

3 Sheldon Square

Work Ready

BY BRITISH LAND



Introducing... Paddington Central

Nestled in a beautiful corner of West London, Paddington Central is a canal-side development boasting an eclectic mix of offices, cafés, bars, restaurants and gyms. Its canal-side location adds a touch of tranquillity to a vibrant and lively campus, the heart of which is the amphitheatre used for live music, film screenings and events. With its strategic central location, Paddington Central provides easy access to various tube and train stations, ensuring excellent connectivity to the rest of London.



Pergola



Huckster



Vagabond



Canalside

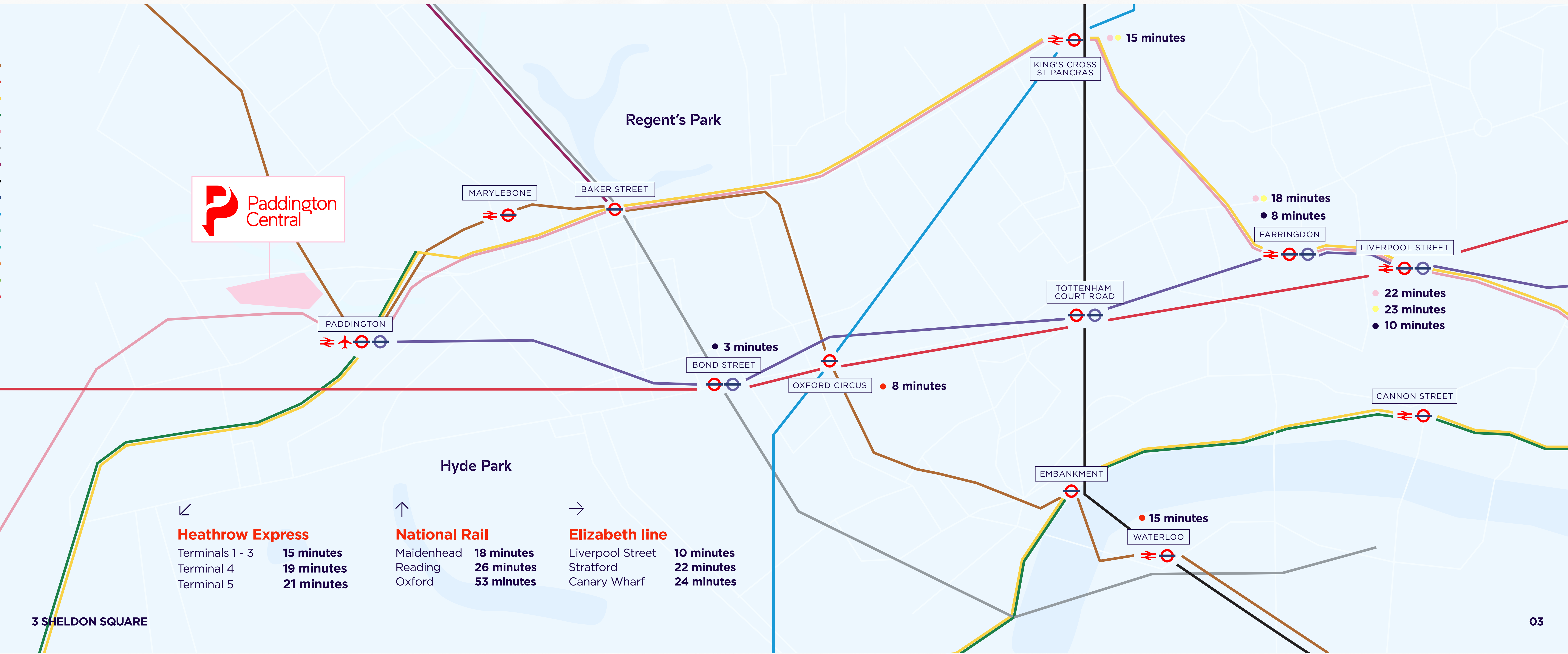
Seamless connections across the Capital

15 mins
to Heathrow

8 mins
to Oxford Circus

65m
people pass through
Paddington Station p.a.

