

LONDON URBAN LOGISTICS

THE BOX PADDINGTON

BE THE FIRST IN ZONE 1



W2 6BD
///FESTIVITY.SPIKE.SPEEDS

The Box – 150,000 sq ft of space available. Image for illustration purposes.



THE BOX, PADDINGTON IS A NEXT-GENERATION LOGISTICS LOCATION OPTIMISED FOR ULTRA-FAST, SUSTAINABLE DELIVERIES, RIGHT WHERE YOU NEED IT CLOSE TO YOUR CUSTOMERS.

THE ONLY LOGISTICS LOCATION IN THE HEART OF CENTRAL LONDON



Ultra fast

Closer to customers, surpassing expectations on delivery speed and accuracy.



Optimised

Flexible space in the right location means your operations can run more efficiently.



Sustainable

Lower mileage and lower emission deliveries.



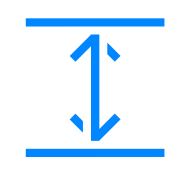
Central location

Only British Land are creating a network of strategic inner London logistics locations.

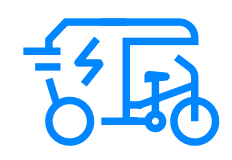
SPACE DESIGNED TO MEET YOUR NEEDS



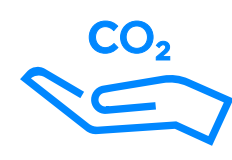
Up to 150,000 sq ft
(with mezzanine floor)



