

THE BATTLESHIP BUILDING
LITTLE VENICE / PADDINGTON W2

**FREEHOLD FOR SALE
WITH VACANT POSSESSION**



A London Icon

A London Icon of interest to innovative owner occupiers or developers. Suitable as an office headquarters or alternative users subject to planning.

The Battleship Building comprises 46,565 sq ft of office space, two roof terraces and 25 car parking spaces. With the ability to create extra spaces together with bike storage. The amenities of the Paddington area are close by providing a high quality local environment and first class communications including the recently opened Elizabeth Line.

The curvilinear form and dramatic location ensures instant recognition and guarantees a high profile identity to its occupants.



Little Venice

The Westway

BATTLESHIP BUILDING

Brunel Building

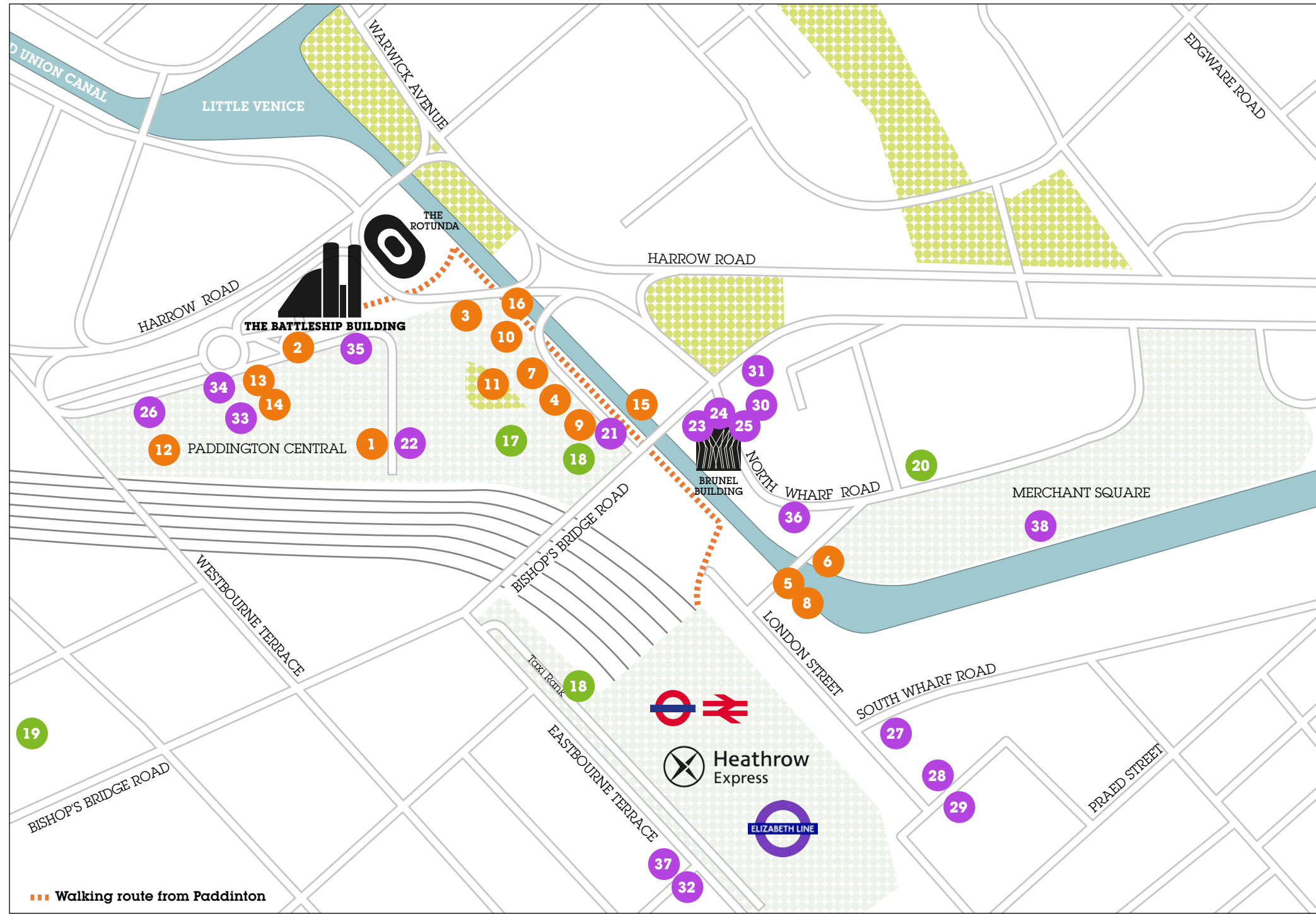
Paddington Central

Paddington Station

Hyde Park

Location

The building is adjacent to Paddington Central with its numerous restaurants, bars and public squares



Food + Drink

- 1 Noxy Brothers
- 2 Black Sheep Coffee
- 3 Beany Green
- 4 Smith's Bar & Grill
- 5 Darcie & May Green
- 6 Gail's
- 7 Coco Di Mama
- 8 Bar Torelli
- 9 Ayllu
- 10 The Union
- 11 Pearl Liang

- 12 Pergola Paddington
- 13 Huckster London
- 14 Skylark Roof
- 15 Garden
- 16 The Grand Duchess
- 17 The Cheese Barge

Gyms

- 17 Nuffield Health
- 18 Grndhouse
- 19 Irebel
- 20 Retra

Local Occupiers

- 21 Visa
- 22 Virgin Media
- 23 Sony
- 24 Premier League
- 25 Helman & Friedman

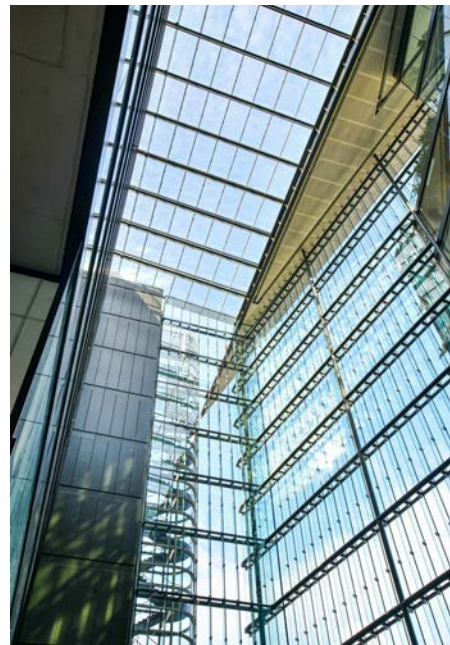
- 26 Mars
- 27 Capital International
- 28 Ds Smith
- 29 Kingfisher
- 30 Splunk
- 31 Payment Sense

- 32 St James' Place Wealth Mgt
- 33 Takeda
- 34 Finastra
- 35 Microsoft
- 36 Iqvia
- 37 Oracle
- 38 M&S



The Area

To the south of the Battleship Building lies Paddington Waterside. An area the size of Soho, with excellent residential, commercial, leisure and retail facilities. 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.

