

Battleship Building

PADDINGTON

179 Harrow Road
Paddington Basin
W2 6NB

TO LET

6,444 sq ft to
23,782 sq ft

Flexible,
Short term,
excellent
value offices
available





LOCATION

The Battleship Building is located on Harrow Road, adjacent to Paddington Central which benefits from numerous restaurants, bars and public squares.

Paddington Station is a short walk from the property along the canal and provides National Rail, Heathrow Express and Underground services (Circle, District, Bakerloo, Metropolitan, & Hammersmith and City Lines) and the Elizabeth Line.

To the north is Little Venice, one of the Capital's most attractive residential quarters, and the Grand Union Canal with its picturesque barges and waterside cafes.



CLICK MAP FOR MORE LOCAL INFO



TRANSPORT LINKS

PADDINGTON STATION
Underground & Overground
(Elizabeth, Bakerloo, Circle and District Lines)

CONNECTIVITY

- Notting Hill.....17 mins
- Oxford Circus.....15 mins
- Kensington High Street.....14 mins
- White City.....14 mins
- Kings Cross.....16 mins
- Waterloo.....26 mins
- Victoria.....14 mins
- Heathrow (T1,2 &3)37 mins

Transport time from citymapper.com



Kitchen / Canteen (below)

6th Floor Meeting Room



Open plan offices



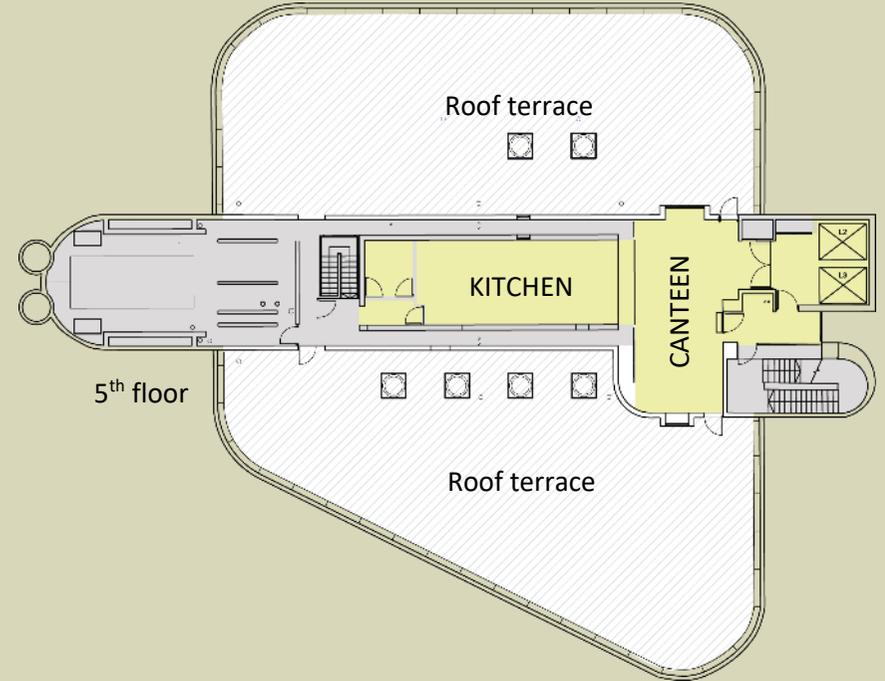
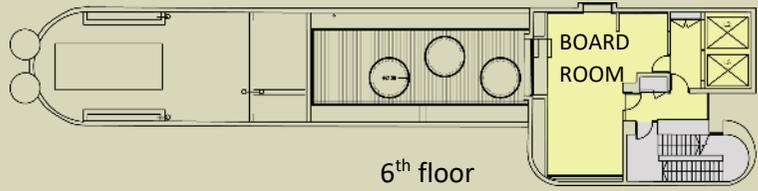
AMMENITIES

- Superb natural light
- Self-contained office
- Iconic building
- Air-conditioning
- Kitchen
- WCs
- Reception area

