

Welcome to Eastbourne Terrace



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Summary

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The business district

Neighbourhood connections

Discover Paddington's boldest campus community

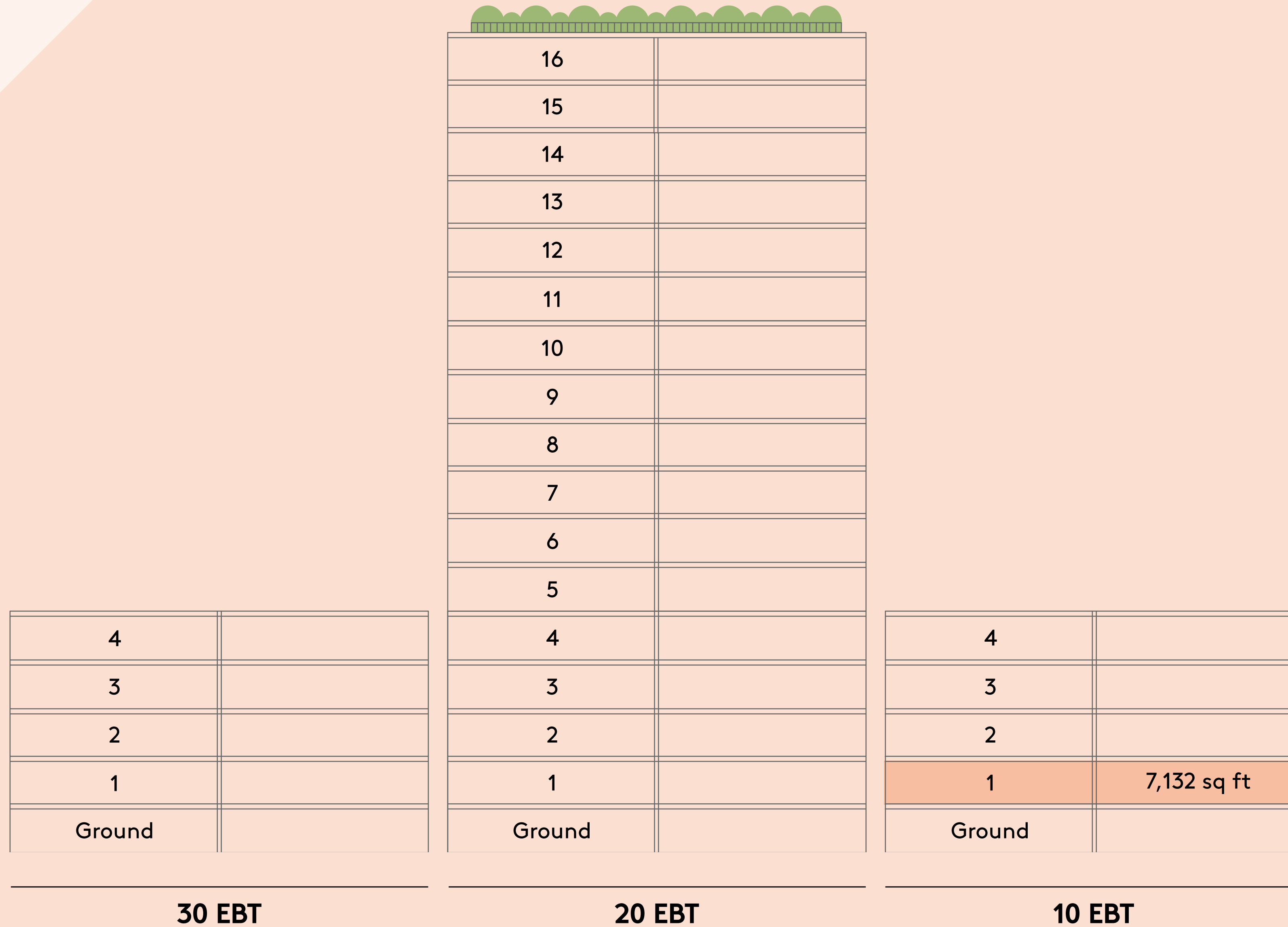
Spread across three buildings, Eastbourne Terrace is a thriving community of like-minded businesses proud to call Paddington home.

From our expansive communal rooftop garden to our state-of-the-art basement facilities, wellness has been worked into the design of Eastbourne Terrace from top to bottom. Our inspiring café and collaborative spaces allow you to flex the space around your working day.

