

FREEHOLD CLASS E BUILDING FOR SALE WITH FULL VACANT POSSESSION  
LOCATED OUTSIDE OF THE ARTICLE 4 DIRECTIONS

14,309 SQ FT / 1,329 SQ M NIA (PLUS PARKING FOR ONE VEHICLE)

20

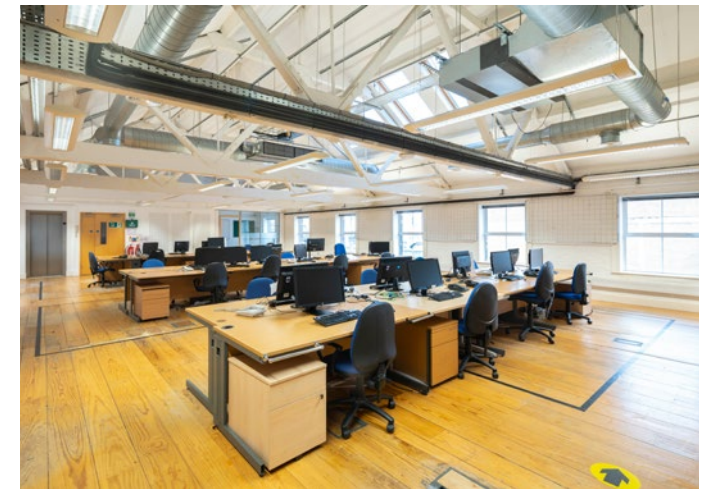
CONDUIT PLACE

PADDINGTON LONDON W2



# DESCRIPTION

The subject property comprises a characterful Class E building last utilised as an office headquarters. Arranged over lower ground, ground and three upper floors, the building benefits from a passenger lift (not tested), parking (under separate title), two stair cores and a pitched roof with extensive skylighting.

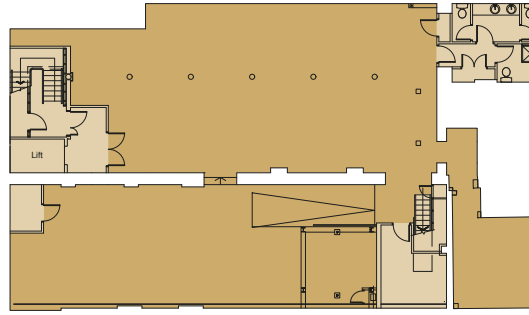


# ACCOMMODATION

The building has been measured by Lane & Frankham and totals 14,309 sq ft NIA & 18,095 sq ft GIA.

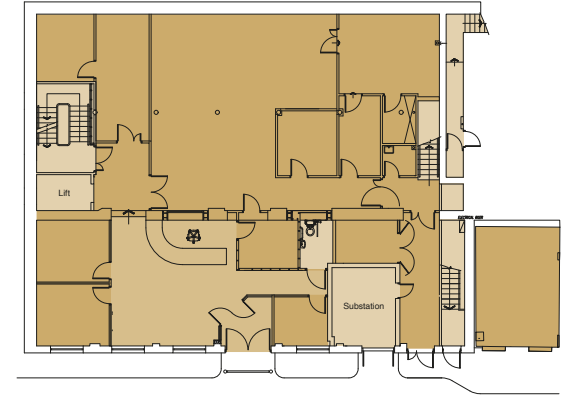
Floor	NIA		GIA	
	sq ft	sq m	sq ft	sq m
3rd	2,308	214.4	2,722	252.9
2nd	3,061	284.4	3,783	351.5
1st	3,403	316.1	4,158	386.3
G	2,753	255.8	3,718	345.4
LG	2,784	258.7	3,714	345.0
<b>Total</b>	<b>14,309</b>	<b>1,329.4</b>	<b>18,095</b>	<b>1,681.1</b>

