



To Let

A 170,000 sq ft pre-let opportunity in a unique location adjacent to the canal and London's newest waterside square

- PC date: 2021 Q3
- Requires a pre let to start construction
- Grade A office specification to be delivered
- Contemporary pre-let building with bespoke finishes
- Communal event space and terraces
- Top floor executive suite with private wrap-around terrace
- Unique waterside location
- Generous contemporary reception with cafe and business lounge

jll.co.uk

2 Merchant Square

Westminster, London, W2 1JU

35,000 to 173,742 sq ft

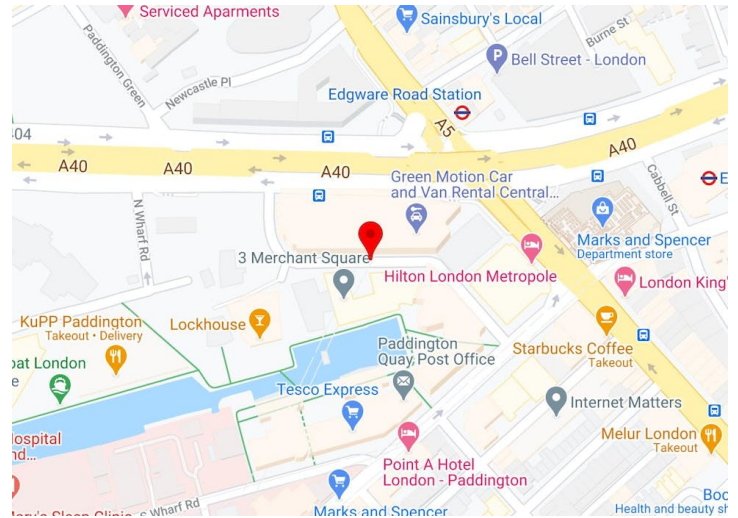
3,251.61 to 16,141.16 sq m

Reference: #6865



2 Merchant Square

Westminster, London, W2 1JU



Summary

Available Size	35,000 to 173,742 sq ft / 3,251.61 to 16,141.16 sq m
Rent	Rent on Application
Service Charge	£10 per sq ft est
EPC	EPC exempt - Currently being constructed or undergoing major refurbishment

Location

Merchant Square is a waterside development set alongside the basin of the famous Grand Union Canal in the heart of Paddington. The waterside community comprises cafés, bars, restaurants and luxury apartments; it is also home to international companies such as M&S and BMG.

Paddington Station is just a short 5 minute walk away with access to Bakerloo, Circle, District, Metropolitan & City Lines, Great Western Railway, Heathrow Express and to the Elizabeth Line (Crossrail) from 2019.

Accommodation

Floor/Unit	Size	Availability
16th	1,366 sq ft	Coming Soon
15th	12,315 sq ft	Coming Soon
14th	12,315 sq ft	Coming Soon
13th	12,315 sq ft	Coming Soon
12th	12,315 sq ft	Coming Soon
11th	12,315 sq ft	Coming Soon
10th	12,315 sq ft	Coming Soon
9th	12,315 sq ft	Coming Soon
8th	12,315 sq ft	Coming Soon
7th	12,315 sq ft	Coming Soon
6th	12,315 sq ft	Coming Soon
5th	12,315 sq ft	Coming Soon
4th	12,315 sq ft	Coming Soon
2nd	12,298 sq ft	Coming Soon
1st	12,298 sq ft	Coming Soon

Specification

- Density 1:8 per sqm
- Stylish urban design cues • full height glazing, potential for exposed columns and services
- Double height reception with business lounge and café
- Sky terrace with internal meeting and function areas
- Stylish high specification design throughout
- Communal terrace (1,300 sq ft) on the 16th floor
- Additional Private Terrace (1,000 sq ft)
- Unique opening pivot doors in ground floor reception
- Openable façade that overlooks the garden square on each floor
- 180 cycle spaces with dedicated cycle lift as well as 250 lockers

