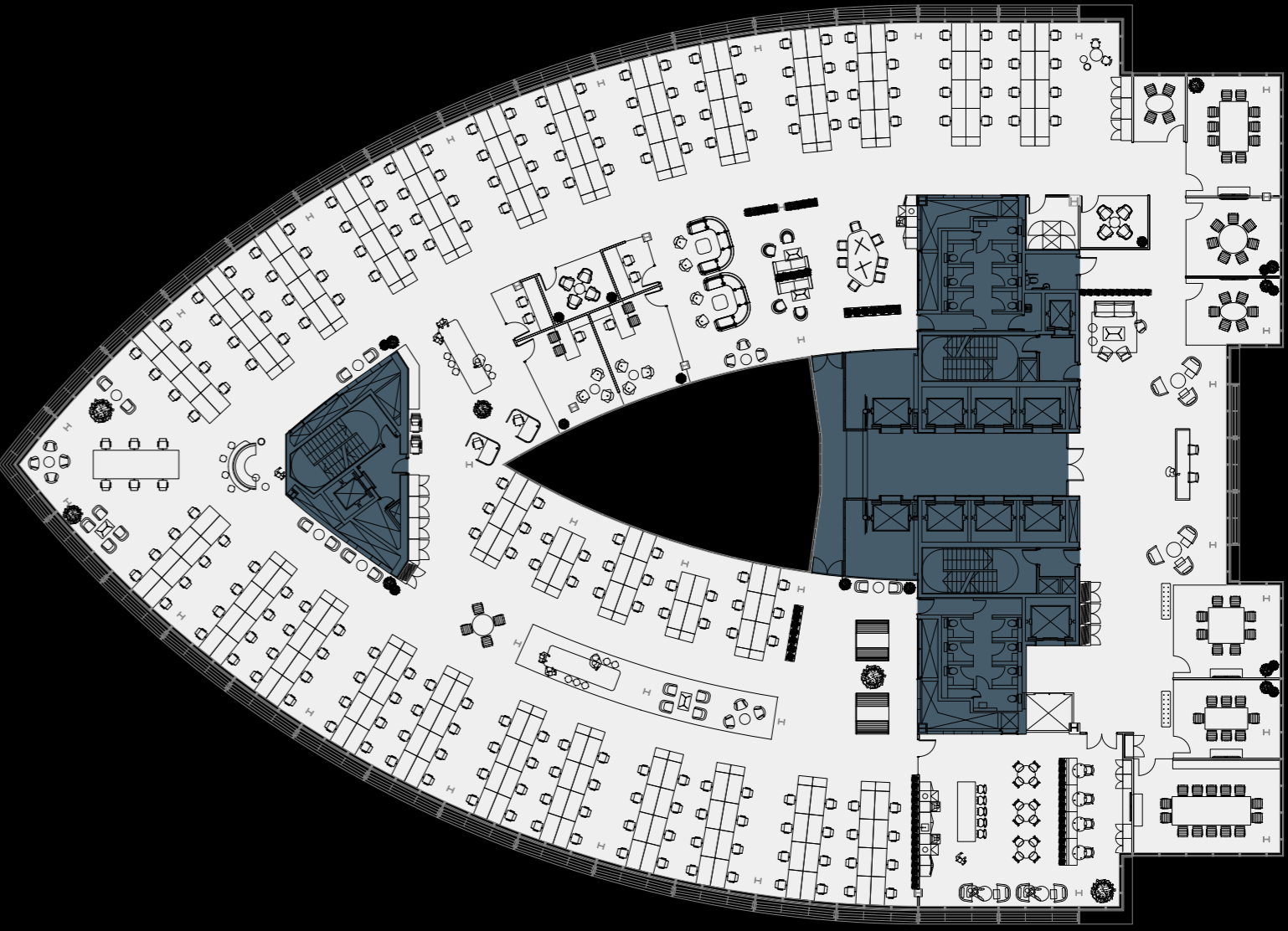
THE POINT

FLOORPLAN FULL FIFTH / SIXTH FLOOR

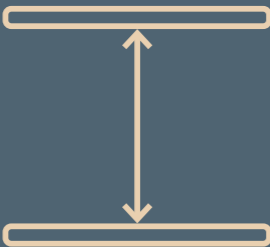


Fifth: 23,000 sq. ft
Sixth: 22,999 sq. ft

TYPICAL SPACEPLAN FULL FIFTH / SIXTH FLOOR



THE POINT



3m floor to ceiling heights



Expansive communal roof terrace available for private hire for customers of the building