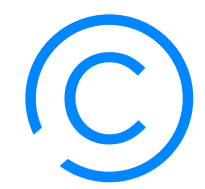
Up to 8m clear height



Can support 200
cargo bike spaces



Net zero carbon
construction



Located outside
of congestion
charge zone



Unrivalled access to
public transport



Excellent connectivity
via A40, A5 and A404

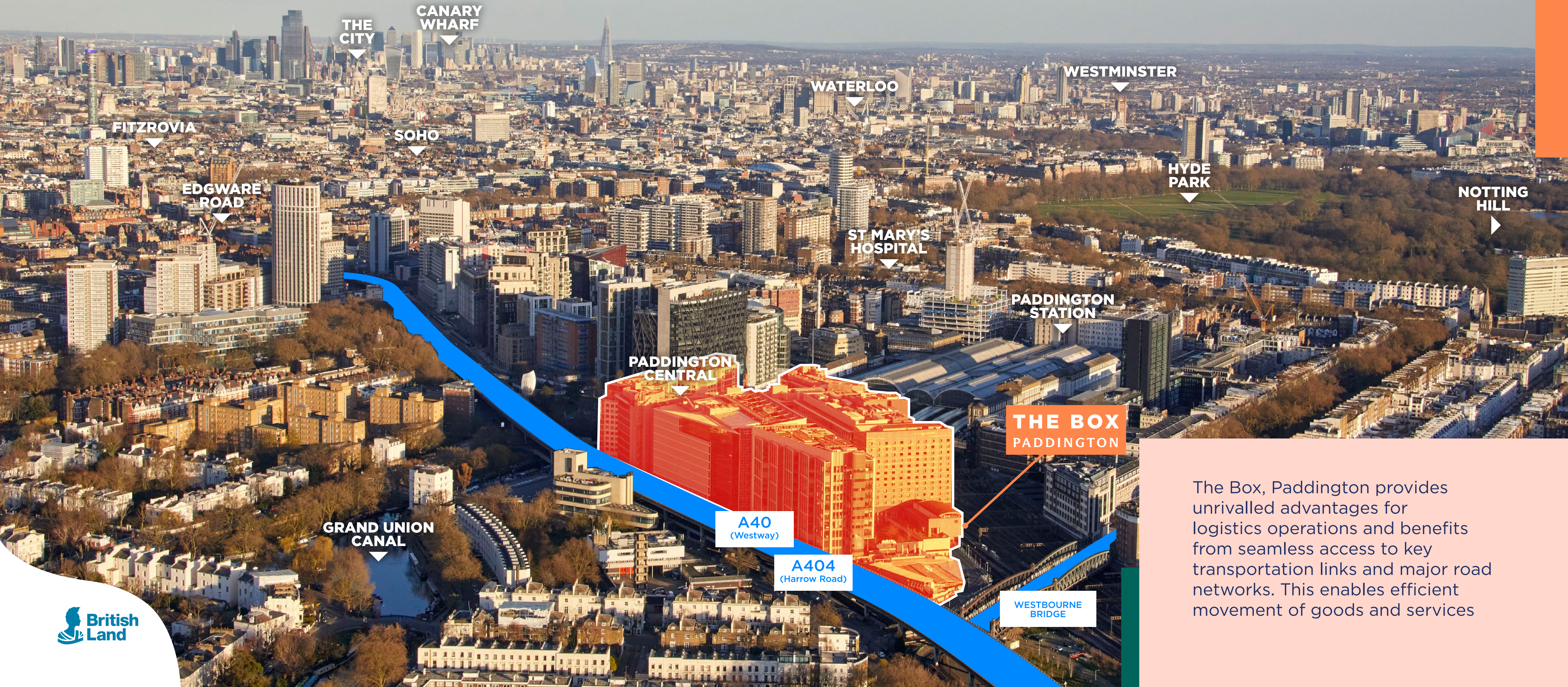


Cycleway access
via C44 and C55



Inbound access
for largest HGVs

BE THE FIRST IN ZONE 1



THE BOX
PADDINGTON

A40
(Westway)

A404
(Harrow Road)

**WESTBOURNE
BRIDGE**

The Box, Paddington provides unrivalled advantages for logistics operations and benefits from seamless access to key transportation links and major road networks. This enables efficient movement of goods and services



