



5 Merchant Square

London
W2 1AY

wework

Contents

[BUILDING OVERVIEW >>](#)

[SCHEDULE OF AREAS >>](#)

[LOCATION >>](#)

[CONNECTIVITY >>](#)

[AMENITIES & SPECIFICATION >>](#)

[OPERATIONS >>](#)

[FLOOR PLANS >>](#)

[CONTACTS >>](#)





Building Exterior



Grow your business at Merchant Square

OFFICE SPACE OF TOMORROW
IN THE PADDINGTON BASIN

With its impressive façade and the stunning full height glass atrium, 5 Merchant Place is the perfect working environment to do your best work. It's a prestigious landmark address, located in the Paddington Basin, neighbouring the Grand Union Canal.

The contemporary workspaces offer you freedom and privacy, structure and inspiration. It's got all the amenities and comforts that will keep you connected, productive and safe. Adding to the convenience, you'll have access to a secure and comfortable wellness room, recreational games, honesty market, complimentary barista and mothers' room.



5 Merchant Square

At a glance

Designed by architects
Mossessian & Partners

Next to Grand Union Canal

15 storey public atrium - the tallest
in Europe

GRADE A

22,861 SQ FT / 2,123 SQ M
7th Floor

22,784 SQ FT / 2,116 SQ M
6th Floor

22,788 SQ FT / 2,117 SQ M
5th Floor

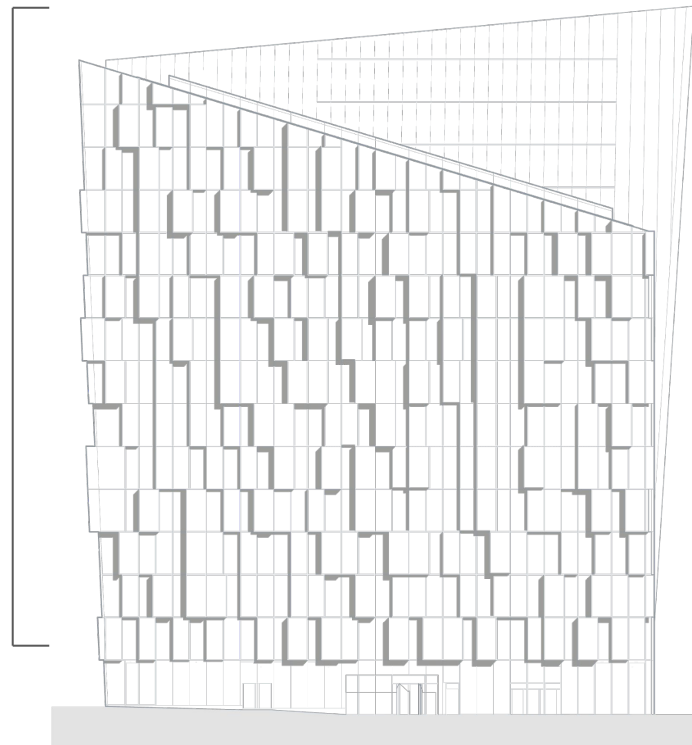
22,726 SQ FT / 2,111 SQ M
4th Floor

22,673 SQ FT / 2,106 SQ M
3rd Floor

22,656 SQ FT / 2,104 SQ M
2nd Floor

19,673 SQ FT / 1,827 SQ M
1st Floor

156,161 SQ FT
14,504 SQ M





All Paddington. No Bears.



Indulge at waterfront restaurants, wander the Royal Gardens or get lost in the vintage shops of Notting Hill.

Paddington is a historic and vibrant area bustling with innovative business and rich culture.