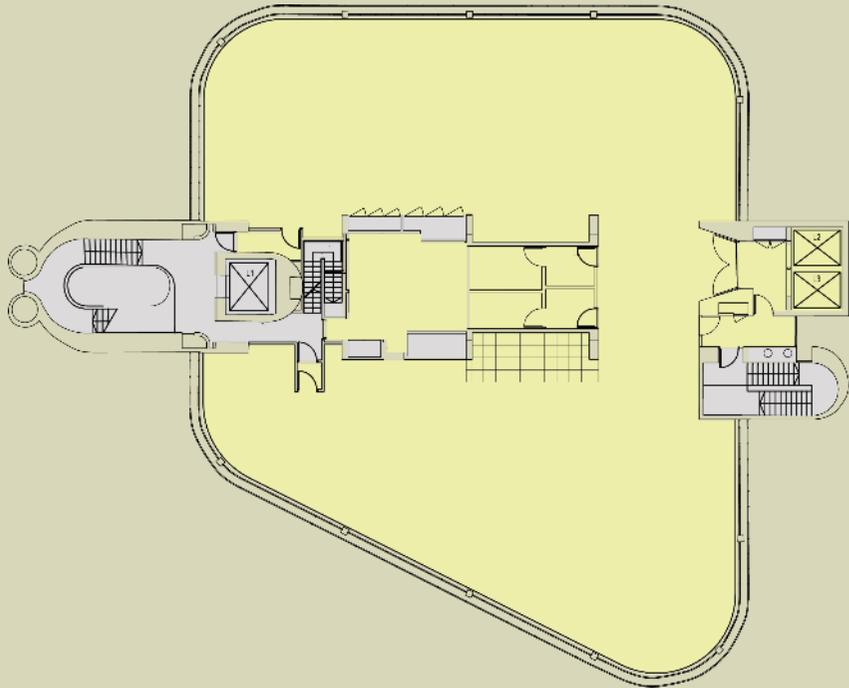


MAIN BUILDING

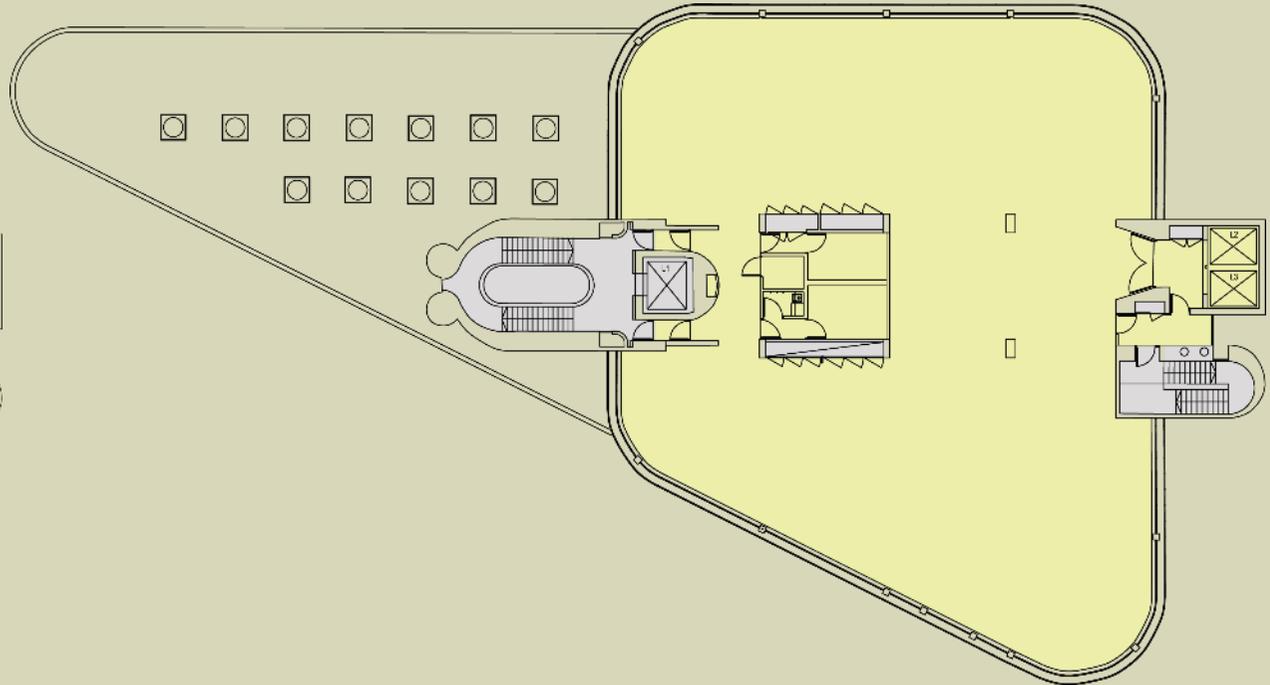
Floor	Size (sq ft)	Size (sq m)
6 th	447	41.52
5 th	883	82.03
4 th	6,444	598.66
3 rd	6,729	625.14
TOTAL	14,503	1,347.37