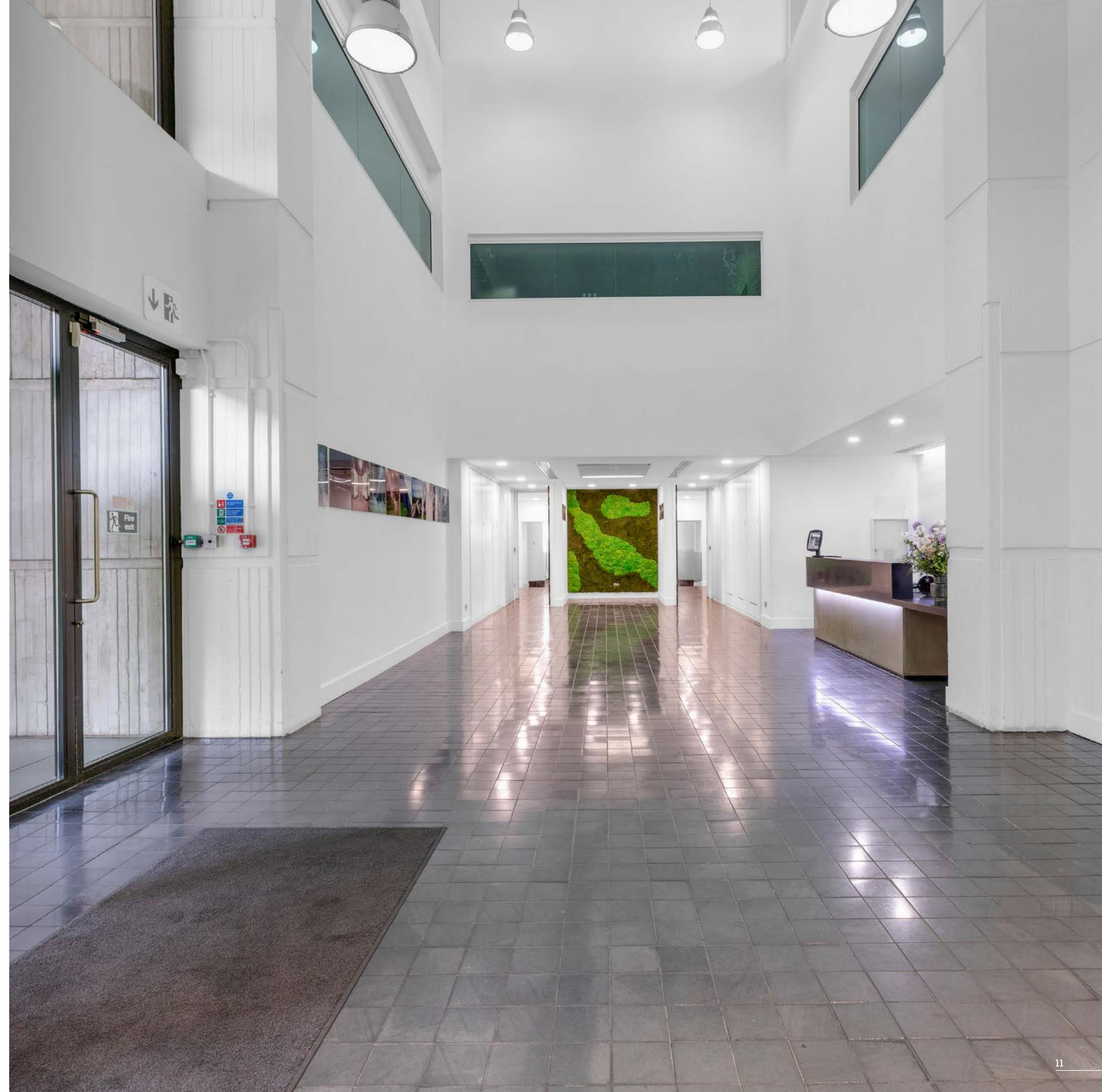
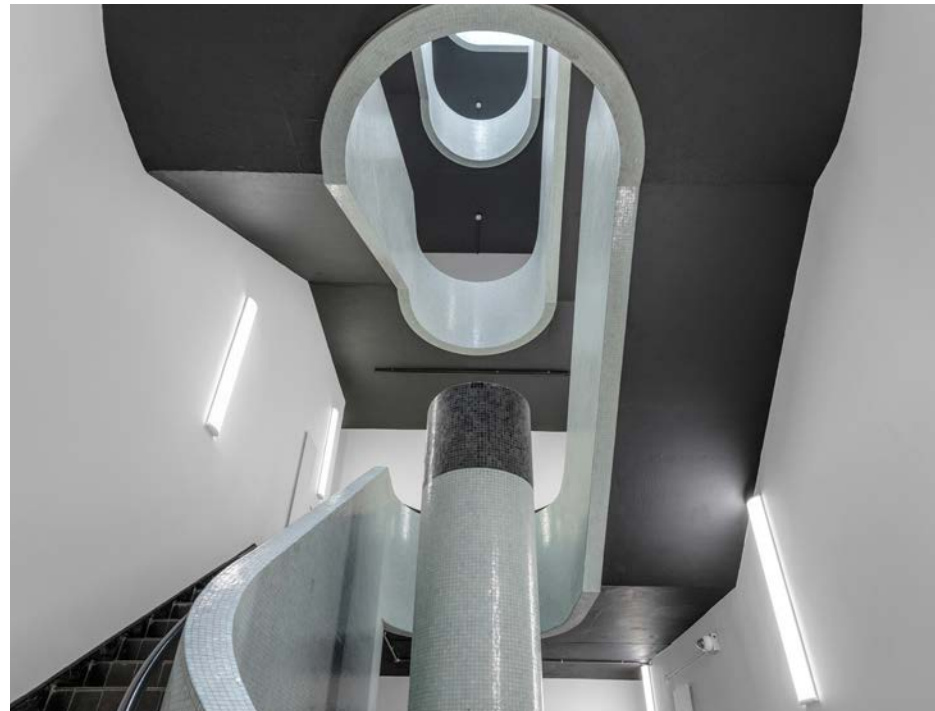