The city at your doorstep

As you exit the grand Paddington station, you'll find flowing canals, quiet garden squares and a wonderful variety of places to eat and stay

FOOD & BEVERAGE

- 01. Darcie's & May Green
- 02. Beany Green Café
- 03. Bel Canto
- 04. Bondi Green
- 05. Heist Bank
- 06. Royal Standard Bar
- 07. The Monkey Puzzle

WELLNESS & CULTURE

- 08. Hyde Park
- 09. Kensington Gardens
- 10. Rembrandt Gardens Little Venice
- 11. Will to Win Regents Park Tennis Centre
- 12. Little Venice Sport Centre

HOTELS

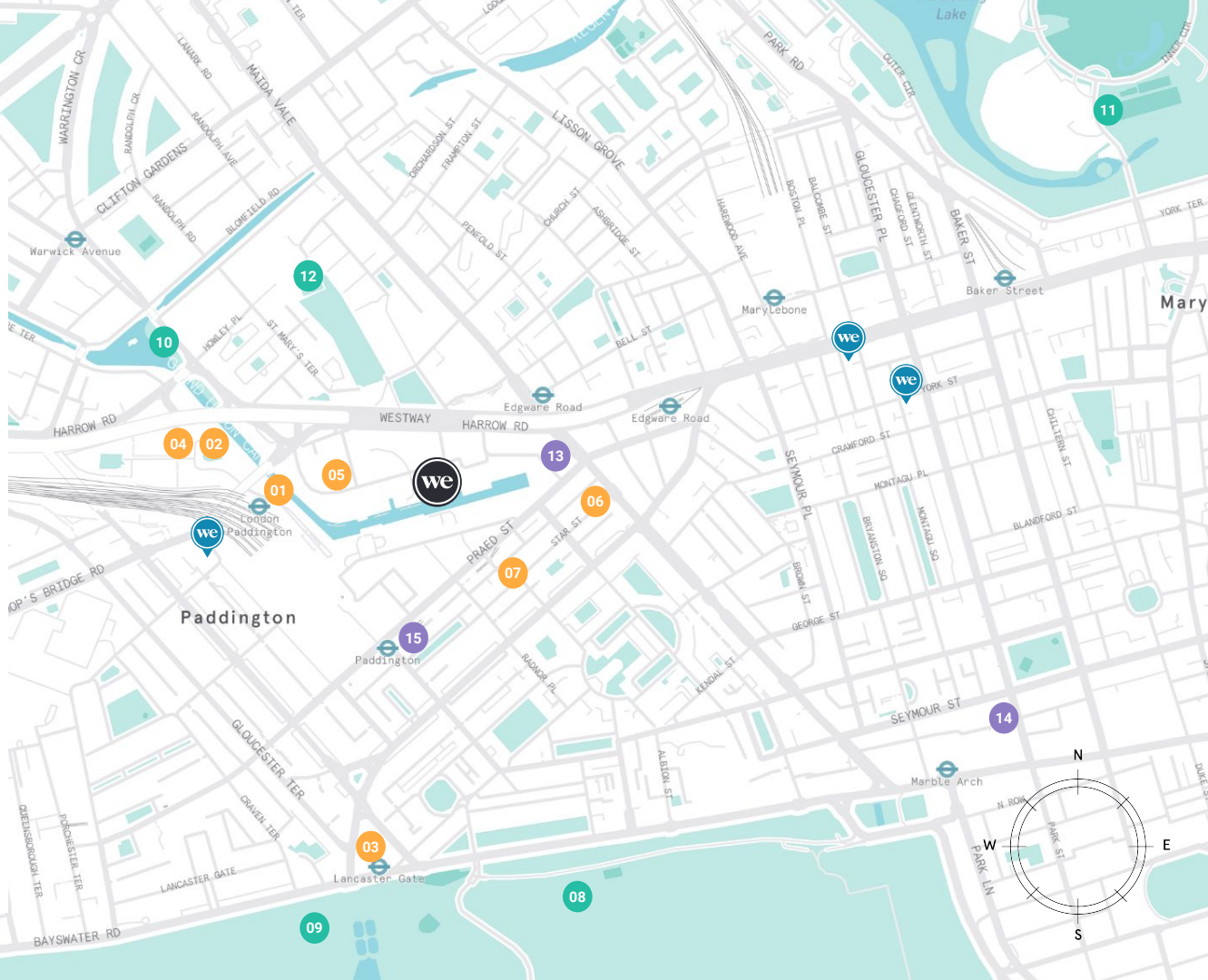
- 13. Hilton London Metropole
- 14. Double Tree by Hilton Marble Arch
- 15. The Pilgrim



5 Merchant Square



Other WeWork Locations





Connectivity

Transfer directly from your train onto the Tube at Paddington using the Hammersmith and City Line, Circle Line, District Line and Bakerloo Line.