Eastbourne Terrace has been newly transformed into one of the most compelling business addresses in the West End. Adjacent to Paddington Station and opposite the new Crossrail entrance Eastbourne Terrace forms part of a thoughtful regeneration.










Schedule of areas



30 Eastbourne Terrace

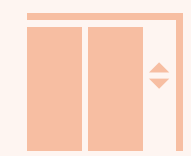
30 Eastbourne Terrace offers Grade A office space with flexible floor plates to suit all types of business use, as well as access to the café and terrace at 20. Every square foot of space is optimised to benefit the occupier, while floor-to-ceiling windows maximise the sense of space, complementing the quality interiors, detailing and finishes. 30 Eastbourne Terrace also benefits from a newly refurbished reception.



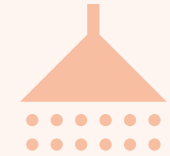
-  3 Lifts
-  5 Showers
-  18 Lockers
-  Car parking
-  50 Bicycle racks
-  Manned reception
-  Chilled beam air conditioning
-  Raised access floors
-  Space for standby generators
-  LED lighting
-  Occupancy density of 1 per 10 sq m
-  BREEAM 'Excellent' rating

20 Eastbourne Terrace

A building that stands proud with a commanding presence, next to Paddington Station. 20 Eastbourne Terrace is sympathetic to its environment, yet boldly challenging convention. Inside, inspiring spaces set the scene for bold innovation. Careful design fosters creativity and gives a sense of wellbeing.



4 Lifts



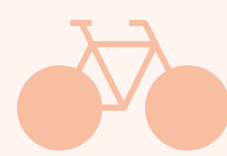
10 Showers



116 Lockers



Car parking



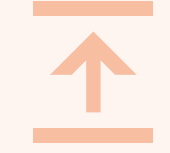
50 Bicycle racks



Changing rooms



Manned reception



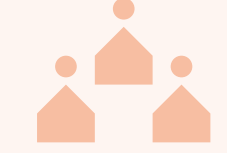
Raised access floors



Floor to ceiling height 2.7m



LED lighting



Occupancy density of 1 per 10 sq m



BREEAM 'Excellent' rating

20 Eastbourne Terrace



Café, offering nutritious balanced meals and delicious coffee for the Eastbourne Terrace community.



Communal roof terrace totalling 1,800 sq ft surrounded by greenery and providing panoramic views.



Collaboration spaces: open spaces to take time away from your desk.

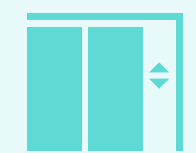


10 Eastbourne Terrace

10 Eastbourne Terrace joins buildings 20 and 30 to form an exciting campus of future-facing workspaces in Paddington with shared access to the café and terrace at 20.