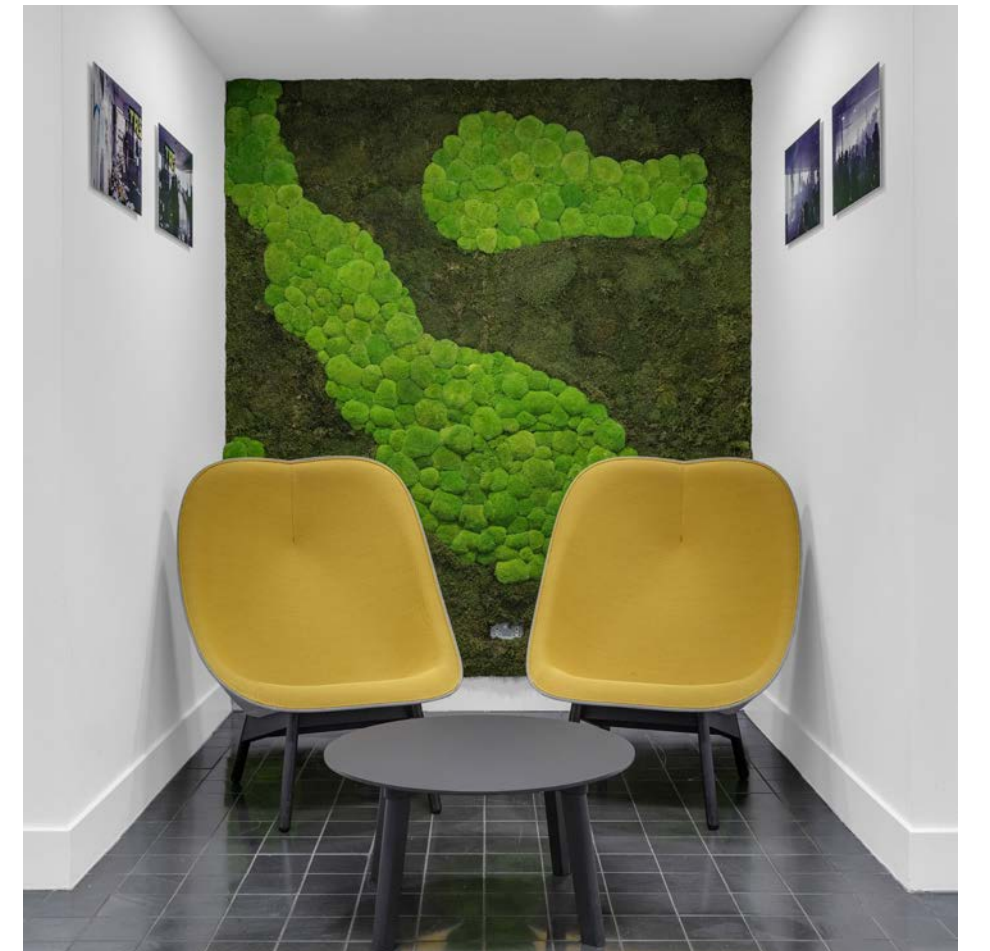
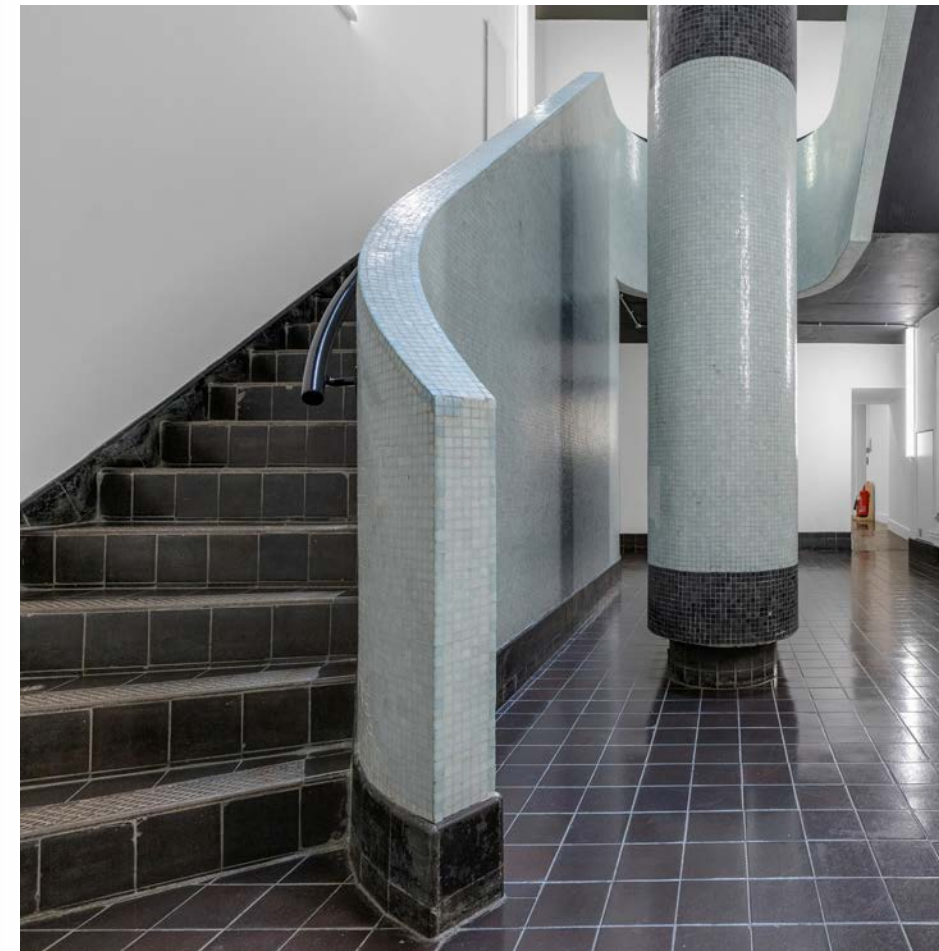
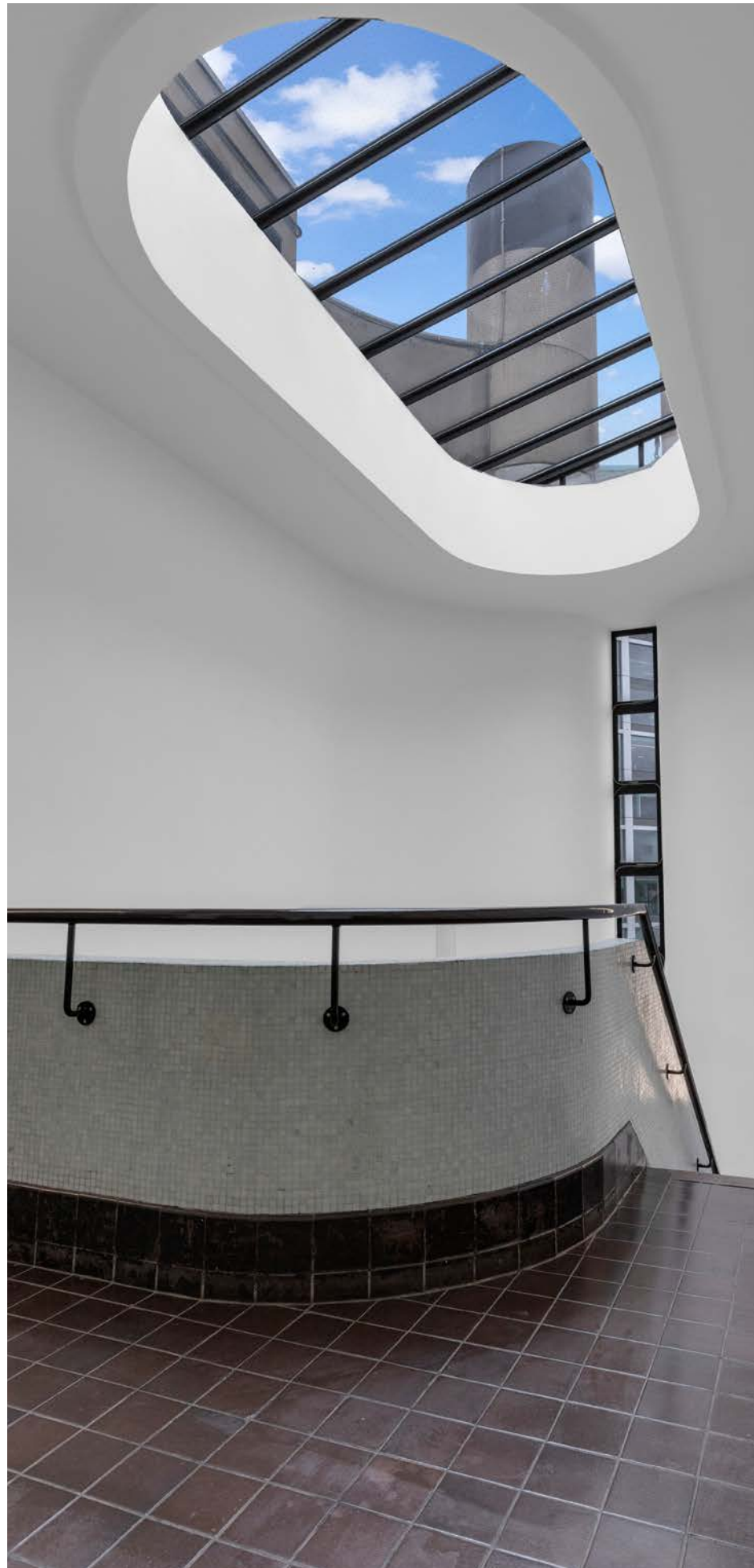
The area around the Battleship Building provides a wide variety of amenities from canalside walks to top quality restaurants, from high end residential to landscaped public squares.