Private complimentary gym



EPC B targeted



Car parking with 5 double port Electric Vehicle charging points



8 x 17 person passenger lifts with destination control and touchless operation



120 bicycle racks with 7 double port E-bike charging points & 13 showers



Wiredscore Gold
BREEAM Very Good
Fitwel 2*
Cycle score platinum

THE POINT



Indicative CGI

CAT A FLOOR

THE POINT



Indicative CGI

ONCE FULLY FITTED

THE POINT



Indicative CGI



Indicative CGI

FULLY FITTED OFFICE

THE POINT

STUDIO PRIVATE: MOVE-IN READY OFFICE SUITES



Studio Private by Tishman Speyer makes it simple to deliver a fully managed solution and give your team a private, furnished, full-service workspace. Enjoy the privacy of dedicated turnkey space with the flexibility and level of service your company needs.

Studio Private also gives you access to all Studio locations across the United States.

FIND YOUR ZO. WITH A DEDICATED APP

ZO. is Tishman Speyer's global amenity network. We provide our customers with a workplace experience beyond the four walls of their office space **through our dedicated ZO. app and on-site concierge.**



ZO. Events

ZO. provides a broad array of events on the roof terrace and in reception for customers to enjoy the facilities, get opportunities to network and support our local charity partners

ZO. Services

ZO. partners with leading healthcare, fitness, food delivery and beauty services, providing a wealth of bespoke amenities and services

ZO. Perks

ZO. partners with local retailers and restaurants in Paddington and beyond to offer discounts and services to ZO. members

ZO. Fitness

ZO. members have access to our brand new complimentary gym, a weekly programme of yoga, boxing and HIIT classes as well as access to online classes