Availability

– 1st Floor: 7,132 sq ft – Available Q1 2023



3 Lifts



5 Showers



22 Lockers



Car parking



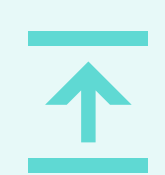
50 Bicycle racks



Manned reception



Chilled beam air conditioning



Raised access floors



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LED lighting



Occupancy density of 1 per 10 sq m

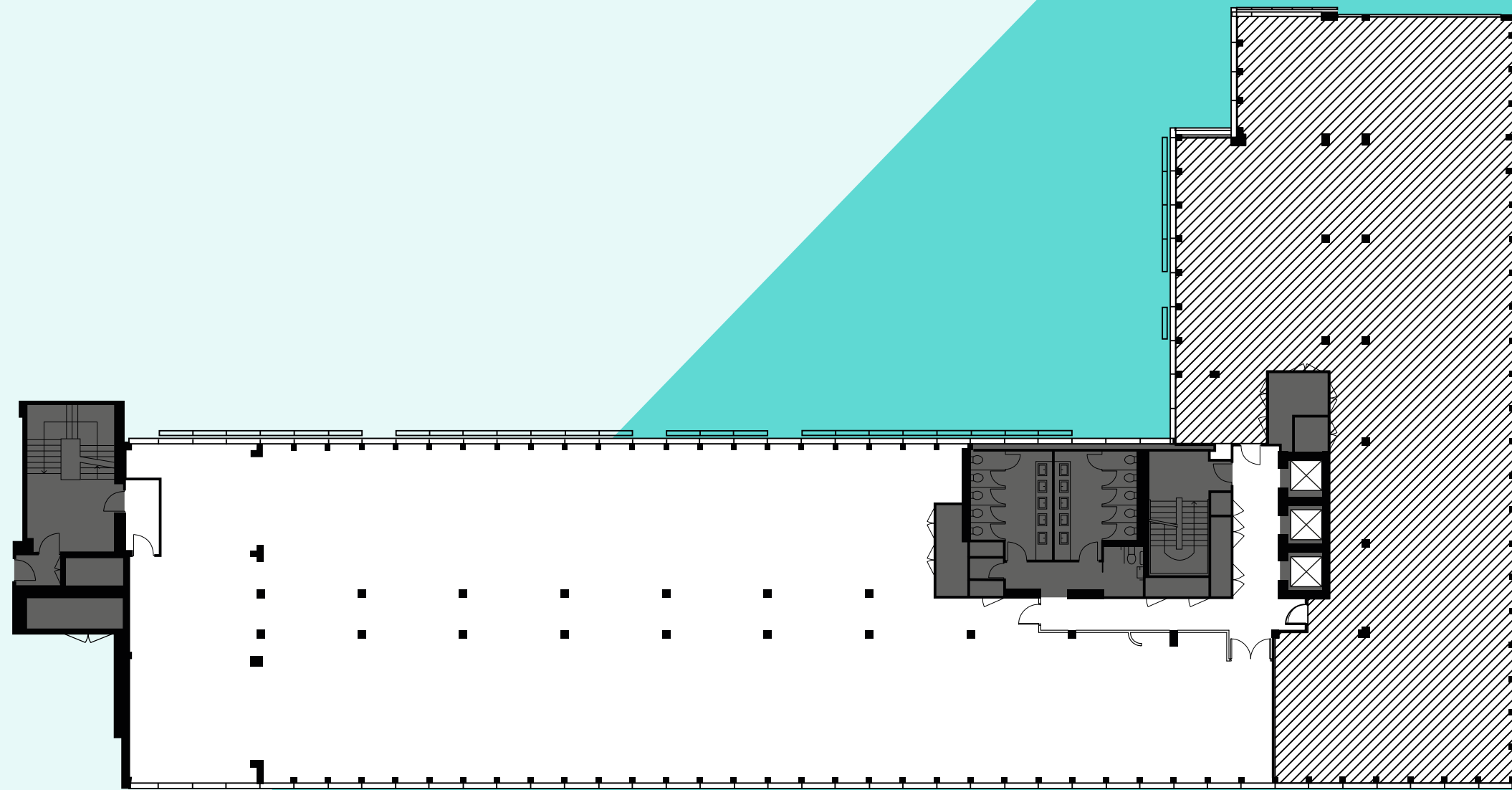


BREEAM 'Excellent' rating

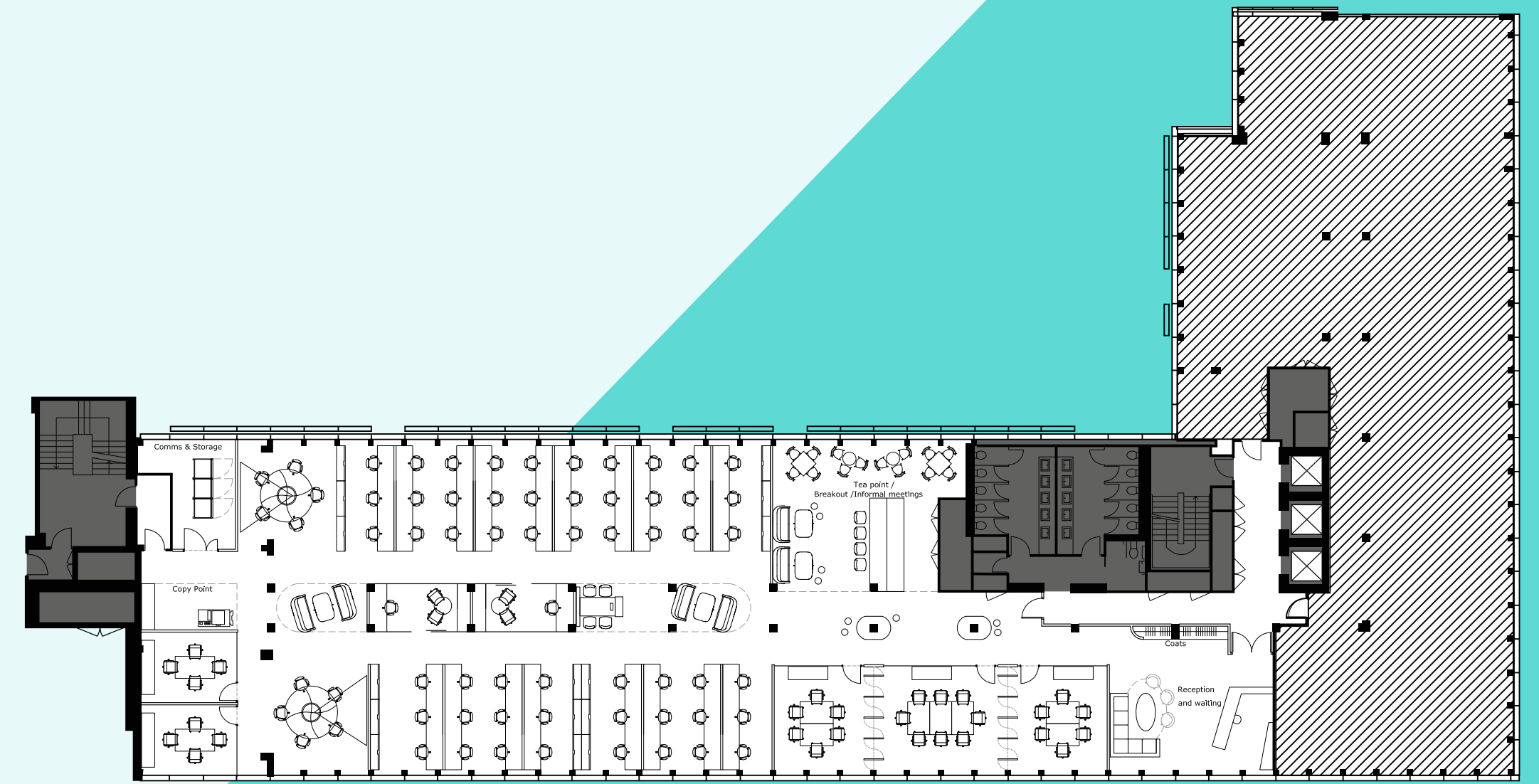


10 Eastbourne Terrace

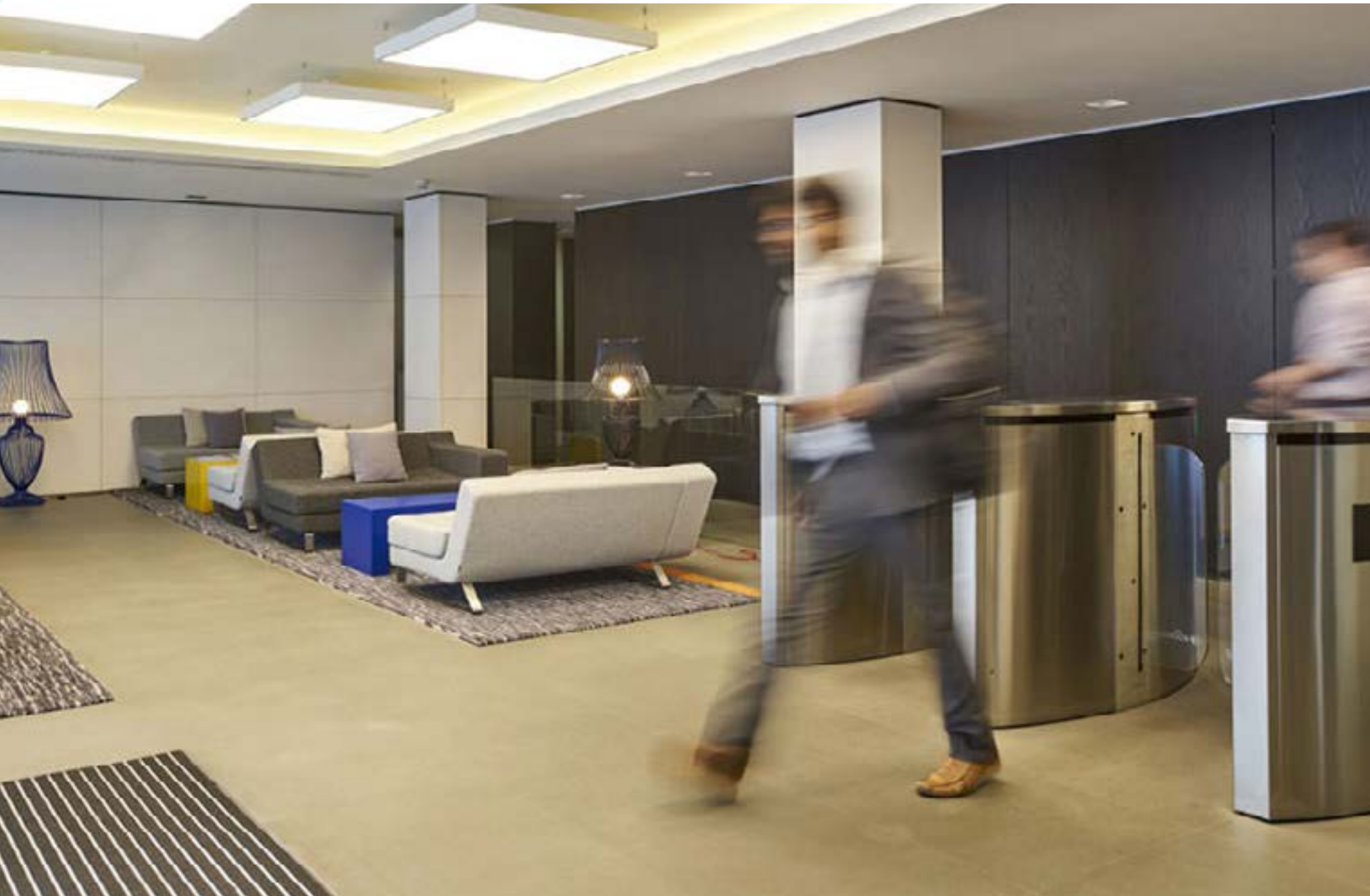
1st Floor
7,132 sq ft, Floor plan



1st Floor
7,132 sq ft, Available fitted
64 open plan workstations,
2 private offices, 5 meeting rooms,