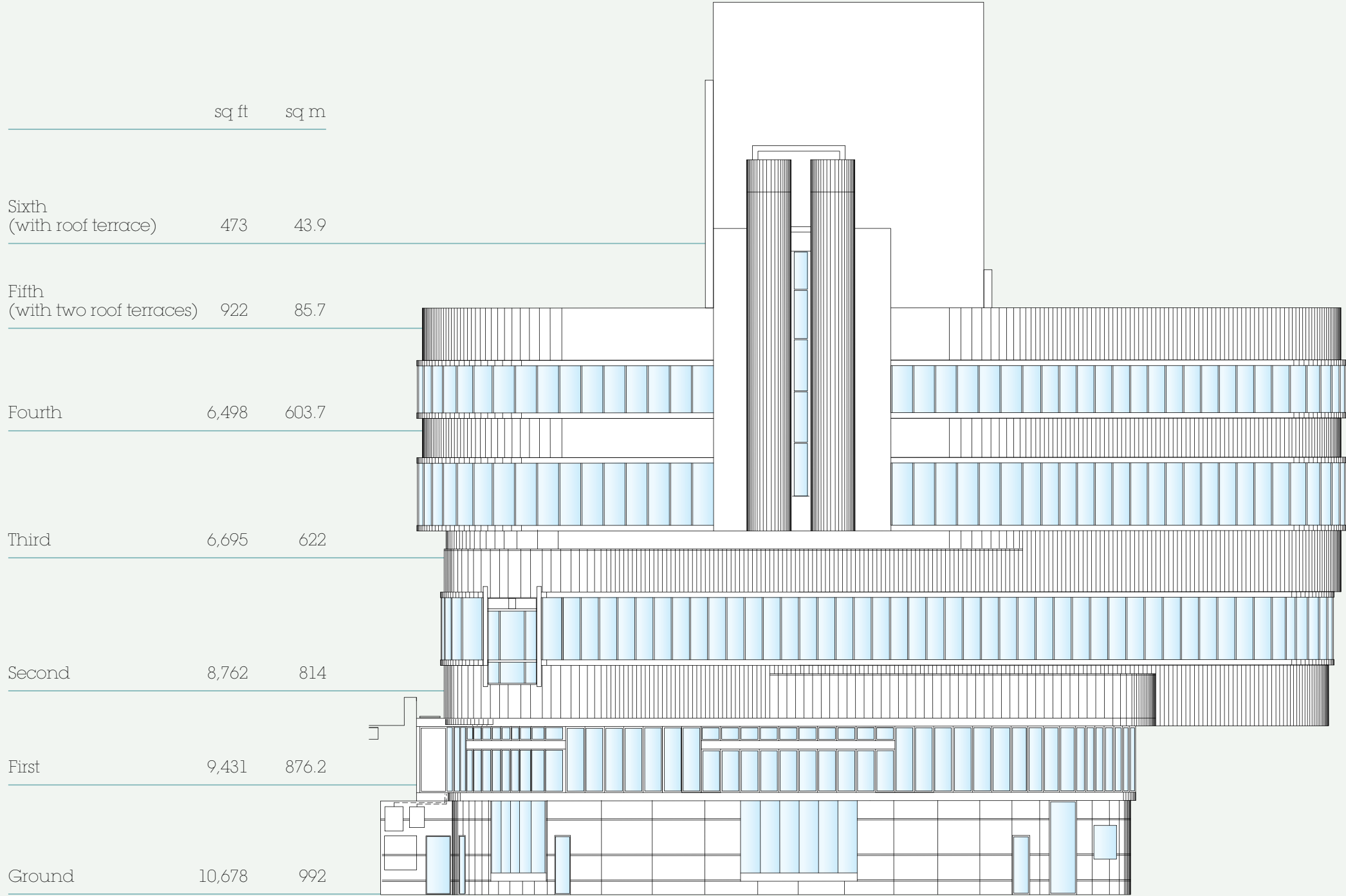
The Offices

The interior spaces are no less striking than the exterior. There are elegant double-height reception areas, clear, open office areas with all-round daylight and spectacular views across London. Subject to the usual consent, the building offers scope for further development/ redevelopment such as expansion of the 5th floor.

