



Office To Let

## The Point

[North Wharf Road, London, W2 1AF](#)

Newly refurbished 7th floor with private wrap-around landscaped terrace.

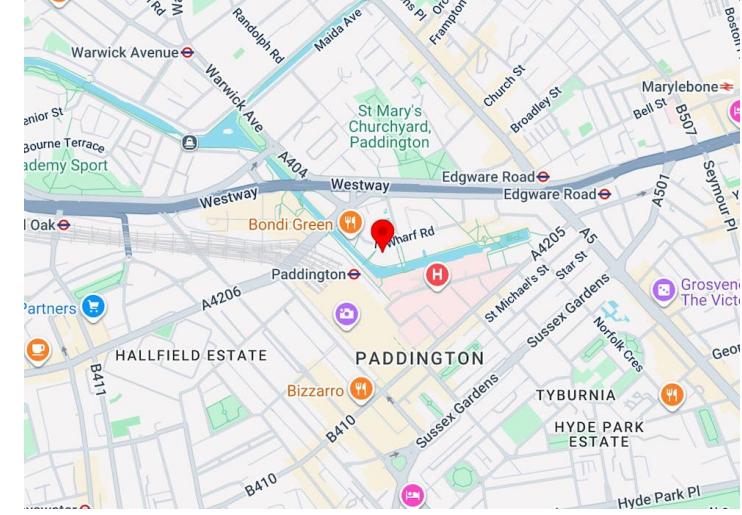
18,159 sq ft (1,687.03 sq m)

**AVISON  
YOUNG**

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## Summary

Available Size	18,159 sq ft / 1,687.03 sq m
Rent	£102.50 per sq ft
Rates Payable	£25.94 per sq ft 2025/26 figure
Service Charge	£17.21 per sq ft
Estate Charge	£2 per sq ft
EPC	B

## Description

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, contemporary reception, and an on-site gym which is private to occupiers of the building. The 7th floor benefits from its own beautiful landscaped private terrace.

The Point is certified EPC B and BREEAM Excellent, with 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	18,159	1,687.03	Available
<b>Total</b>	<b>18,159</b>	<b>1,687.03</b>	

## Specification

New Cat A with exposed services  
New exposed four pipe fan coil system  
3m+ clear floor to ceiling height  
Private 3,858 sq ft landscaped terrace  
New LED lighting



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