**LG.** 2,784 sq ft / 258.7 sq m



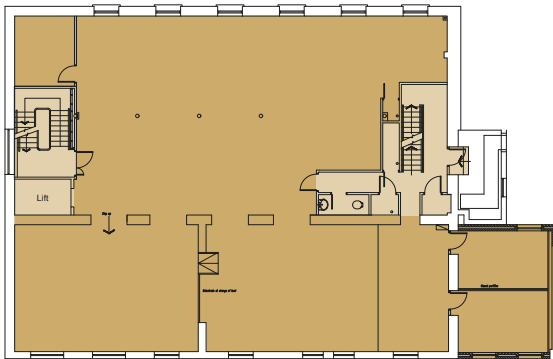
Conduit Place

**G.** 2,753 sq ft / 255.8 sq m



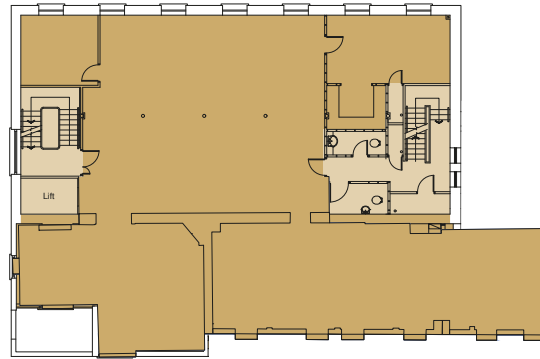
Conduit Place

**1.** 3,403 sq ft / 316.1 sq m



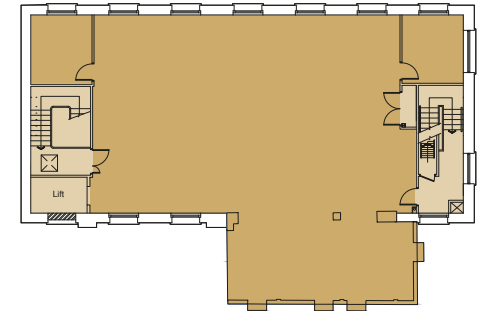
Conduit Place

**2.** 3,061 sq ft / 284.4 sq m



Conduit Place

**3.** 2,308 sq ft / 214.4 sq m



Conduit Place

Plans not to scale.  
For indicative use only.

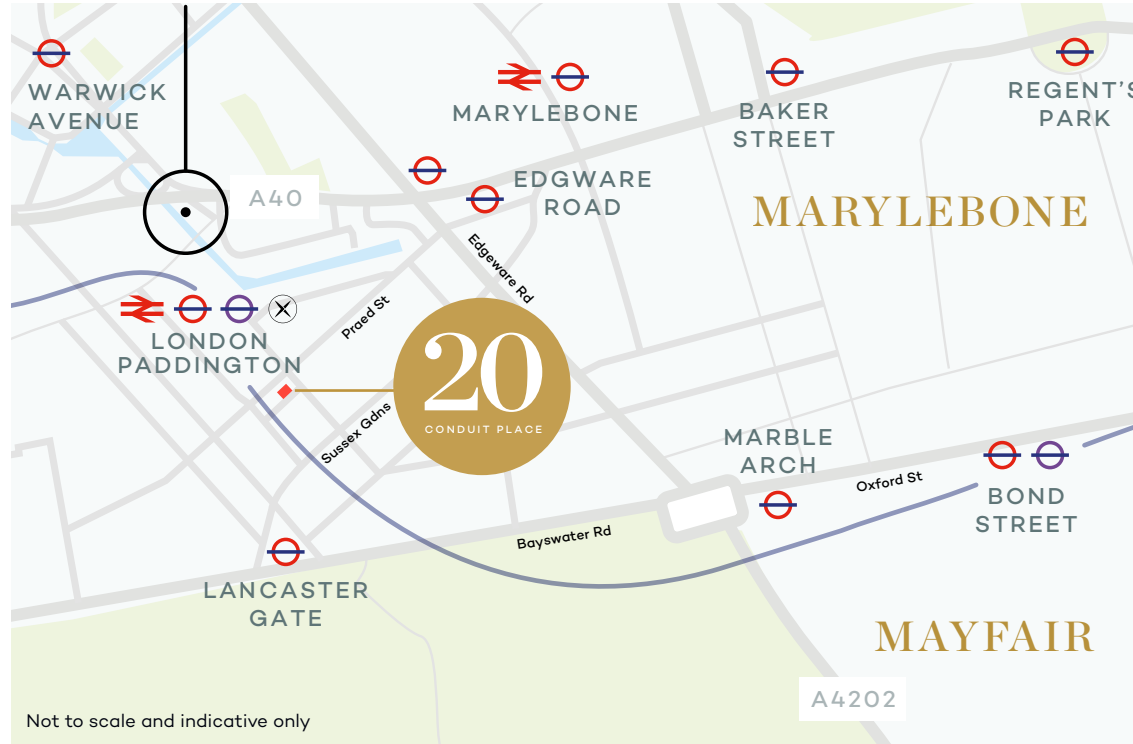
# LOCATION & CONNECTIONS

## LOCATION

The property is located on Conduit Place in Paddington, just moments from Praed Street and Paddington station. It's well placed for access to one of the main entrances to Paddington station and the new retail & food offerings in Paddington Square. Published figures anticipate annual footfall to be c.6.25 million people through the new Retail & Leisure destination.

## TRANSPORT

With fast links to Bond Street (3 mins), Liverpool Street (11 mins), Heathrow (20 mins) and the rest of the UK, Paddington's position is unique. National train links, the Elizabeth Line, the Heathrow Express and three Underground lines provide rapid connections, with Paddington being the only station in London with direct access to all mainland terminals in the capital.



Not to scale and indicative only



## AML

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Purchaser will be required to comply with our Anti Money Laundering policy. Further details on request.

## TENURE

Freehold with vacant possession.

## USE / PLANNING

The building has been utilised as Offices (Class E), albeit the building is suitable for a variety of uses Subject to Planning. The building falls outside of Westminster's Article 4 Directions, meaning that it is capable of Residential Conversion under Permitted Development.

## VAT

The building is elected for VAT.

## GUIDE PRICE

Upon application.

## VIEWING / FURTHER INFORMATION

Strictly through the sole agents.

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