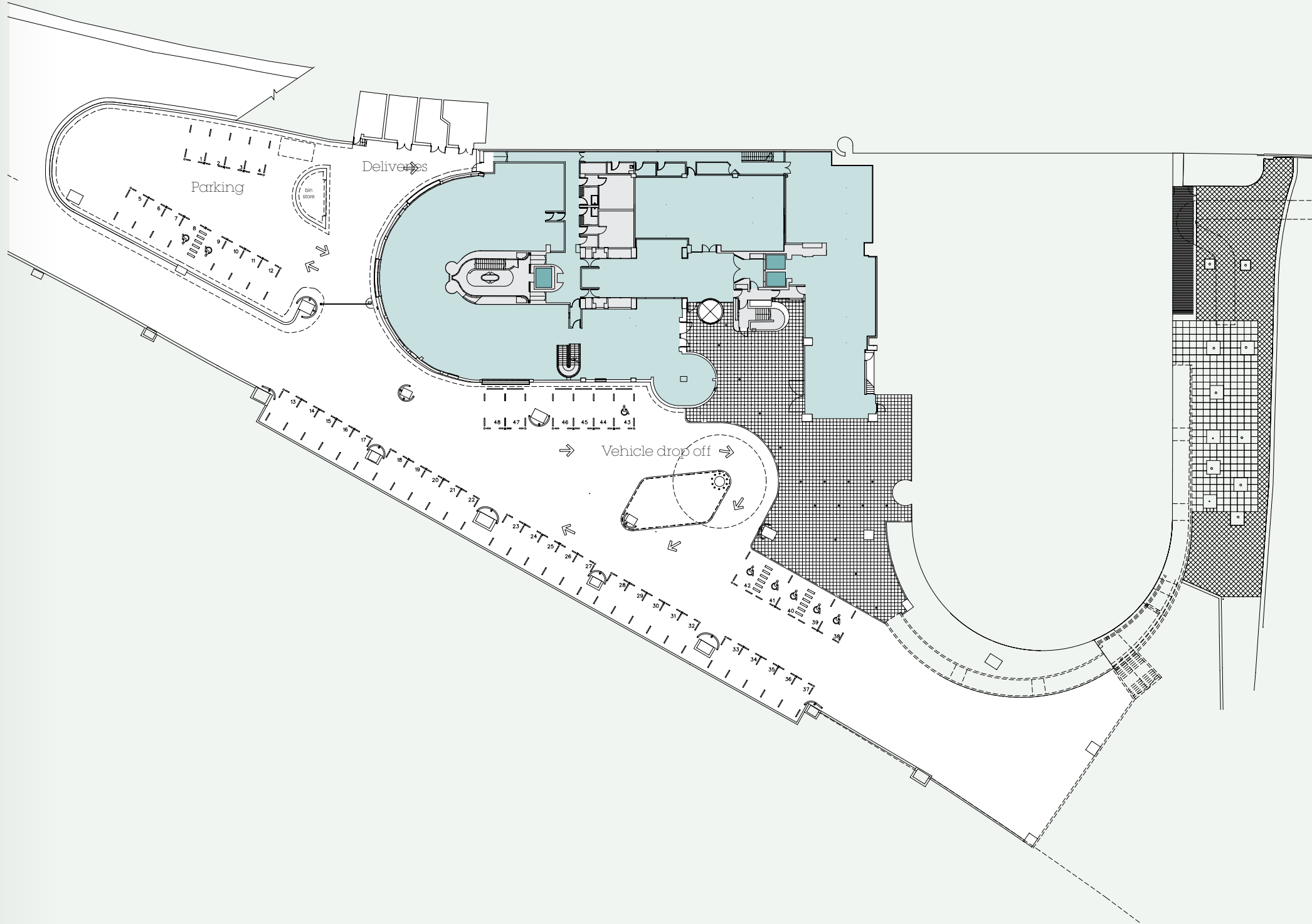






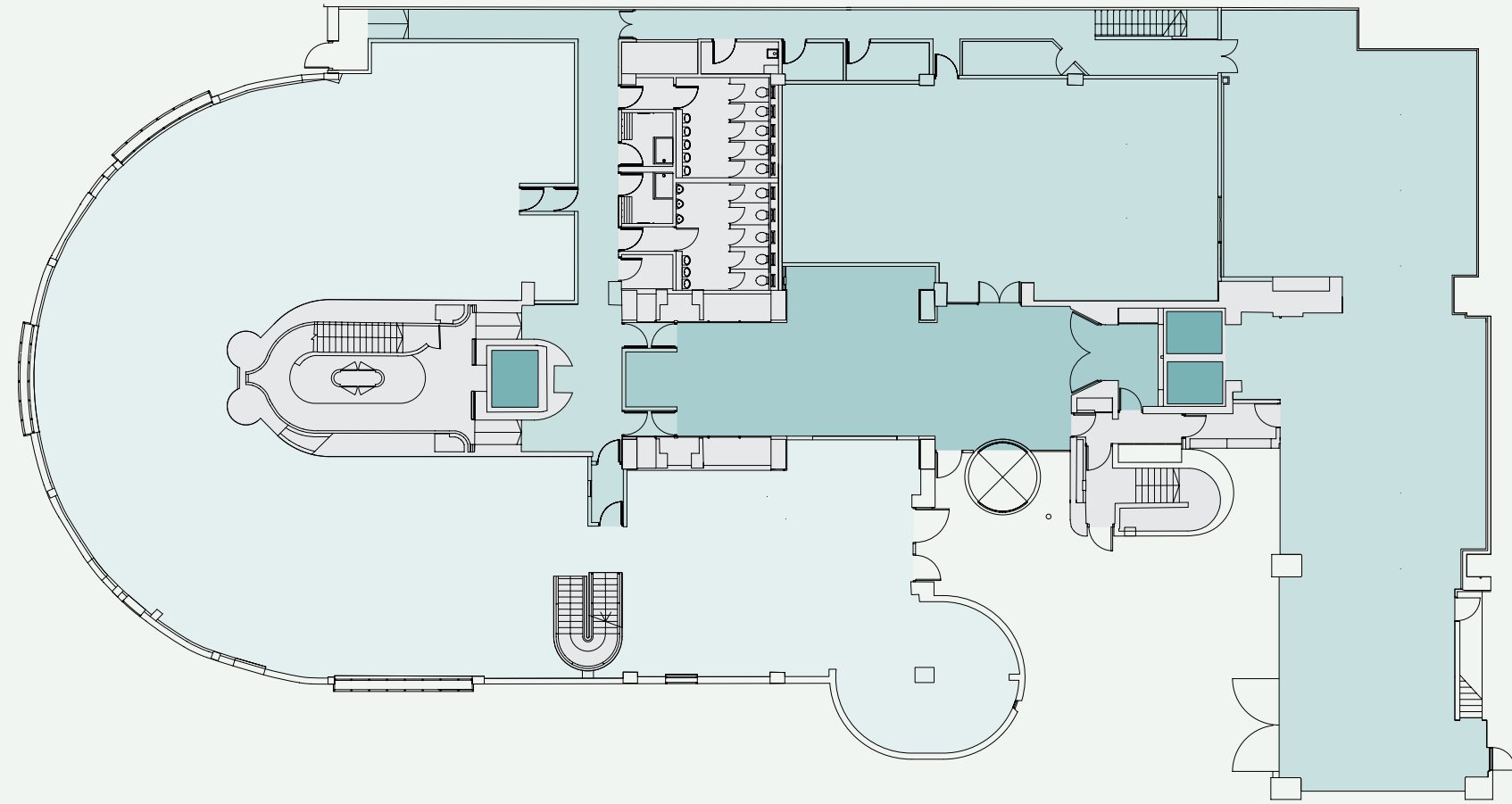


	sq ft	sq m
Sixth (with roof terrace)	473	43.9
Fifth (with two roof terraces)	922	85.7
Fourth	6,498	603.7
Third	6,695	622
Second	8,762	814
First	9,431	876.2
Ground	10,678	992
Basement	2,001	185.9
Substantial on-site car parking		
TOTAL	46,565	4,326