60 mins
for 1 in 6 adults in the
UK to reach Paddington



↙
Heathrow Express
Terminals 1 - 3 **15 minutes**
Terminal 4 **19 minutes**
Terminal 5 **21 minutes**

↑
National Rail
Maidenhead **18 minutes**
Reading **26 minutes**
Oxford **53 minutes**

→
Elizabeth line
Liverpool Street **10 minutes**
Stratford **22 minutes**
Canary Wharf **24 minutes**

Award-winning dining by a brilliant canal

We've continued to collaborate with the Canal & River Trust to maintain Paddington Central as a magnetic destination for occupiers and visitors, who return again and again for the award-winning bars and restaurants.



Darcie May Green



Cheese Barge



London Shell Co.

An eclectic mix of trend-setting amenities on your doorstep

Paddington Central is an area brimming with amenity and retail offerings. Discover the expansive Pergola with its four restaurants and rooftop; exquisite wines at Vagabond; invigorating workouts at the infamous F45 and delectable craft beers at BrewDog; to name just a few of the diverse experiences the area has to offer.

Pergola

F45



MASSIS

wagamama

THE BOATHOUSE

VAGABOND

HEIST BANK

The Summerhouse

THE PILGRM

LOCKHOUSE

BREWDOG

Revitalised Sheldon Square

Sheldon Square has undergone an elegant transformation fueled by a £7 million investment.

The revitalisation includes a substantial increase in public seating, a dedicated events space complete with a grand screen, and captivating new artwork by the talented Adam Nathaniel Furman.

A vibrant and inviting destination awaits.



Kingdom Street Retail



Kingdom Street



The Ampitheatre

Our continuous investment in the Paddington Central experience means that no two days are the same whether you are visiting for business or leisure.

Since our ownership began in 2013, the transformation of the public realm has been fortified by investment into stunning landscaping and the addition of chic canal barges, diverse retail offerings and prime office accommodation.



Over
£100m

invested to date in new landscaping, public realm, office, retail and canal barges



19

new office customers joined



16

new F&B / Leisure operators.



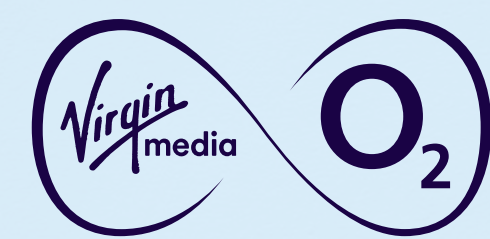
5

new canal barges joined - creating a new canal dining destination

Home for all

A place of growth and acceleration

An array of remarkable companies have chosen Paddington as their home; from renowned media agencies to those pioneering innovation in their sectors. Paddington hosts a thriving community of big names and industry leaders across various sectors, creating a dynamic and collaborative environment.





We're taking action to secure a better, more sustainable future.



Designed for life

All our public realm improvements have been designed to promote wellbeing, including outdoor seating, green walls and public artwork.



Net Zero Carbon

Committed to achieving a net zero carbon portfolio by 2030.



1/3 better energy efficiency

Carbon emissions have reduced by more than 2,000 tonnes in recent years, saving customers over £1m.



Zero waste to landfill

100% of the waste we manage for Paddington Central customers diverted from landfill since 2017.



Excellent for sustainability

BREEAM Excellent sustainability rating for 4 Kingdom Street – standard for all our new offices.



100% renewable power

100% of the electricity we buy for Paddington Central customers is from renewable sources.

Building a thriving community.

The campus has a **growing and engaged community** made up of workers from the established technology, telecommunications and retail businesses, alongside new retailers, service providers and community partners.



1,300+


school children improving their literacy skills and reading for pleasure since 2016



800+

people benefited from our community programme last year

Community Fund

An aerial photograph of a modern multi-story office building with a prominent red balcony structure. The building is surrounded by other modern buildings and a public square with a large staircase and greenery. The scene is bright and clear, suggesting a sunny day.