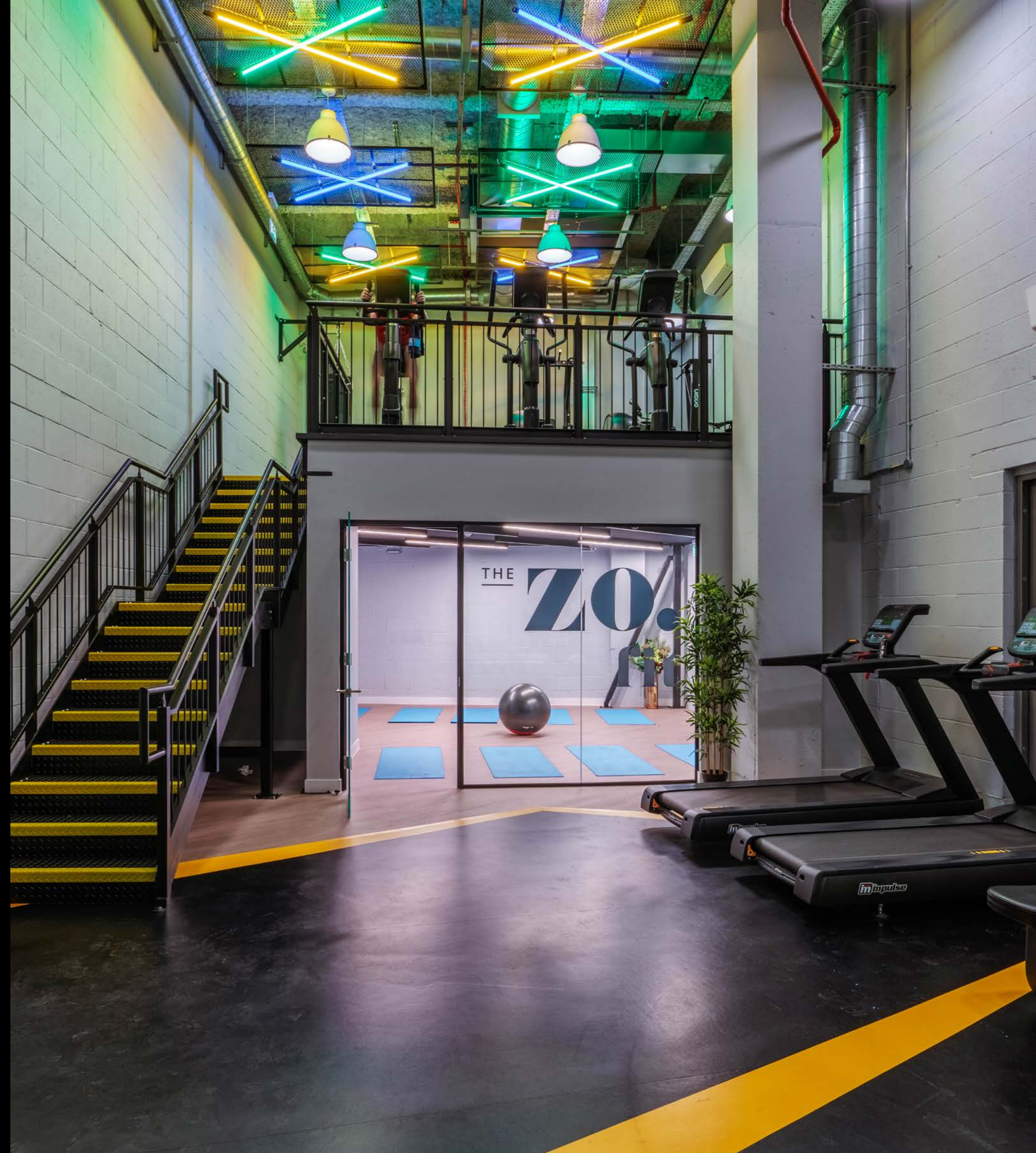
THE POINT

DESIGNED WITH A
FULLY HOLISTIC
LIFESTYLE IN MIND



An onsite private gym offers state-of-the-art equipment exclusively for companies within the building. Secure indoor bike racks with charging points, changing rooms and showers make it even easier for employees to stay fit and healthy.

ZO. provides weekly fitness classes.



THE POINT



HEAD TO THE **ROOF** **TERRACE** FOR **SPECTACULAR VIEWS**

At the top of the building lies a stunning communal Sky Garden, complete with seating areas and lush biodiverse greenery, making it ideal for socialising or collaborating with colleagues. Panoramic views stretch in all directions, over the Grand Union canal and Little Venice, and towards the city.

Private hire is available to customers of the building.

THE POINT



LIVE EVENT ON THE COMMUNAL TERRACE

THE POINT



A VIBRANT LOCATION WITH DISTINCT LOCAL CHARACTER



The area around the Paddington Basin is packed with cafés, bars and restaurants, with ample opportunity for al fresco dining overlooking the water. Head to Gail's or Scandinavian favourite KuPP for coffee, breakfast and brunch. An impressive range of dinner options includes everything from Australian fare at Bondi Green, to Peruvian cuisine with Japanese influences at Ayllu.