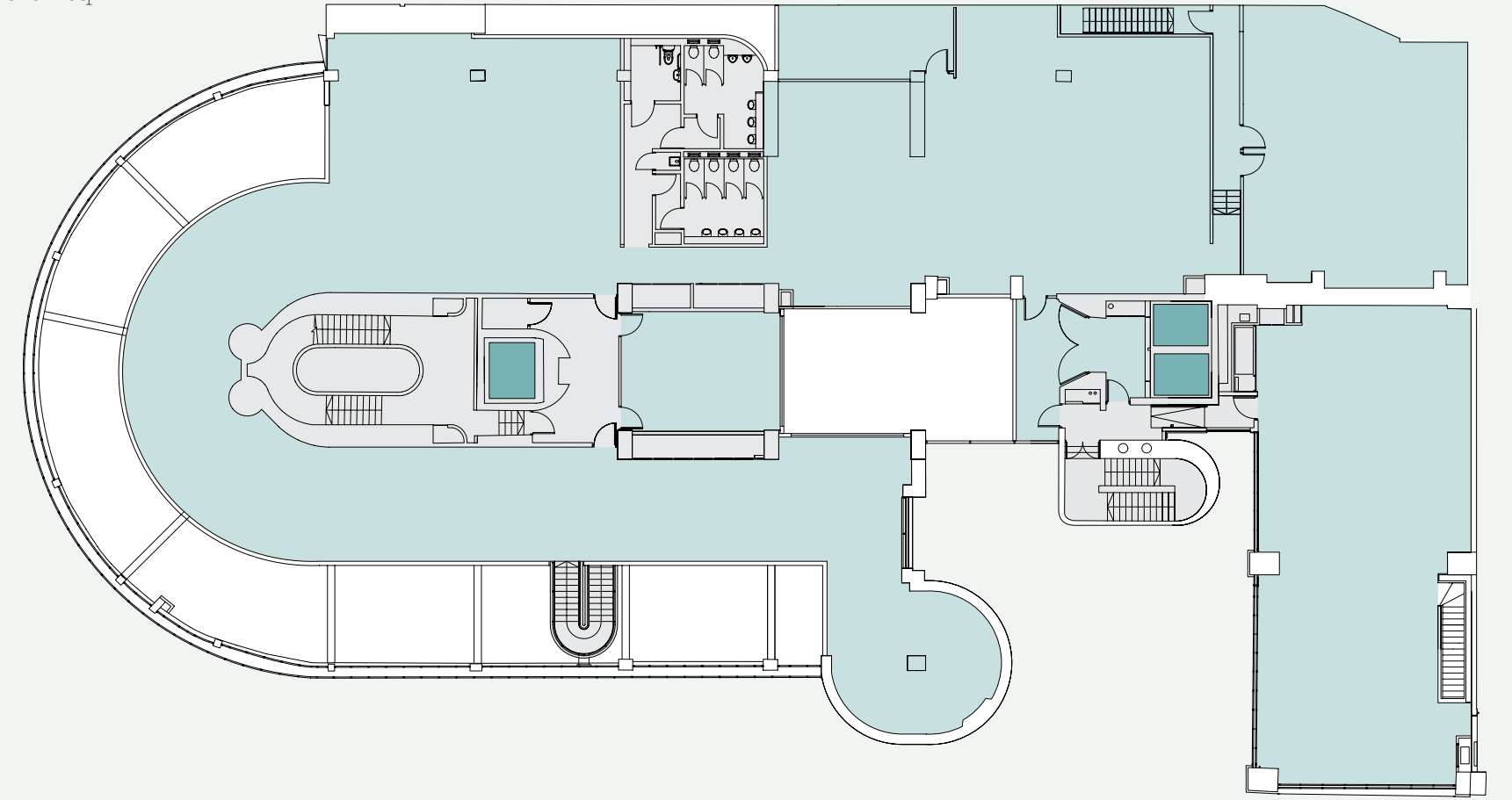
Ground Floor

10,678 sq ft 992 sq m



First Floor

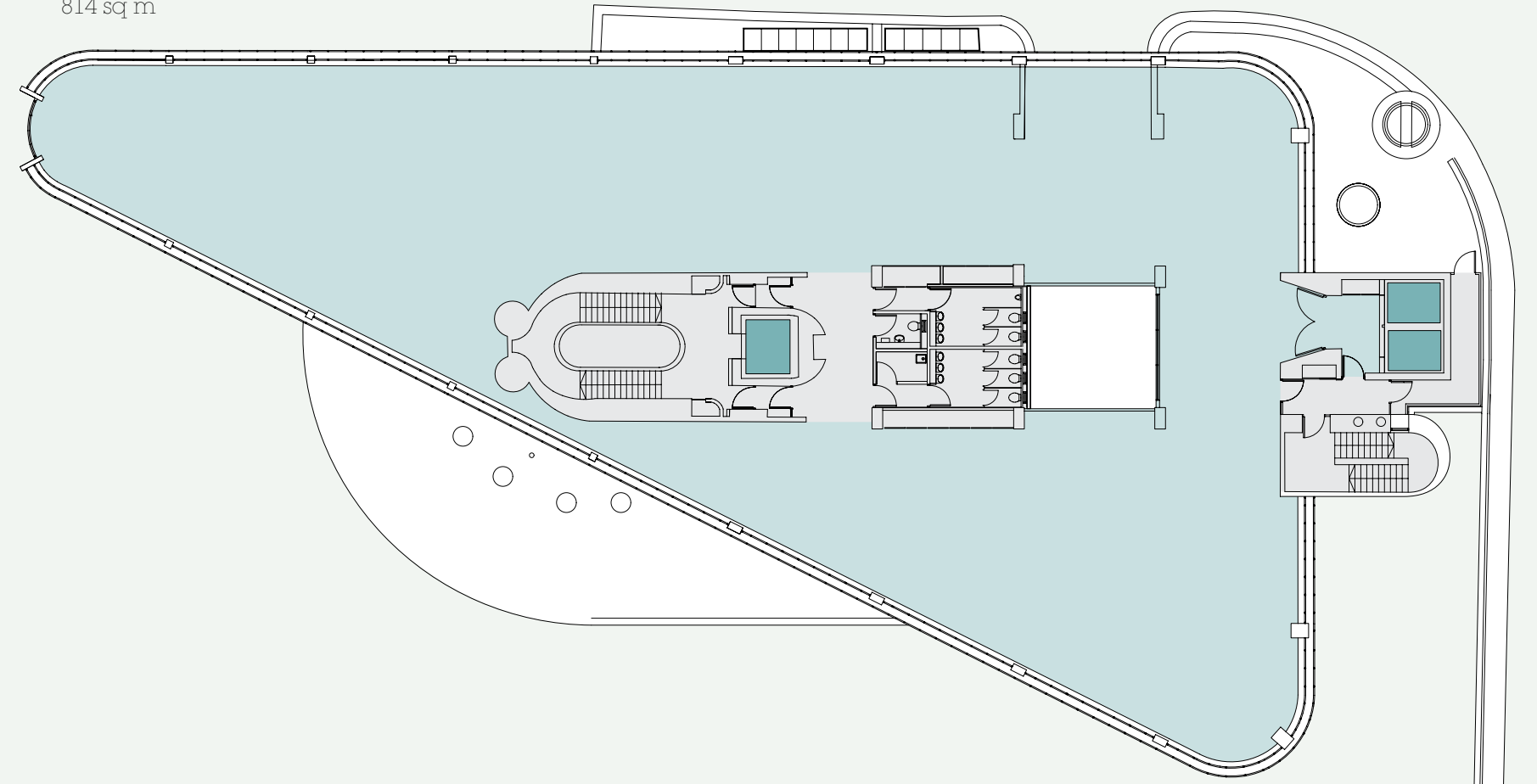
9,431 sq ft 876.2 sq m



For Indicative purpose only

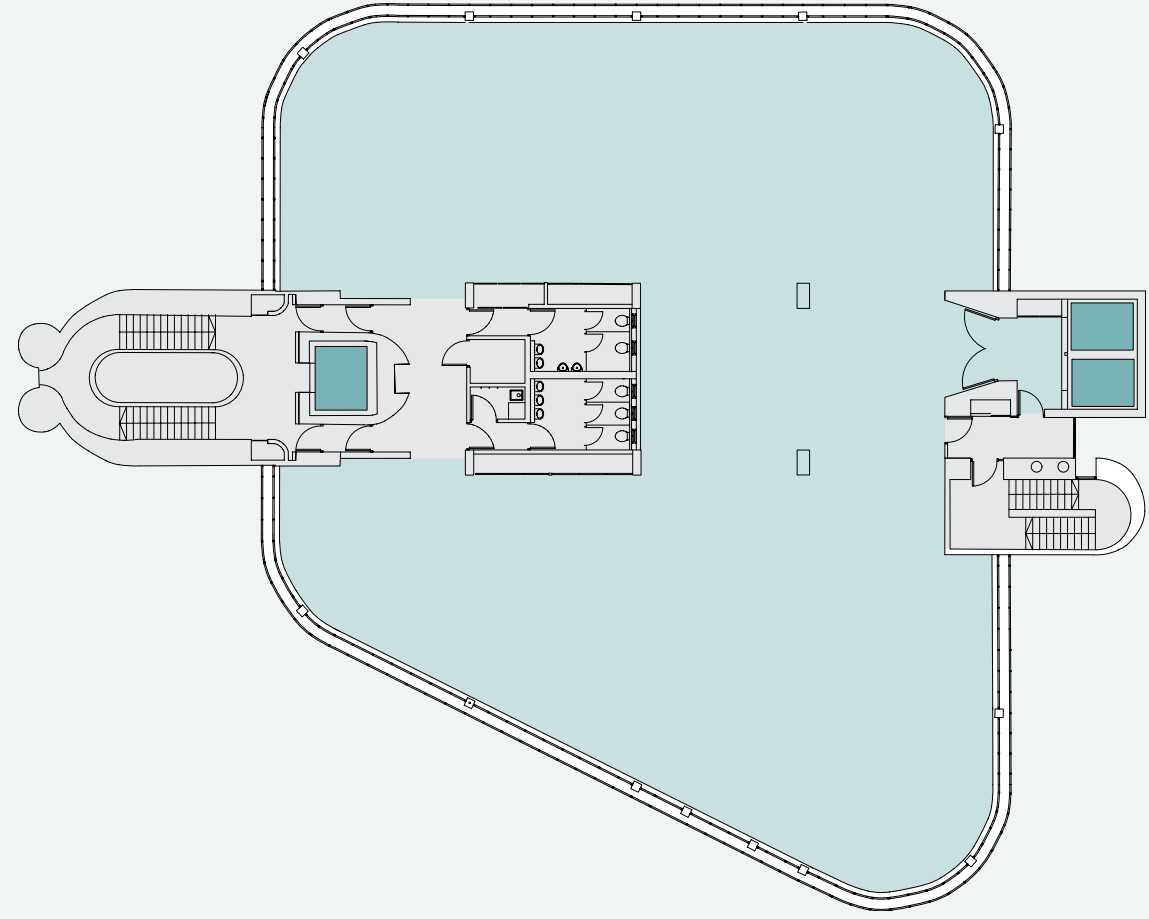
Second Floor