OPTIMISED AND FLEXIBLE

THE BOX, PADDINGTON IS DESIGNED FOR FAST TURNAROUND AND HYPER-EFFICIENT OPERATIONS:

- Inbound access for the largest HGVs
- Up to 8 metres clear height
- Supports 200 cargo bike spaces
- Outside of congestion charge zone
- Zero congestion charge for outbound distribution using electric and cycle powered bikes.

CREATE THE SPACE THAT'S RIGHT FOR YOU

You can configure The Box, Paddington to suit your workflow and needs - with up to 150,000 sq ft of space and an optional mezzanine level.

COSTS

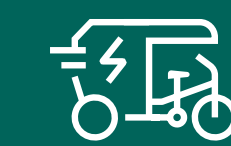
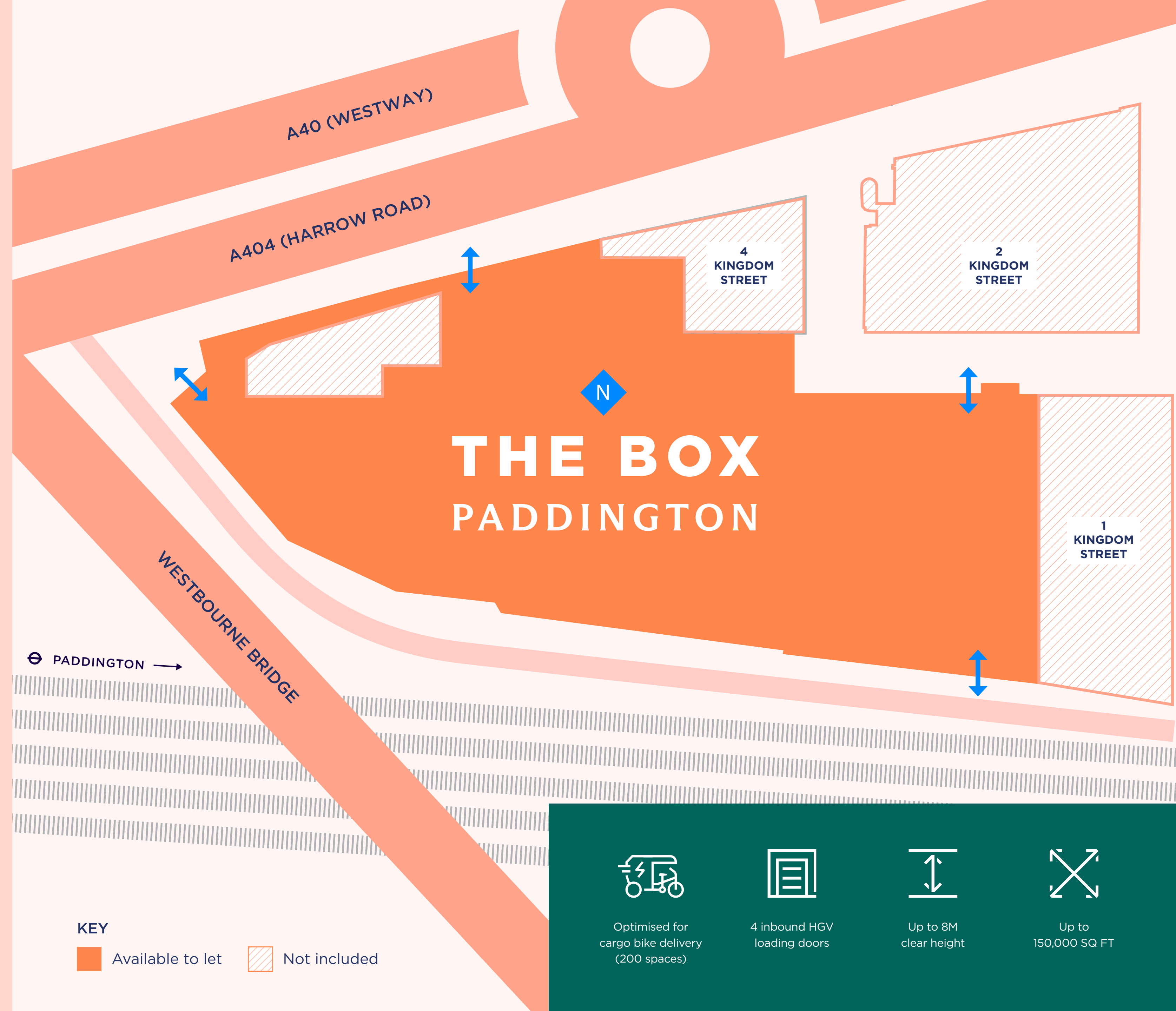
Each party to bear their own legal costs in this transaction.

