



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	1,723 to 18,314 sq ft / 160.07 to 1,701.43 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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
5th - Managed space providing 174 desks, private kitchen and internal meeting rooms.	10,500	975.48	Available
6th - Fitted unit providing 76 desks	3,208	298.03	Available
6th - Managed space providing 56 desks and internal meeting room.	1,723	160.07	Available
7th - Fitted unit providing 57 desks	2,883	267.84	Available
Total	18,314	1,701.42	

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.



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