The area is also well-served by buses and London taxis, making it easy to come and go as you please.



WALK FROM MERCHANT SQUARE



FLOATING POCKET PARK

2 MINS

OPENAIRE FLOAT-IN
CINEMA (SEASONAL)

4 MINS

PADDINGTON GREEN

4 MINS

PADDINGTON STATION

8 MINS



TRAIN & UNDERGROUND FROM EDGWARE ROAD



REGENT'S PARK

6 MINS

KING'S CROSS ST
PANCRAS

7 MINS

EUSTON

9 MINS

WATERLOO

16 MINS

LIVERPOOL ST STATION

19 MINS



AIRPORT FROM EDGWARE ROAD



HEATHROW AIRPORT

52 MINS

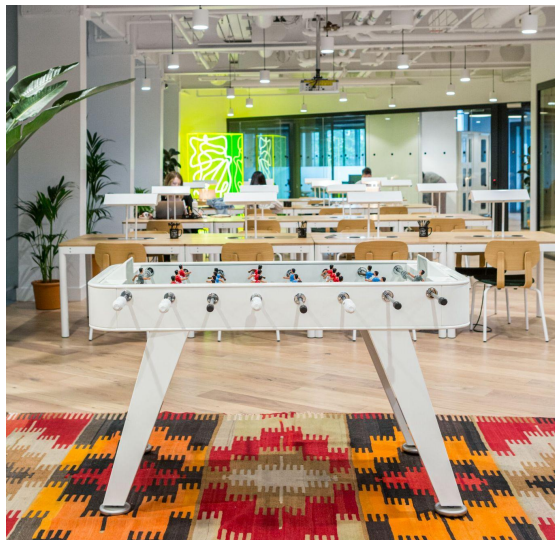
GATWICK AIRPORT

52 MINS

STANSTED AIRPORT

60 MINS

Inspired spaces



Building Highlights



4 passenger lifts
(24 persons or 1,800kg)



1 goods lift
(26 persons or 2000kg)



Loading Dock
available
(building managed)



Bike storage
127 spaces



Wellbeing Space



Games &
Recreation Rooms



Mothers Room



Honesty Market



Event Spaces
1st floor - 50-60 capacity
7th floor - 100 capacity



Barista





Specification Highlights

DDA + Building Access

Ground floor disabled access door & turnstile on ground floor. Lifts to every WeWork floor.
1 disabled access toilet on every WeWork floor. Disabled refuge areas in all 3 staircases on every floor.

Ceiling Heights

3,800mm slab to slab on all floors. Ceiling height: 4,100-7,900mm GF | 2,750mm on floors 1 - 13 |
5,775-6,330mm on floor 14.

Structural loading capacity

Office: Live load 4.00 kN/m | Partillo11S 1.00 kN/m% | Entrance lobby and circulation areas 4.00 kN/m•
Car Park < 2.50 kN/m | Roof (maintenance areas only) 1.50 kN/m' | Basement plant-room and storage 7.50 kN/~
Roof plan1 areas 7.60 kN/~ | Loading bay 10.00 kNIm

Backup Power Supply

TREND system. BMS controlled by CM team.