4th floor

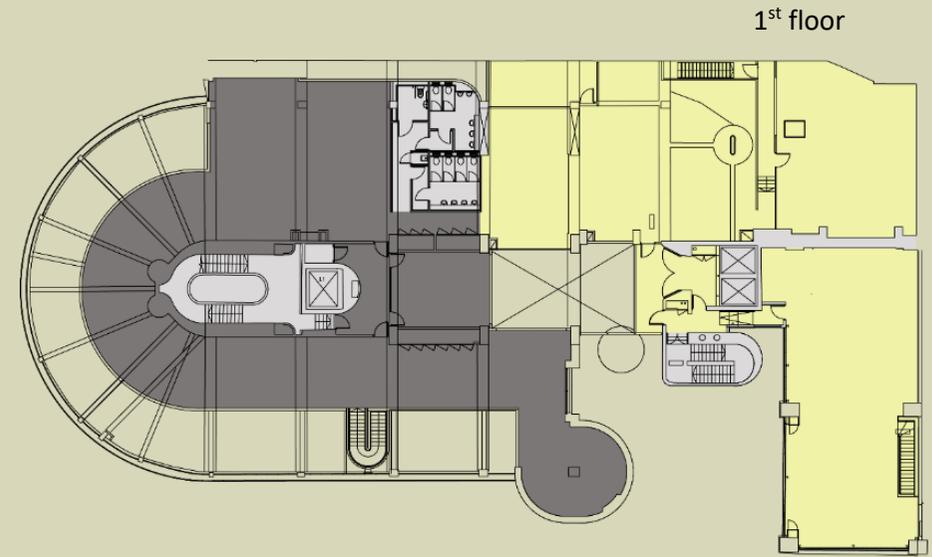
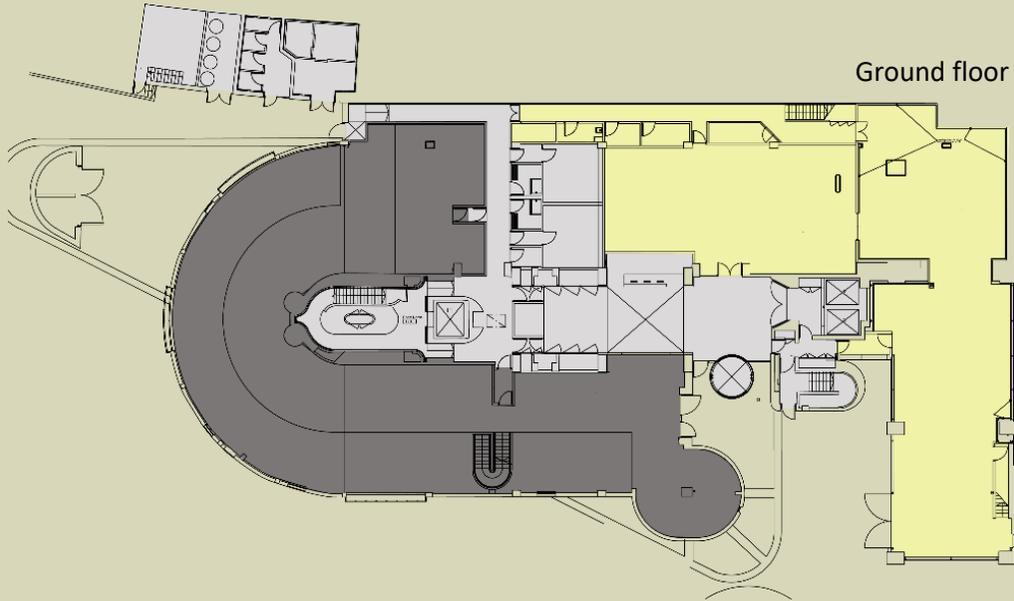