RENT

Upon application.

TERMS

The unit is available by way of a new FRI lease on terms to be agreed.



Optimised for cargo bike delivery (200 spaces)



4 inbound HGV loading doors



Up to 8M clear height



Up to 150,000 SQ FT

CONNECTED TO EVERYWHERE

YOU'RE SUPER-CONNECTED TO LONDON'S FASTEST NETWORKS

Situated at the intersection of 2 of Central London's major arterial routes (A40 & A5). Accessible via 4 tube lines, National Rail network, Heathrow Express, Elizabeth Line and key cycle highways, The Box, Paddington is super-connected.

585K

People within 15 mins drivetime

2M

People within 30 mins drivetime

5.6M

People within 45 mins drivetime

9M

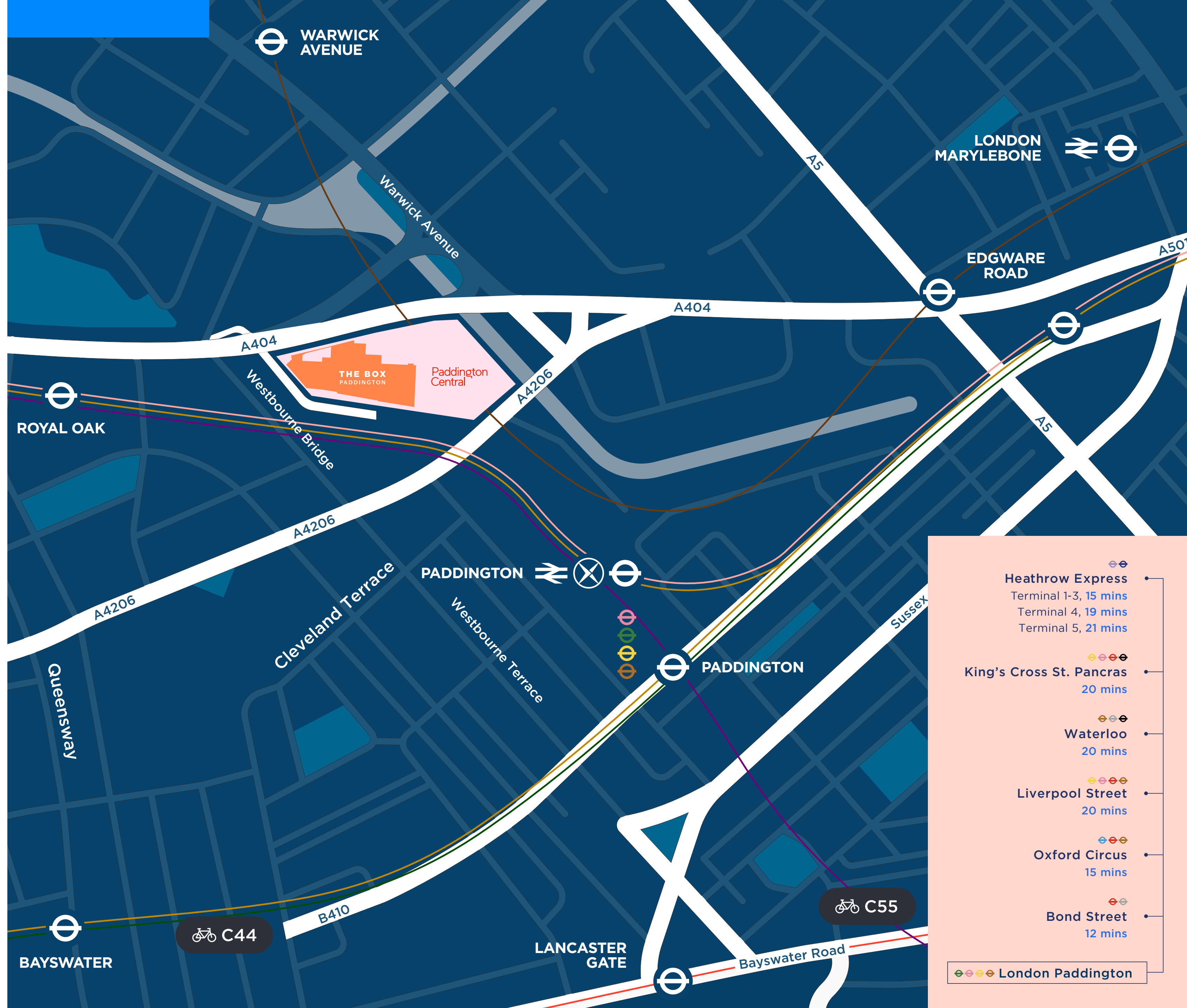
People within 60 mins drivetime

65M

People pass through Paddington Station yearly



Source: CACI drivetime analysis



CLOSER TO LONDON RESIDENTS, RETAIL AND BUSINESS HUBS

Retail Hubs	Miles	Logistics Hubs	Miles
Mayfair	2	Park Royal	6
Oxford Street	2	Barking	17
Westfield London (Shepherd's Bush)	2	Enfield	14
Covent Garden	2	M25 J16	17
Westfield Stratford City	9	Thurrock	29

Business Hubs	Miles	Residential areas	Miles
Soho	3	Notting Hill	1.8
Holborn	4	Fitzrovia	2
King's Cross St Pancras	3	Kensington	2
The City of London	3	Chelsea	2
Shoreditch	6	Hammersmith	3
Canary Wharf	8	Fulham	3



2 million people within a 5 mile radius*



Source: CACI drivetime analysis

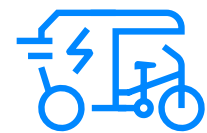


TOWARDS A GREENER FUTURE

GREENER IS FASTER, CLEANER AND MORE EFFICIENT

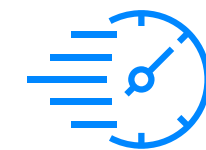
The Box, Paddington is optimised for sustainable delivery methods: electric vehicles, cargo bikes, and by hand. These are proven to cut delivery times, distance and carbon footprint better for your deliveries, and better for London and the planet.

