

# 159 PRAED STREET

London W2



REFURBISHED  
OFFICE SPACE  
1,598 SQ FT GIA

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Opposite Paddington Station and Paddington Square, this completely refurbished space provides period character and contemporary design. Exceptional connectivity and convenience. Above Blank Street Coffee for an easy morning start or informal meeting.

Paddington Square has transformed the area. Designed by Renzo Piano the 360,000 sq. ft. landmark offices are fully let to the Capital Group, DS Smith and the Kingfisher Group (HQ).

High quality retail (Mango, Moleskine and Crew Clothing), restaurants and Bars (Walhacca, Market Halls, Gails, CÉ LA VI and Pret) with an outlook onto a landscaped Piazza connecting to the station with a new

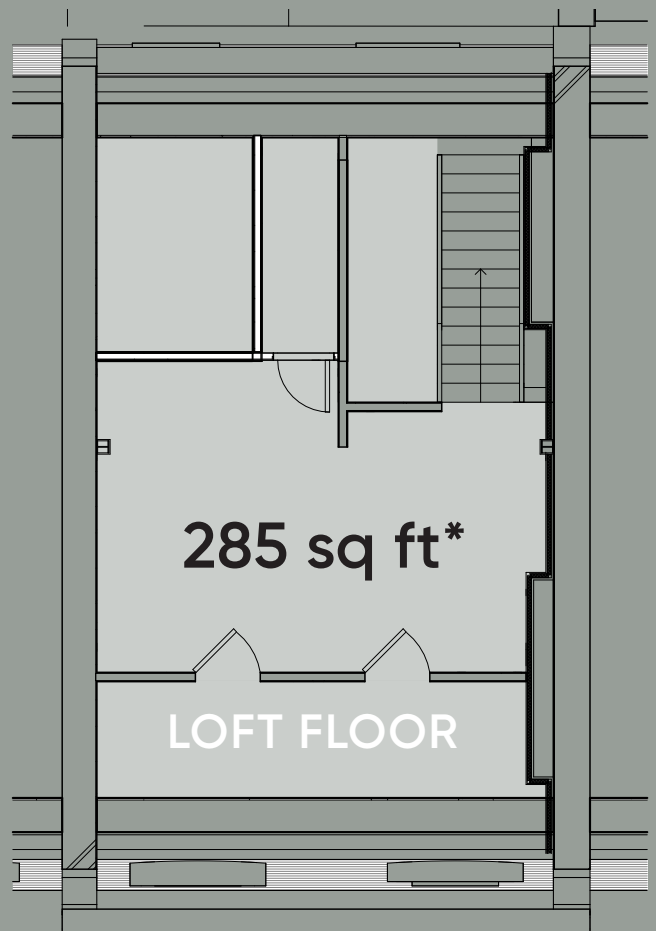
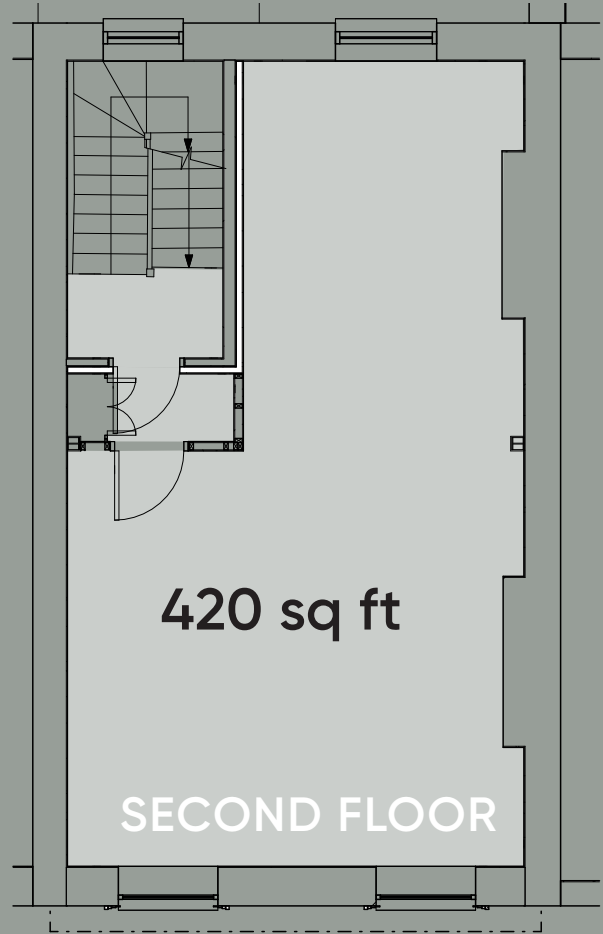
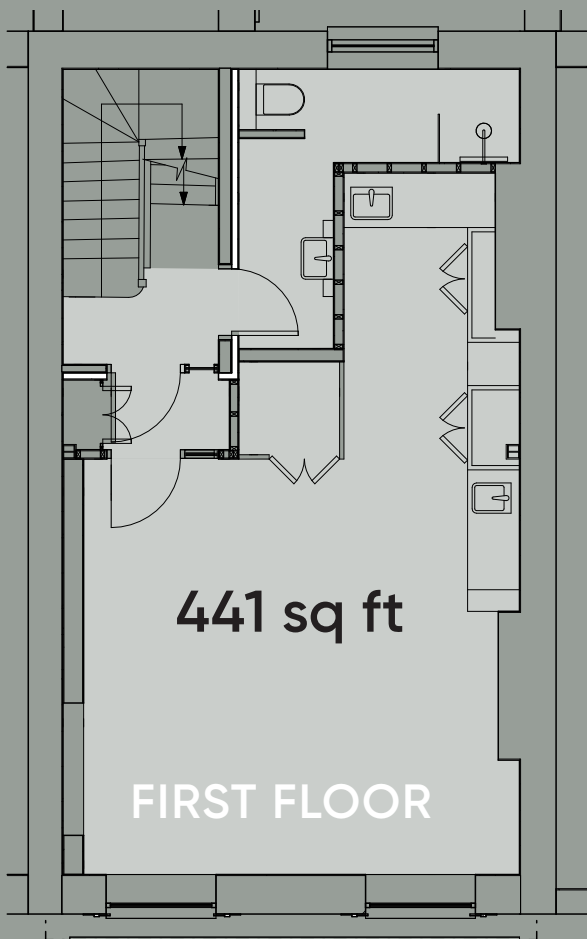
entrance to the underground.

Comprehensively refurbished to a high specification. Sash windows at the front and rear, providing a light filled contemporary space. New air conditioning, flooring and lighting.

An impressive first-floor provides a welcoming experience for clients, complete with a bespoke fitted kitchen, fridge, wine store and generous storage. Ideal for businesses seeking a premium, self-contained space in one of the best connected locations in London.

1st Floor	441 sq ft	40.94 sq m
2nd Floor	440 sq ft	40.86 sq m
3rd Floor	432 sq ft	40.14 sq m
Loft	285 sq ft	26.45 sq m

**Rent £95,000 pax**



\* 115 sq ft (10.65 sq m) below 1.5m

## KEY FEATURES

- Newly refurbished
- Self contained entrance & intercom
- Opposite Paddington main line and Underground Stations
- Elizabeth Line trains to Heathrow & Liverpool Street
- 1st Floor kitchen and media wall/ conferencing facilities
- 1st Floor cloakroom with shower and Toto smart WC
- 3rd Floor kitchenette with link to bright loft space
- Highly efficient all-electric building EPC A
- New power and data cabling
- Fibre connectivity
- Air Conditioning



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