3 Sheldon Square offers 140,000 sq ft of workspace. Positioned at the heart of Paddington Central, the building overlooks Sheldon Square, the focal point for a calendar of seasonal events with numerous retail options for lunchtime bites and afterwork dinner/drinks.

The Building

Work Ready

BY BRITISH LAND

The fully fitted, furnished and connected offering

Our experience means we know what businesses need — flexibility, speed and a trusted partner. We can take care of the fittings, furnishing and future-proofed connectivity so you can focus on your business and settle into your new home swiftly and smoothly.

Ready to go

Fitted, furnished & connected.

Term

Short, mid or long-term leases that flex to suit you.

All inclusive

Get all the services you need to run your workspace for one monthly price.

As seen

All of the usual building services plus the ability to use our 10GB fibre connection.



Additional services

Work Ready spaces are available with additional managed service, so you can run your workspace for one all inclusive monthly price. Example services include:



M&E Maintenance

Planned and reactive
Fire risk assessment and more



Cleaning

Evening, daytime, two annual window cleans and 1 annual deep clean



Fixed monthly cost

Including maintenance of the shared areas



Consumables

All WC consumables



Connectivity

10GB primary & secondary line



Utilities & insurance

PGPL & HVAC apportionment
Building, public liability & contents insurance included



Recycling

Waste removed and recycled

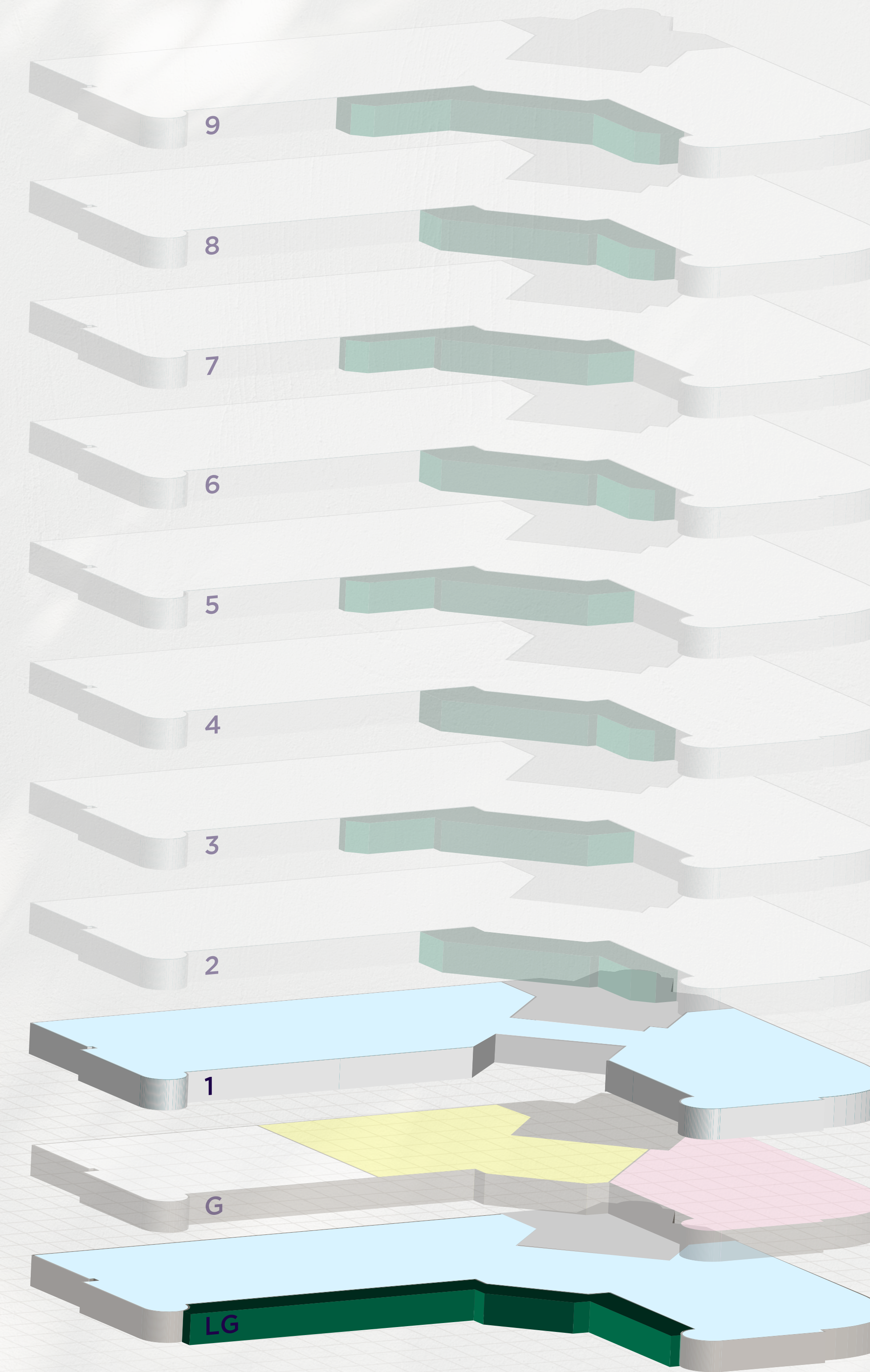


Workspace support

Share of Property Manager to support your workspace needs

Schedule of Areas

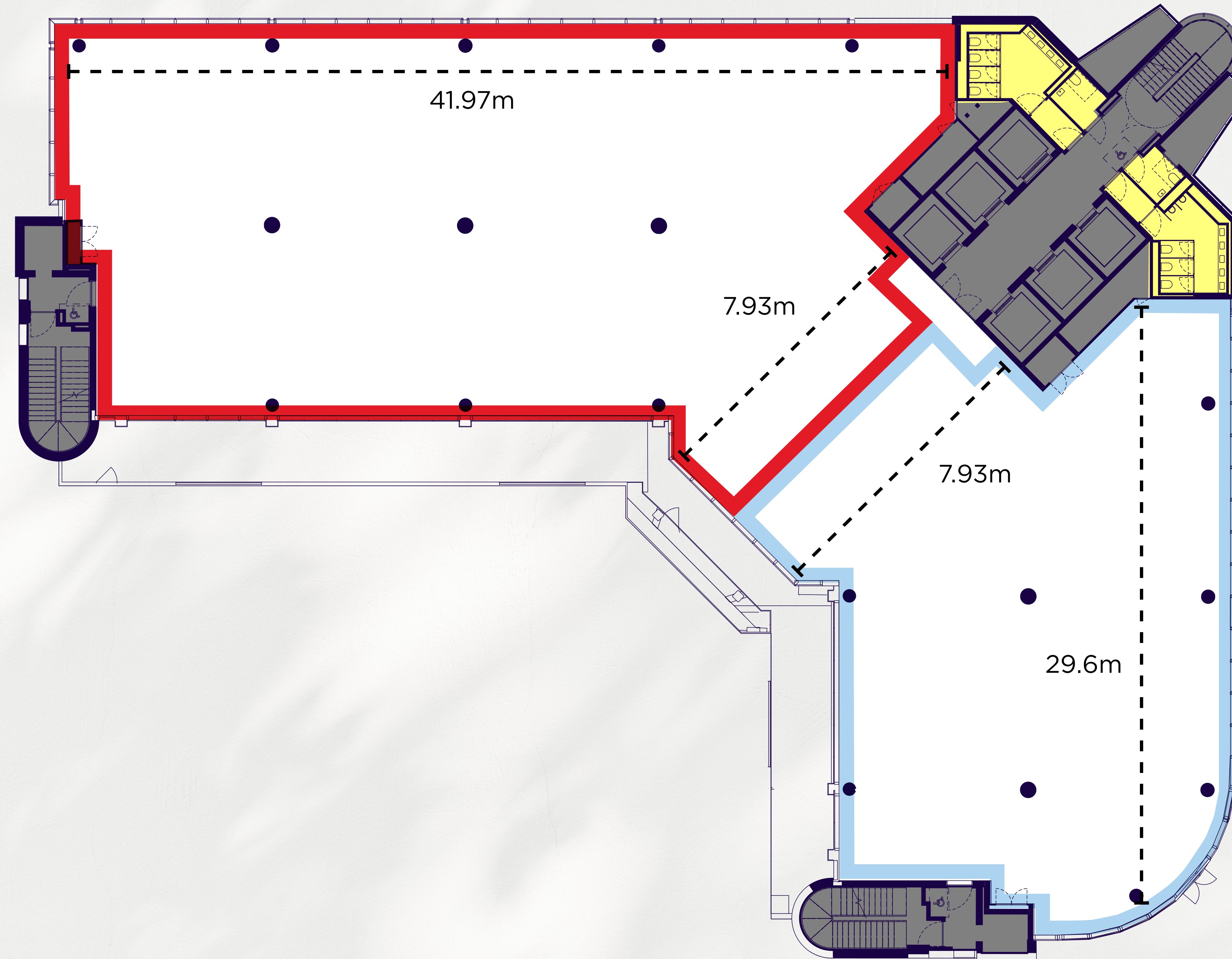
Floor	Office (sq ft)	Status
Level 9	-	Virgin Media O2
Level 8	-	Virgin Media O2
Level 7	-	Virgin Media O2
Level 6	-	Virgin Media O2
Level 5	-	Virgin Media O2
Level 4	-	Virgin Media O2
Level 3	-	Under offer
Level 2	-	Under offer
Level 1	12,518	Available
Ground	-	Virgin Media O2
Lower Ground	6,000 - 13,175	Available as Work Ready
Total	25,693	