8,762 sq ft 814 sq m



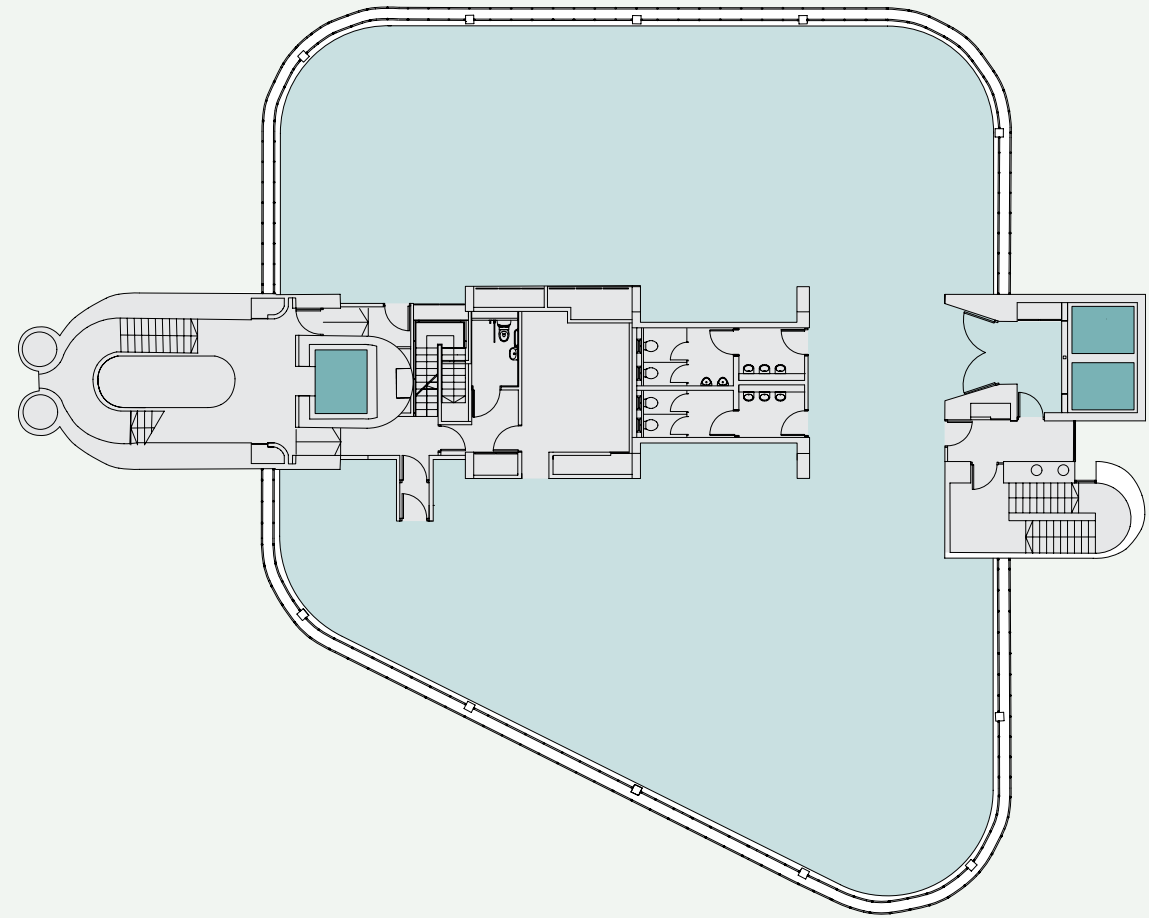
Third Floor

6,695 sq ft 622 sq m



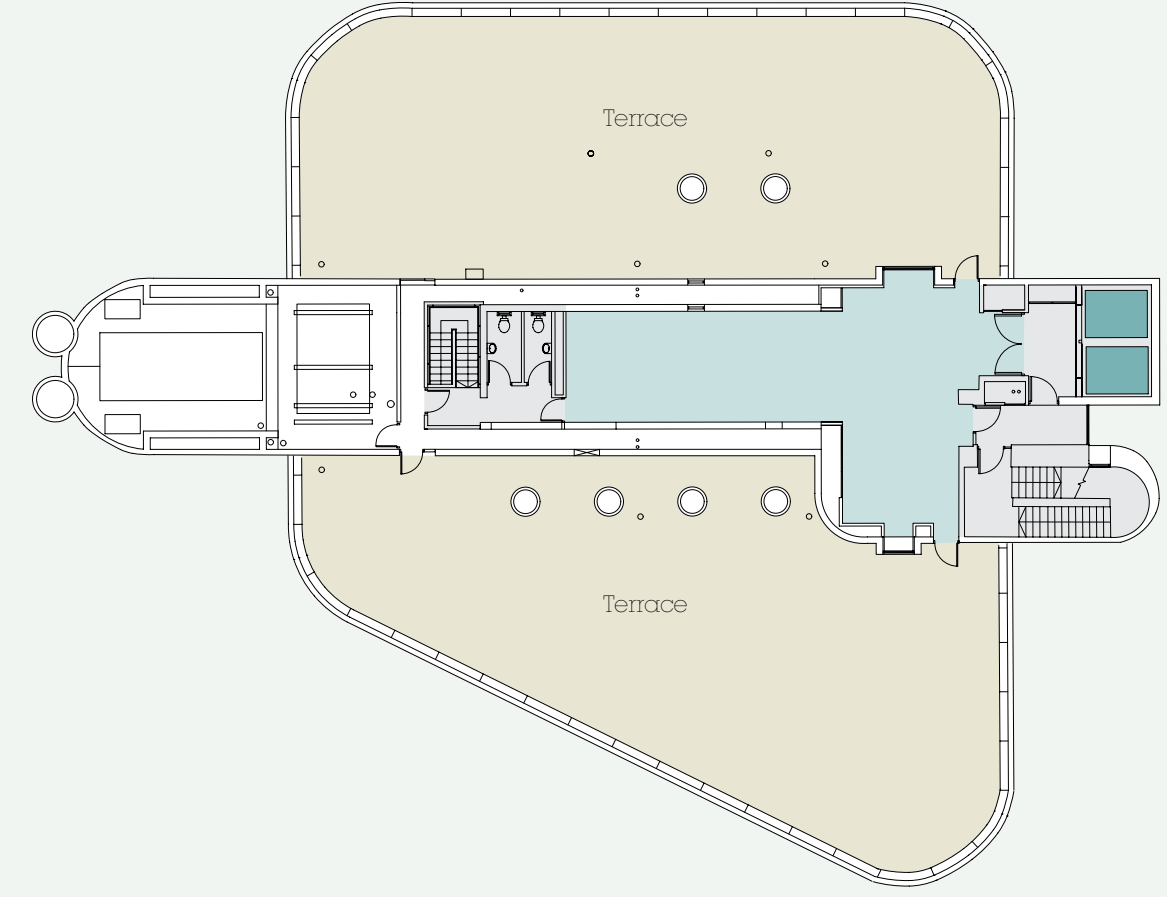
Fourth Floor

6,498 sq ft 603.7 sq m



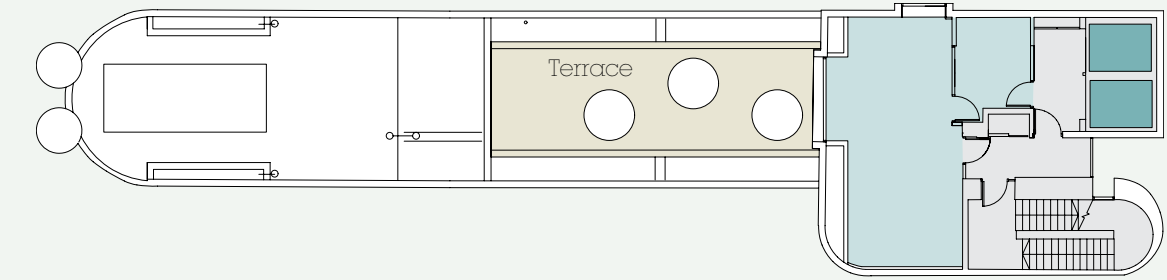
Fifth Floor

922 sq ft 85.7 sq m



Sixth Floor

473 sq ft 43.9 sq m



For Indicative purpose only



Contacts



David Rosen Hon FRIBA
07801 526711
davidrosen@pilcher.london

Simon Rinder
07734 488286
simonrinder@pilcher.london

David Jackson
07801 415957
davidjackson@pilcher.london