1 reception



10 Eastbourne Terrace



The manned reception area at 10 Eastbourne Terrace provides an impressive welcome to the building, flooded with natural light and space to hold small meetings.



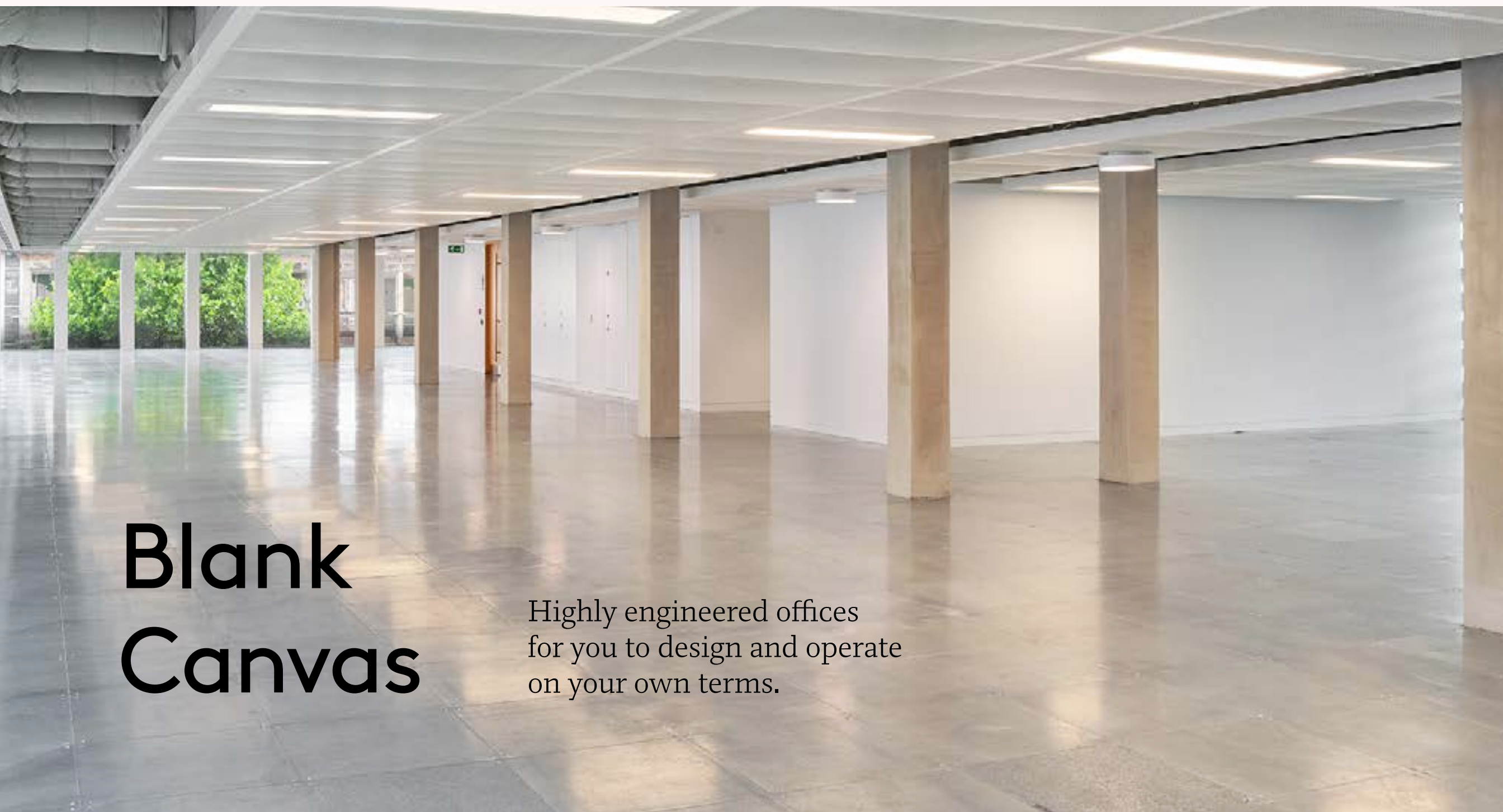
Eastbourne Terrace benefits from easy access to outdoor space and bike racks.

