



Newly refurbished Grade
A office space
overlooking the canal.

- □ Fully electric building □
- Grade A refurbished offices with 3.45m floor-to-ceiling height
- Large communal roof terrace
- Refurbished reception with cafe
- Private gym for occupiers
- 120 bike racks and car parking with EV charging
- WiredScore Gold

The Point

37 North Wharf Road, London, W2 1AF

AVISON
YOUNG



Summary

Available Size	4,883 to 23,008 sq ft / 453.65 to 2,137.51 sq m
Rent	Rent on application
Rates Payable	£25.94 per sq ft
Service Charge	£16.53 per sq ft
Car Parking	Upon Enquiry
Estate Charge	£1.90 per sq ft
EPC	B

Property Highlights

The Point is a striking office building in Paddington Basin, arranged over lower ground to ninth floors. The floors enjoy full height glazing and a dramatic glass atrium which provide an abundance of natural light.

The building benefits from a large communal roof terrace with sweeping views, newly refurbished reception, and an on-site gym which is private to occupiers of the building.

□ The Point has an EPC B, with brand new air source heat pumps making the building fully electric and all energy coming from renewable sources.

Location

Paddington Station is less than 5 minutes walk, with mainline and Heathrow Express services as well as Bakerloo, Hammersmith & City, District, Circle and Elizabeth Lines. A Santander Cycle docking station is located immediate outside the building on North Wharf Road.

Accommodation

The accommodation comprises the following

Name	sq ft	sq m	Availability
7th	18,125	1,683.87	Available
5th - Part north	4,883	453.65	Available
Total	23,008	2,137.52	



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