

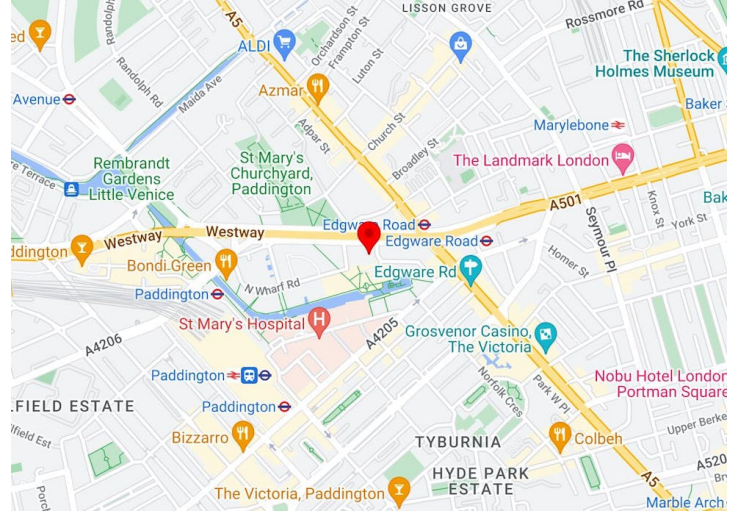
Impressive waterside development alongside Paddington basin providing high quality flexible office space.

- Waterside building
- In-house barista
- Wellness room
- Dog friendly
- Bike & shower facilities
- Mother's room
- Bookable meeting rooms

5 Merchant Square

London, W2 1DP

**AVISON
YOUNG**



Summary

Available Size	2,883 to 9,250 sq ft / 267.84 to 859.35 sq m
Rent	£269 - £288 per sq ft
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
Estate Charge	N/A
EPC	Upon Enquiry

Property Highlights

Opportunity to occupy fully flexible offices offering space and scale with over 70,000 sq.ft of communal amenity space available for members.

Location

5 Merchant Square is located a 5 minute walk from Paddington station offering multiple underground and overground services, including the Heathrow Express and new Elizabeth Line service.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
2nd - Fitted unit providing 78 desks	3,159	293.48	Available
6th - Fitted unit providing 76 desks	3,208	298.03	Available
7th - Fitted unit providing 57 desks	2,883	267.84	Available
Total	9,250	859.35	



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