



Impressive waterside development alongside Paddington basin providing high quality flexible office space.

- Waterside building
- In-house barista
- Wellness room
- Dog friendly
- Bike & shower facilities
- Mother's room
- Bookable meeting rooms

# 5 Merchant Square

London, W2 1DP

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## Summary

**Available Size** 1,723 to 18,314 sq ft / 160.07 to 1,701.43 sq m

**Rent** £269 - £288 per sq ft

**Business Rates** N/A

**Service Charge** N/A

**Car Parking** N/A

**Estate Charge** N/A

**EPC** Upon enquiry

## Property Highlights

Opportunity to occupy fully flexible offices offering space and scale with over 70,000 sq.ft of communal amenity space available for members.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th - Managed space providing 174 desks, private kitchen and internal meeting rooms.	10,500	975.48	Available
6th - Fitted unit providing 76 desks	3,208	298.03	Available
6th - Managed space providing 56 desks and internal meeting room.	1,723	160.07	Available
7th - Fitted unit providing 57 desks	2,883	267.84	Available
<b>Total</b>	<b>18,314</b>	<b>1,701.42</b>	

## Location

5 Merchant Square is located a 5 minute walk from

Paddington station offering multiple underground and overground services, including the Heathrow Express and new Elizabeth Line service.



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