THE POINT

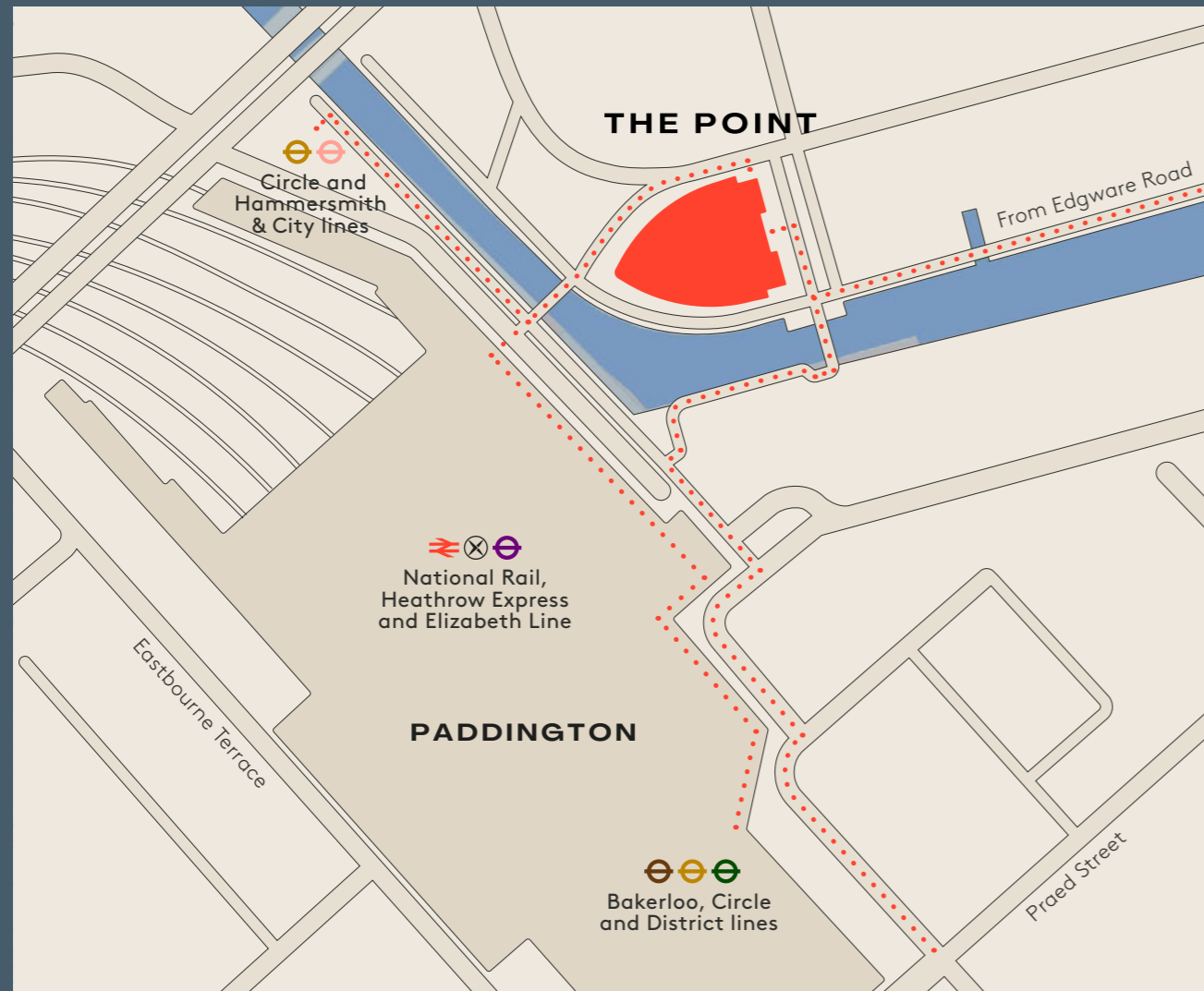


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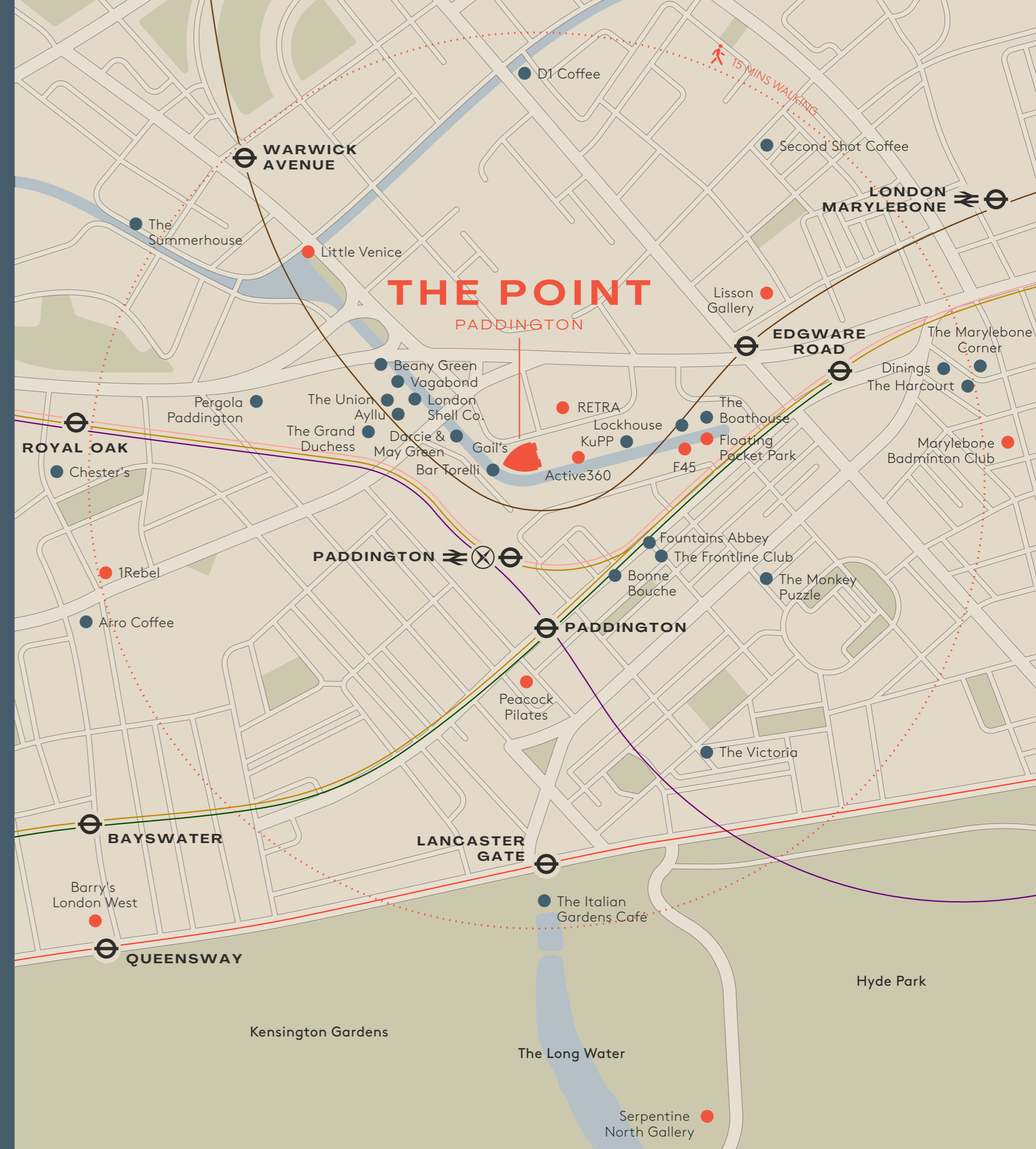


THE POINT

EVERYTHING YOU NEED IS RIGHT HERE



With Paddington Station less than two minutes away, it's hard to think of a better location. The Bakerloo, Hammersmith & City, District, Circle and the new Elizabeth lines all provide fast connections to the rest of London. Mainline services include the Heathrow Express, which takes just 20 minutes, and there are extensive Santander Cycles directly outside the building.