HVAC

Centralised Mechanical Ventilation - VAV AHU
Heating: Heat pump
Cooling: Refrigerant based DX
Terminal Units: VRF/VRV

Raised Floor

215mm x 215mm

Acoustic

Average of 35dB



Technical Summary

Power & Data

WeWork Large Office - 1:1 port per desk
Others- 1:6 port per desk

IT Closet

6 IT Closets (1MDF+5IDF).
Dedicated Rack space within WeWork IT Closet is feasible - subject client requirements, availability & pricing

AV

Wireless screen sharing available within our meeting rooms, screen sizes by meeting room size

Network

WeWork Guest & WeWork WiFi available. Both 2.4Ghz and 5Ghz frequency

Lighting

Range 200 - 400 LUX - 300 LUX Average
Other notes: Bob pendants with retrofit lamps | 3000K - switched only



Operations Summary



Cleaning

- Nightly waste removal from offices, meeting rooms, and common areas
- Daily upkeep of bathrooms, pantries, meeting rooms, and common areas
- Deep clean of offices on a weekly basis
- Post-event cleaning
- Exterior Window Cleaning



Productivity

- High-speed wifi
- Printers & Copiers
- Paper & Pens
- Stapler
- Paper Shredding (certified partner)
- Tape & Paper Clips
- Sticky Notes
- Envelopes



Base Building

- Utilities
- Property Insurance (details on insurance) - HVAC Maintenance
- Lift Maintenance
- Fire Alarm Testing and Maintenance
- Base Building System Maintenance
- Pest Extermination



Meeting Rooms

- Meeting Rooms
- Meeting booths & nooks
- Phone booths
- Classrooms
- A/V Capability
- White boards & dry erase markers



Office Space

- Desks & office chairs
- Filing Cabinets

**Space to do
your best
work**

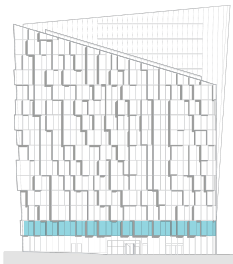




1st Floor

19,673 SQ FT
1,827 SQ M

- MEETING ROOMS
- PRIVATE OFFICES
- WORKSTATIONS
- PANTRY / PRINTING / PHONE BOOTHS



N Wharf Rd



Canal Side

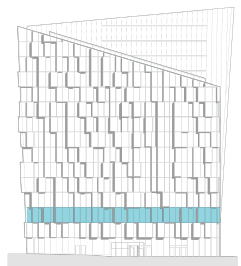


2nd Floor

22,656 SQ FT

2,104 SQ M

- MEETING ROOMS
- PRIVATE OFFICES
- WORKSTATIONS
- PANTRY / PRINTING / PHONE BOOTHS



N Wharf Rd

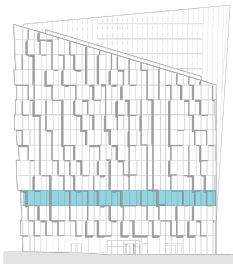


Canal Side

3rd Floor

22,673 SQ FT
2,106 SQ M

- MEETING ROOMS
- PRIVATE OFFICES
- WORKSTATIONS
- PANTRY / PRINTING / PHONE BOOTHS

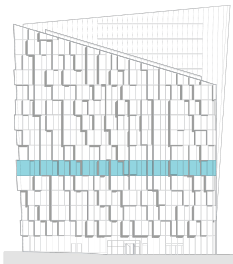




5th Floor

22,788 SQ FT
2,117 SQ M

- MEETING ROOMS
- PRIVATE OFFICES
- WORKSTATIONS
- PANTRY / PRINTING / PHONE BOOTHS

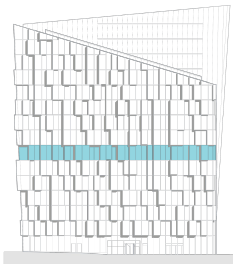




6th Floor

22,784 SQ FT
2,116 SQ M

- MEETING ROOMS
- PRIVATE OFFICES
- WORKSTATIONS
- PANTRY / PRINTING / PHONE BOOTHS



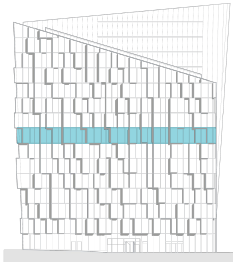


7th Floor

22,861 SQ FT

2,123 SQ M

- MEETING ROOMS
- PRIVATE OFFICES
- WORKSTATIONS
- PANTRY / PRINTING / PHONE BOOTHS





Contact

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