Working environments for a changing world

When you move into a Landsec office, you can enjoy sustainable and healthy spaces, engaging surroundings, and a lasting relationship with a trusted partner who can provide for any stage in your journey.



30 EBT



Blank Canvas

Highly engineered offices for you to design and operate on your own terms.

Customised

Introducing Customised, offices designed, delivered and operated by Landsec to suit your individual requirements. Customised removes the hassle from office relocation and operation.

- Self-contained, high spec space including your own reception and branding
- Speedy, pain-free occupation, as we'll take care of the fit-out and details
- Collaboratively designed fittings and furnishings to reflect your business
- Dedicated account managers
- Additional optional managed services to suit your individual requirements
- A choice of wellbeing and environmental extras
- Peace of mind that all Customised office spaces are WELL-enabled
- Inclusive pricing and flexible leases

Leaders in sustainability

At Landsec, we're strong believers in creating sustainable places that benefit both people and planet. Among our ambitious net-zero goals, we're reducing carbon emissions in our portfolio and procuring 100% renewable electricity.

20 Eastbourne Terrace alone won the Refurbished/Recycled workplace category in the prestigious British Council for Offices (BCO) London Awards 2017. Its Excellent BREEAM rating is in part thanks to solar panels generating up to 58,000 kWh of power each year. This is a destination ready for the challenges of tomorrow.

Landsec has recently committed £135m to a net zero transition fund to help achieve its 2030 science-based targets and drive the transition to net zero. The fund will be used to finance a series of initiatives starting with 30 Eastbourne Terrace and replacing all gas-fired boilers with Air Source Heat Pumps.



Belong to one of London's most vibrant business district

Paddington has fast become one of the capital's must-visit destinations, home to canalside dining spots and buzzing bars. And with Paddington station and the upcoming Crossrail on hand, Eastbourne Terrace is the perfect base for travelling within London and beyond.



Canal Basin

Stroll through Little Venice and along the Grand Union, wander over to Regent's Park or enjoy London's first floating park.



Diverse industries

From Visa to Vodafone, Mars to Marks & Spencer, Paddington's regeneration has welcomed a hugely exciting mix of big brands.



Pergola

Take your pick from countless cuisines in London's largest alfresco food and drink experience.



Food haven

Alongside Pergola are several street-food outlets including the hugely popular Rolling Dough, Holy Guacamole and the Rice Guys.



Crossrail

Whizz to Heathrow in 23 mins and Liverpool Street in 16 mins, thanks to Paddington's Crossrail station.