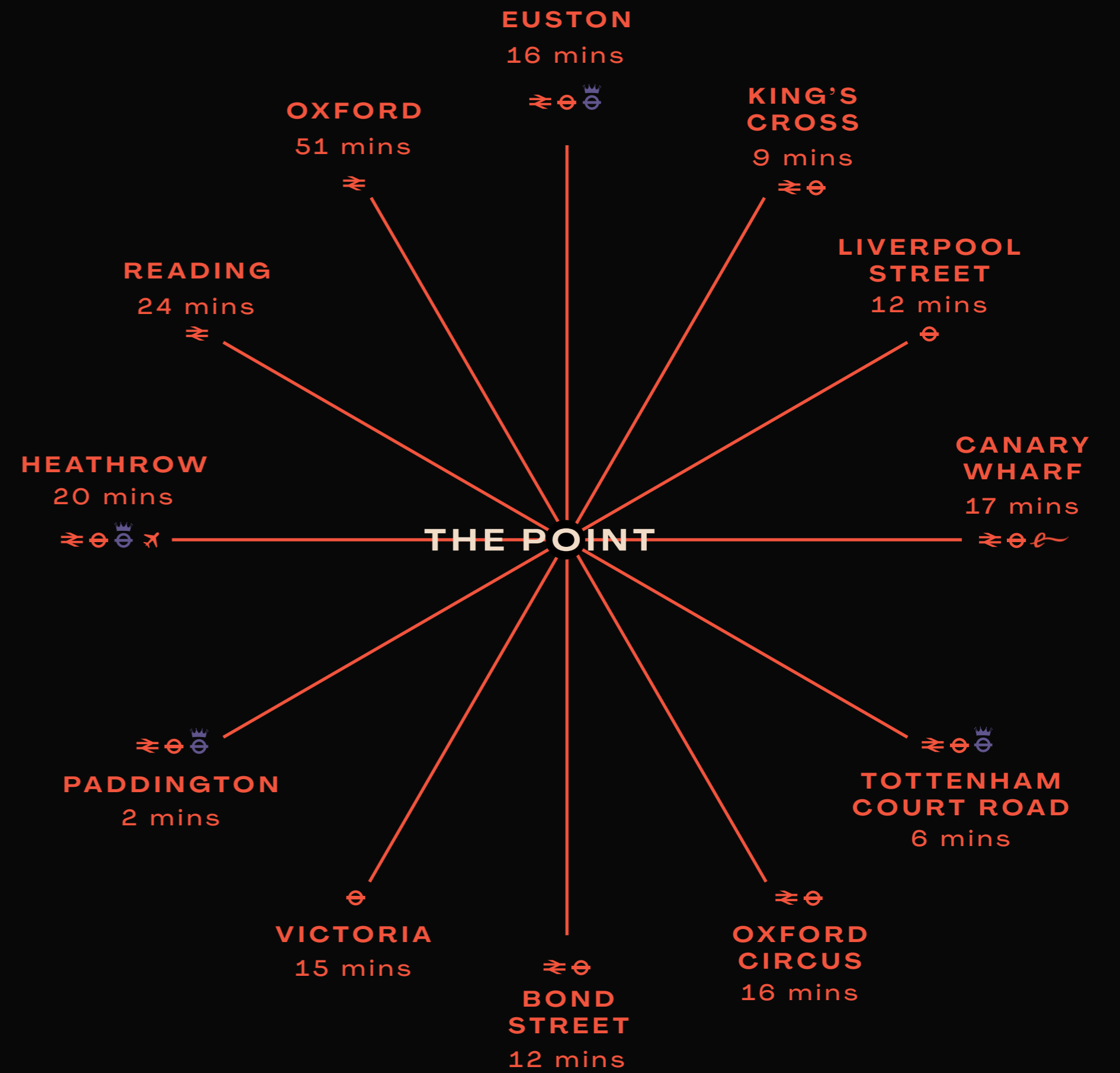


THE POINT



UNBEATABLE CONNECTIONS TO LONDON AND BEYOND

Paddington's incredible transport links are now further enhanced by the newly opened Elizabeth Line.



THE POINT



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TISHMAN SPEYER

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[THEPOINTPADDINGTON.COM](https://www.thepointpaddington.com)

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