Key
 ○ Office space ● Terrace ● Retail Space ● Office reception ● Core

Lower Ground Floor

13,175 sq ft Available



Key

- Office space
- Core
- WC

Lower Ground Floor



Total Headcount:
120 at 80% expected occupancy

Workspace Red Wing :

Desks	54
Focus Pod	6
Open plan workspace (including 4P Sofa Booth)	51
Tea point	13
Reception/Collab Space	18

Workspace Blue Wing :

Desks	32
Focus Pod	2
Open plan workspace (including 4P Sofa Booth)	6
Tea point	13
Reception/Collab Space	19

Meeting Rooms:

Pods	
1P Pods	2
2P Pods	1
4P Room	1
Fixed Rooms	
4P Pod	1
8P Room	1
12P Rooms	1

Meeting Rooms:

Pods	
1P Pods	4
2P Pods	1
4P Room	2
6P Pod	1
Fixed Rooms	
6P Room	1
8P Rooms	1



- Key**
- Office space
 - Terrace
 - Core
 - WC
 - Meeting rooms

Extra space when you need it, where you need it.



Tech enabled

Video conferencing is available in all meeting rooms, with high-quality display screens, ceiling microphones and speakers, plus ample desk power.



WiFi

Fast, secure WiFi is available throughout, including the outdoor terrace.



Bookable meeting rooms & event space

Storey Club offers British Land customers access to a mix of meeting rooms and event spaces on our Paddington Central and Broadgate campuses.



Use of the Lounge

Storey Club has everything from work focused pods, to booths and shared benches, all with integrated power access.

Building Specification



Refreshingly Sustainable



Low carbon

80% reduction in embodied carbon emissions predicted through re-use.



Wellbeing

High volumes of fresh air at 16L per person/second.



Circular economy

50% of strip out materials targeted to be upcycled.



100% Electric

100% of building energy we buy for customers comes from REGO backed renewable sources. The gas system is being replaced with air source heat pumps.



Certification

- BREEAM Excellent
- WiredScore Gold
- Well Score enabled (Well V2 Gold rating minimum)
- NABERS 4* (Targeted)
- EPC A (targeted)



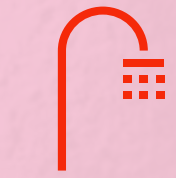
Biodiversity

4,300 sq ft of terraces with enhanced planting.

EPC A
EPC rating



200
Cycle spaces



15
Showers



224
Lockers



1:10
Occupational density



1.5m
Planning grid



BREEAM
BREEAM excellent



50
Folding bike lockers



16/l
Fresh air per person per second



2.7m
Floor to ceiling height

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