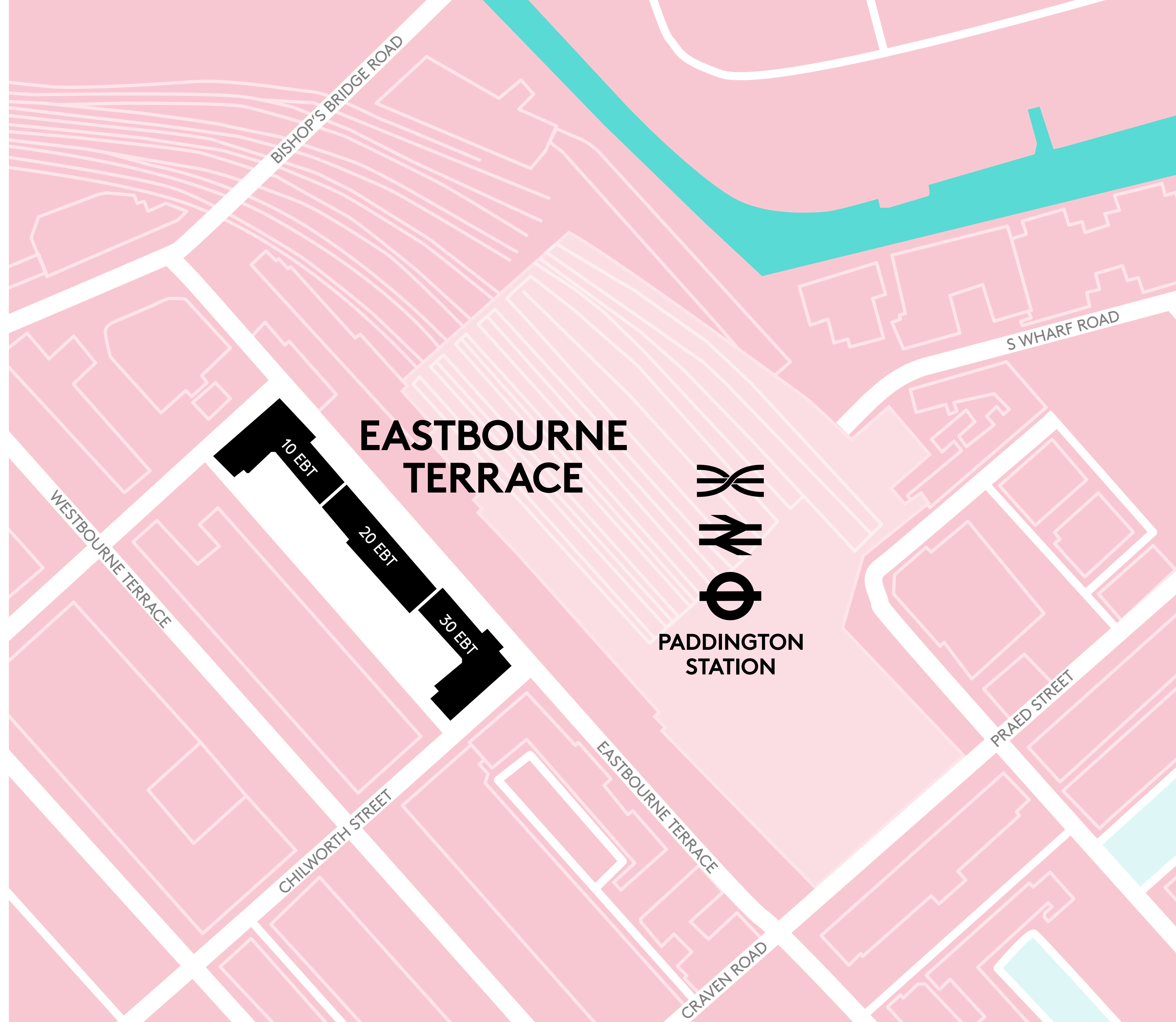
Green Spaces

Situated right on our doorstep, Hyde Park is the perfect setting for morning jogs, lunchtime strolls or picnics on summer evenings.

Well-connected by public transport

Paddington station is just a minute's walk from Eastbourne Terrace which makes getting around London easy and convenient.

