



Studios 1-6

66 Porchester Road, Paddington, London, W2 6ET

Lateral office with flexible leases, on the upper ground floor of the Porchester Building, a landmark office development.

242 to 1,719 sq ft
(22.48 to 159.70 sq m)

- Outstanding refurbishment
- Raised Floors
- Ceiling & Underfloor Air Conditioning
- Two Passenger Lifts
- Excellent natural light
- Staffed Reception Hall
- Cycle Storage

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Summary

Available Size	242 to 1,719 sq ft
Rent	£1,333.33 - £8,333.33 per month
Business Rates	N/A
Service Charge	N/A
EPC Rating	Upon Enquiry

Description

The Porchester Building is an iconic property. Originally constructed for the Great Western railway and completed in 1907, the building was designed to house the ticket printing department and workforce for the rapidly growing railway companies. Today, The Porchester Building, having undergone substantial refurbishment, provides 5 storeys of modern media style offices with an outstanding specification.

Arranged across the Upper Ground Floor and First Floors, we have a number of impressive lateral offices available now on Flexible Lease terms to cater to all your business needs.

Location

Located on the east side of Porchester Road, just south of Royal Oak station (Hammersmith & City/Circle Lines) and adjacent to Platform 1 of Paddington Station, these offices enjoy immediate access into Notting Hill with its wealth of charm and extensive high-end boutique shopping and world-leading dining destinations. Paddington Station provides access to National Rail, Heathrow Express and the imminent arrival of Crossrail ensuring The Porchester Building is perfectly placed for travel across the Capital and beyond.

Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m	Availability
Upper Ground - Studio 1	963	89.47	Available
Upper Ground - Studio 2	1,719	159.70	Available
Upper Ground - Studio 3	242	22.48	Available
Upper Ground - Studio 4	365	33.91	Available
1st - Studio 5	303	28.15	Available
1st - Studio 6	1,325	123.10	Available
Total	4,917	456.81	



Viewing & Further Information



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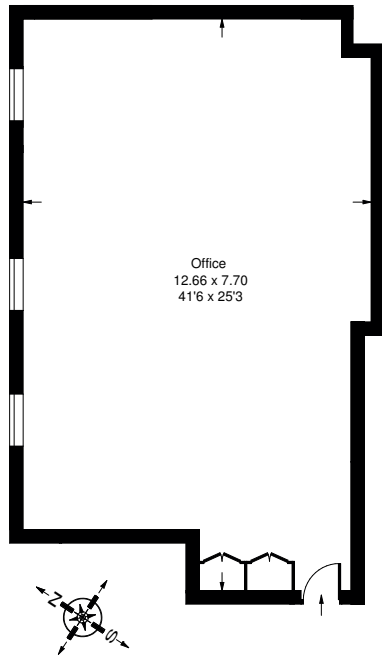


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Studio 1 Porchester Road, W2

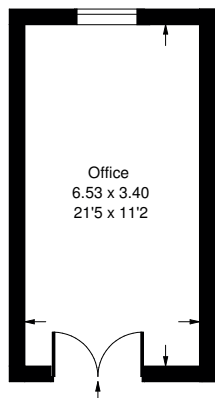
Approx. Gross Internal Area
89.5 sq m / 963 sq ft



Raised Ground Floor

Studio 3 Porchester Road, W2

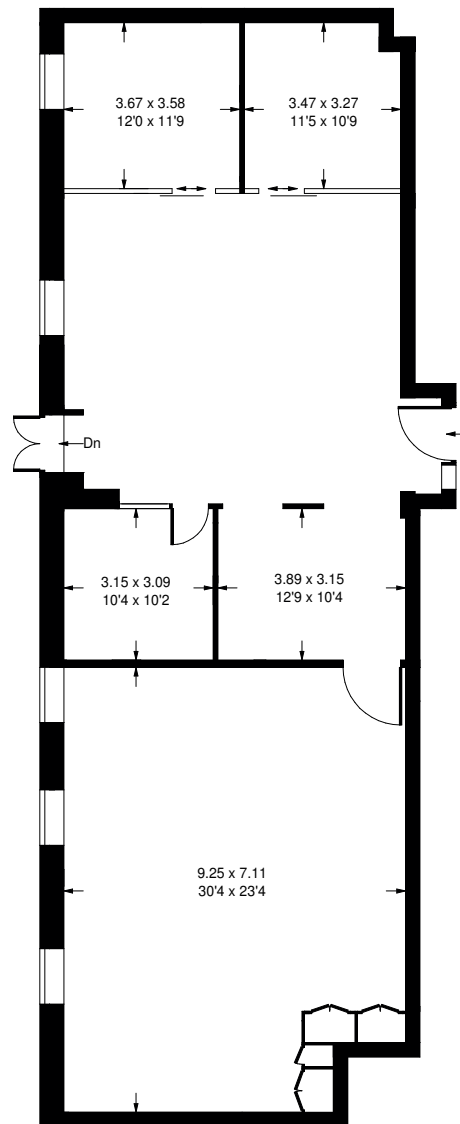
Approx. Gross Internal Area
22.5 sq m / 242 sq ft