ELECTRIC AND CYCLE POWER VS CONVENTIONAL VANS



Quieter

Virtually zero noise pollution



60% faster

When using cargo bikes over vans¹



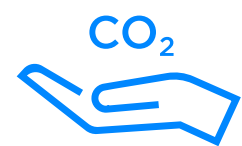
11-20%

Shorter distance travelled²



55-90%

Carbon savings per parcel²



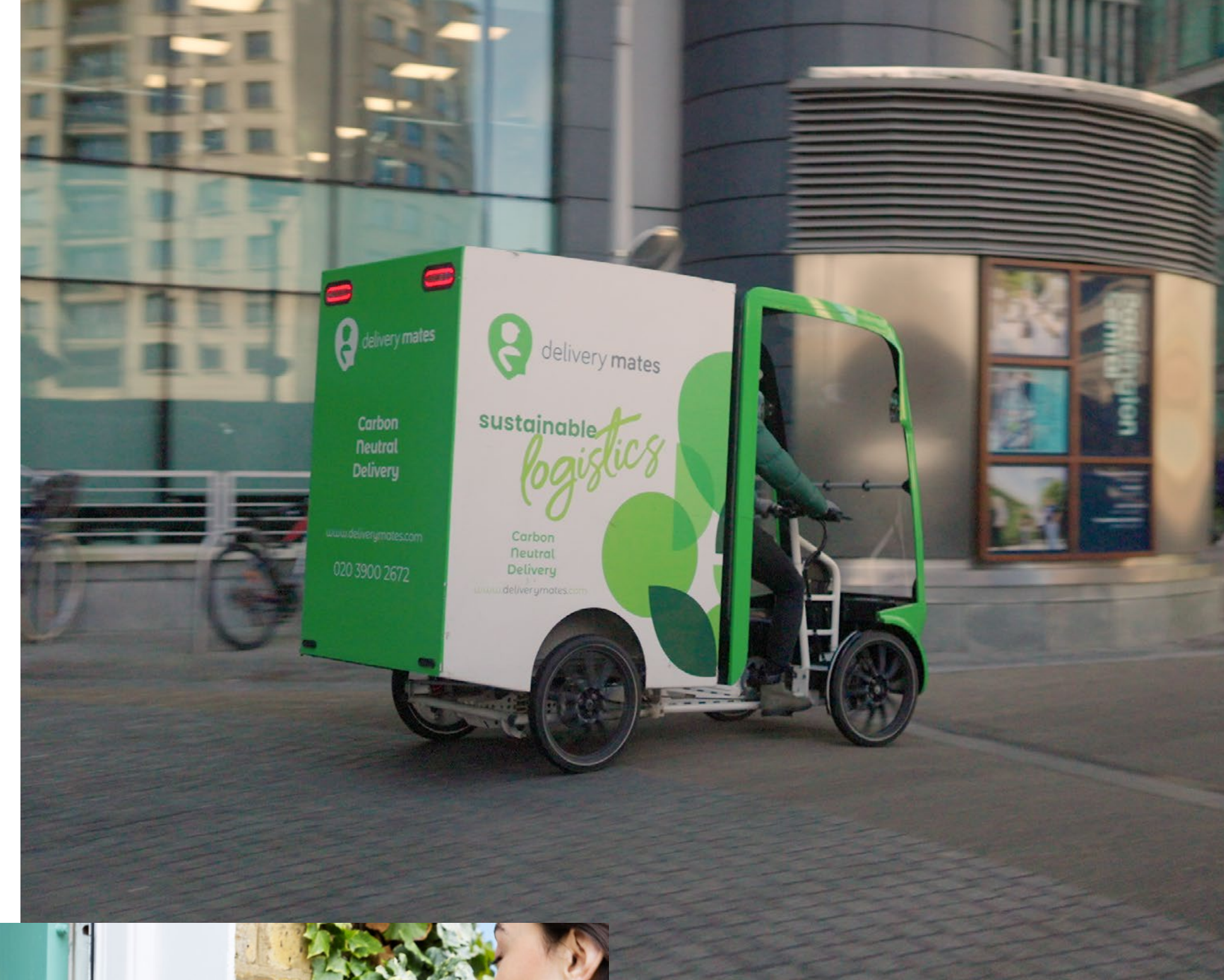
55-97%

Lower carbon emissions²



Removes

Up to 100 legacy vans from London's streets



Zero congestion charge for outbound distribution using electric and cycle powered bikes.

1. PedelMe 'The promise of low-carbon freight' (2021)

2. International studies cited in UCL: 'A strategy for developing low-carbon freight microhubs in London' (2023).

GET IN TOUCH WE'RE READY TO DELIVER



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