3rd Floor



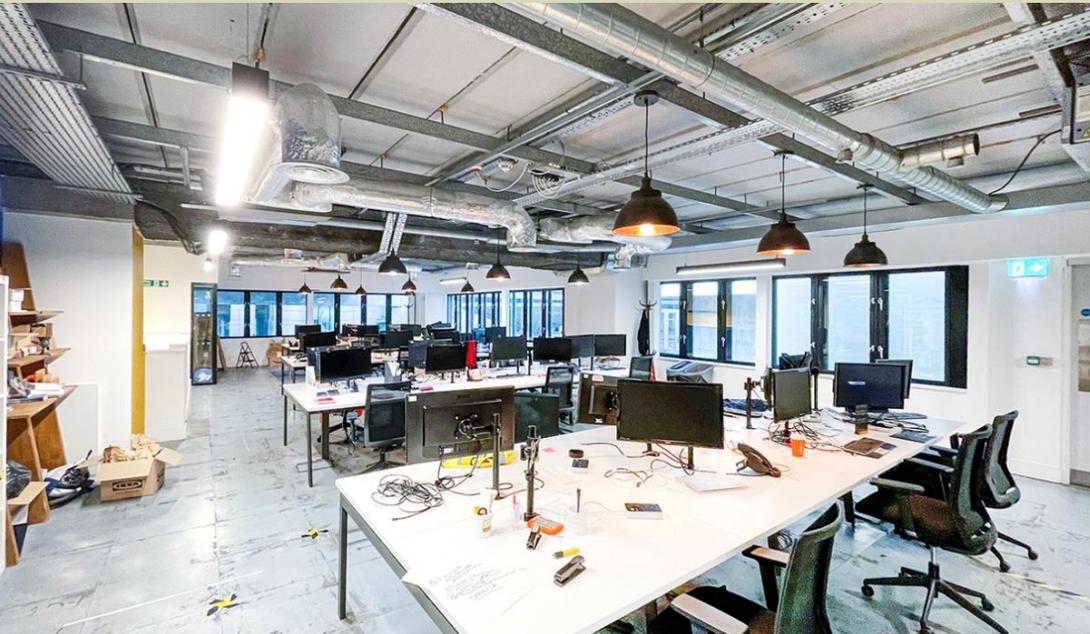
PODIUM

Floor	Size (sq ft)	Size (sq m)
1 ST	4,766	442.77
Ground	4,513	419.27
TOTAL	9,279	862.04



1st floor Podium wing

Ground floor Podium wing





5th floor roof terrace

DESCRIPTION

Set within the former maintenance depot for British Rail from 1969, the Grade II* listed building office building was converted in 2000 by AHMM to provide contemporary office space. The iconic building has been the head office for Virgin Group.

The main available space comprises the 3rd and 4th floors of the main building with smaller ancillary space on the 5th & 6th floors.

In the podium section of the building, there is a self-contained office space over ground and first floors with an interconnecting staircase at the front and rear.

The space can be accessed directly from the front of the ground floor or through the building's common reception (pictured). Natural light is from wrap-around windows on both floors.

Limited car parking is also available on site.

TERM

Available on a new short-term lease to be agreed.

RENT

c. £25 per sq ft subject to term & spec

BUSINESS RATES

Main building £20-25 per sq ft.
Podium £18 per sq ft
approx. As of 2023/24. To be confirmed with local authority

SERVICE CHARGE

£8.50 per sq ft (inc insurance)

EPC

C (72)

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT. Brochure December 2022.

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