Raised Ground Floor

Studio 2 Porchester Road, W2

Approx. Gross Internal Area
159.8 sq m / 1720 sq ft

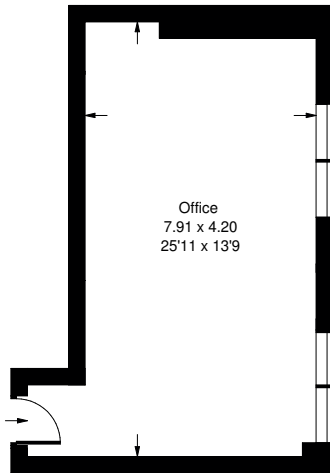


Ground Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale.
No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance.
Plan is for illustration purposes only, not to be used for valuations.

Studio 4 Porchester Road, W2

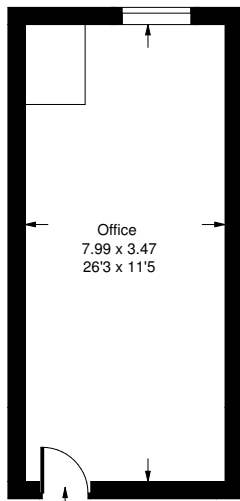
Approx. Gross Internal Area
33.9 sq m / 365 sq ft



Raised Ground Floor

Studio 5 Porchester Road, W2

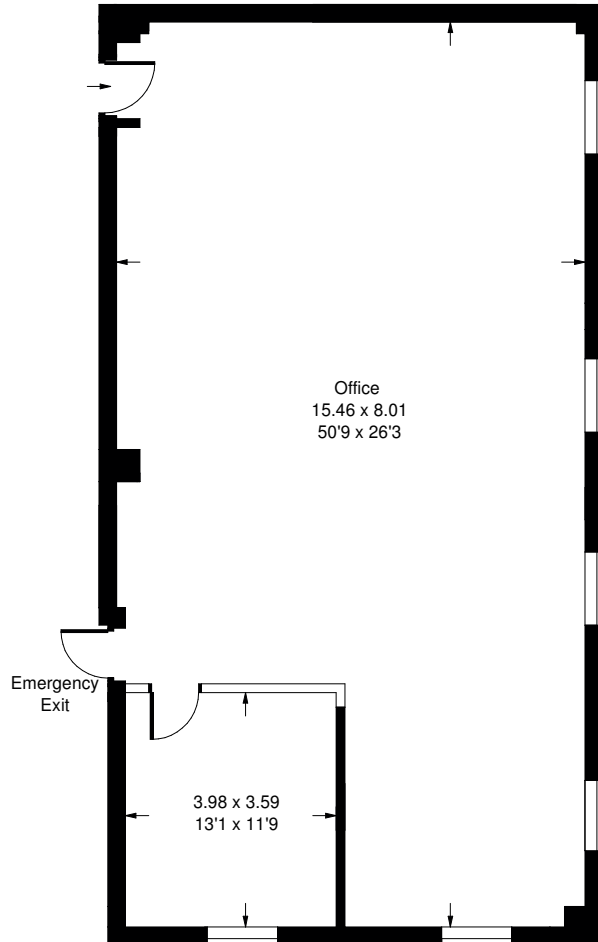
Approx. Gross Internal Area
28.2 sq m / 303 sq ft



First Floor

Studio 6 Porchester Road, W2

Approx. Gross Internal Area
123.1 sq m / 1325 sq ft



First Floor