		
Lines at Paddington	Paddington Crossrail	Mins
Bakerloo	 Tottenham Court Road	4
Circle	 Liverpool Street	10
District	 Canary Wharf	17
Hammersmith & City	 Heathrow Airport	24
 		
Tube and Rail	Mins	
Oxford Circus	9	
King's Cross/St Pancras	12	
Waterloo	15	
Victoria	16	
Liverpool Street	19	
Heathrow Airport	24	
City Airport	47	



Neighbourhood connections

Food and beverage

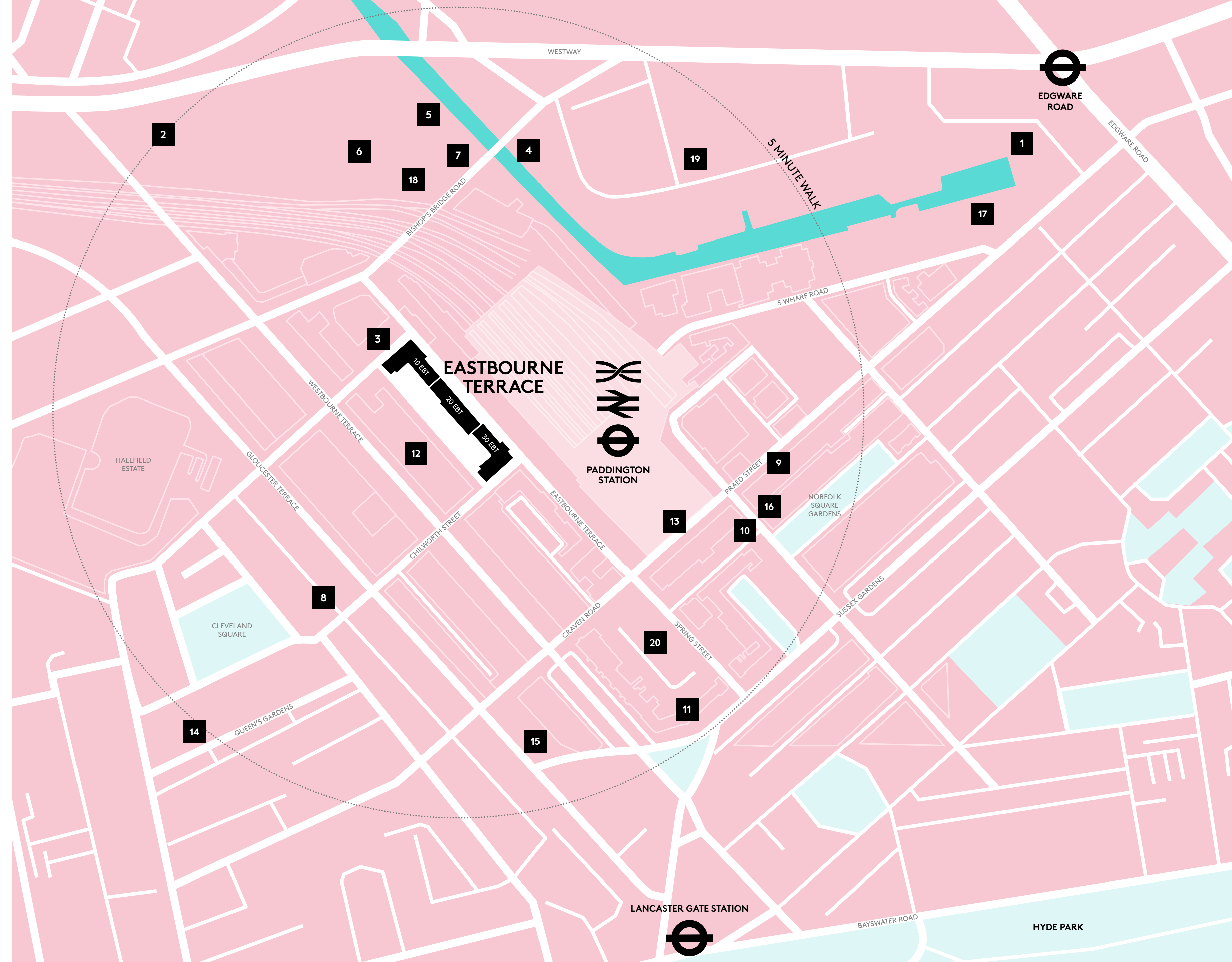
- 1 Brew Dog
- 2 Pergola Paddington
- 3 Prince of Wales
- 4 Bondi Green
- 5 The Union Paddington
- 6 Pearl Lang
- 7 Smiths Bar & Grill
- 8 Cleaveland Arms
- 9 Mihbaj Café & Kitchen
- 10 Sawyers Arms

Hotels

- 11 Roseate House London
- 12 The Chilworth London
- 13 Hilton London Paddington
- 14 The Ceaser Hotel
- 15 The Crescent Hyde Park London
- 16 The Pilgrim

Fitness and Lifestyle

- 17 F45 London Paddington
- 18 Nuffield Health Paddington
- 19 Retra Paddington
- 20 Peacock pilates



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