



THE POINT

PADDINGTON



**A TOTAL OF 47,354 SQ FT
OF OFFICE SPACE IS AVAILABLE.**

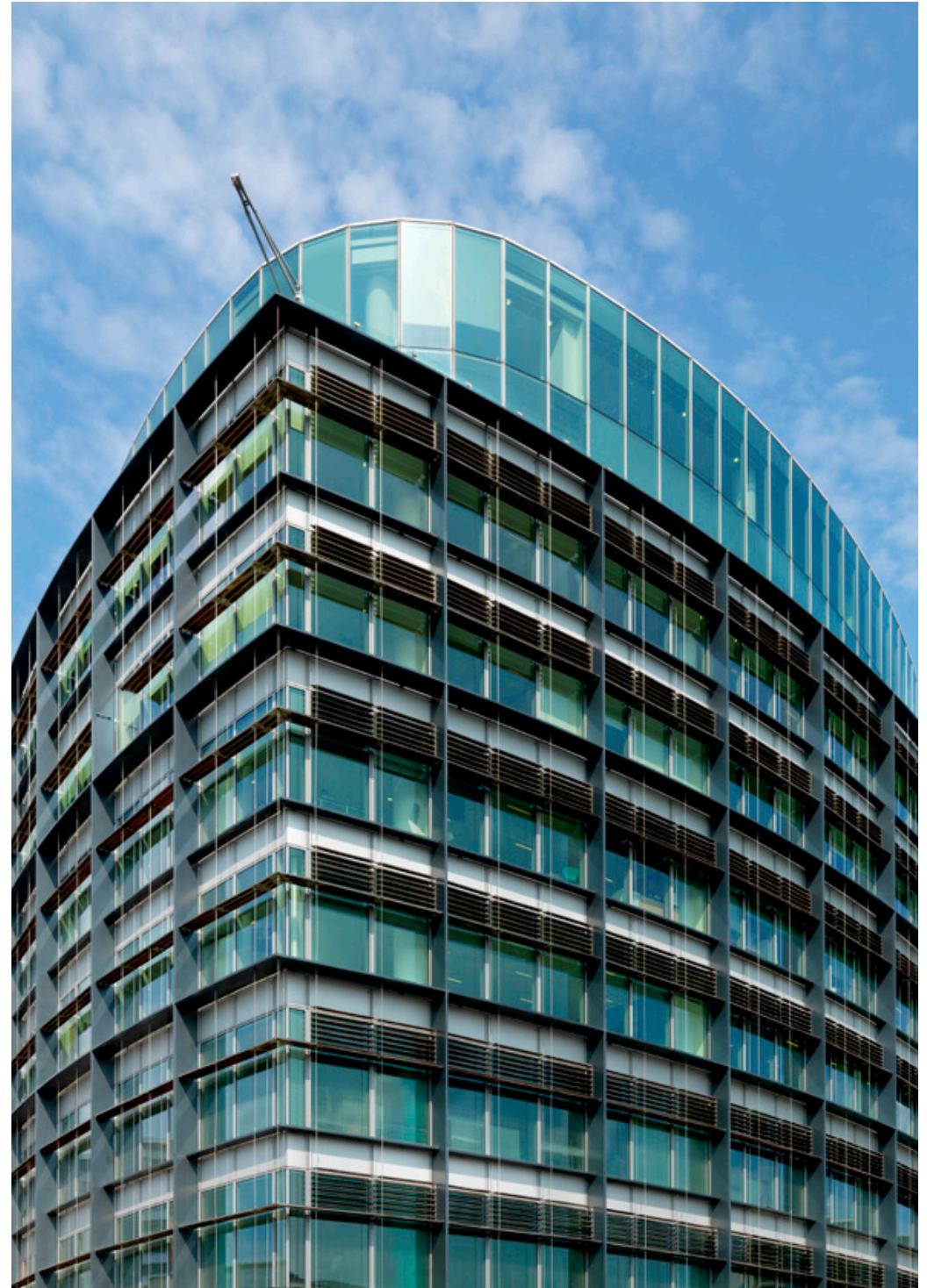
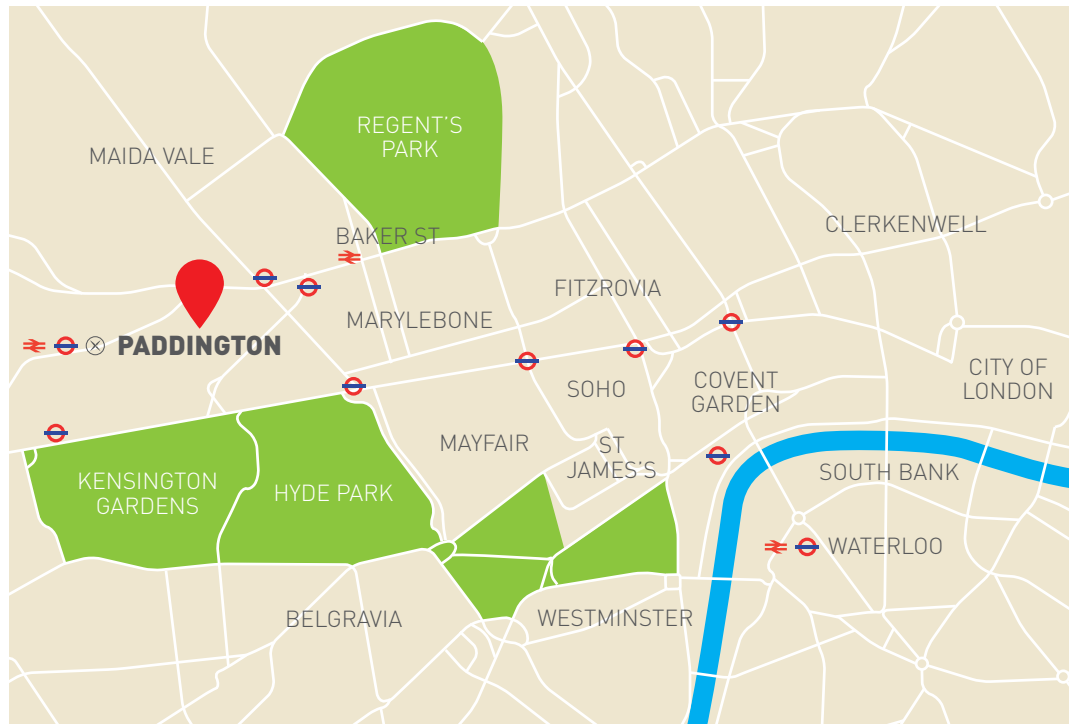
**11,484 SQ FT ON THE PART 3RD FLOOR
IS AVAILABLE NOW, WITH A FURTHER**

**35,870 SQ FT ON THE 8TH AND 9TH
FLOORS AVAILABLE IN SPRING 2017.**

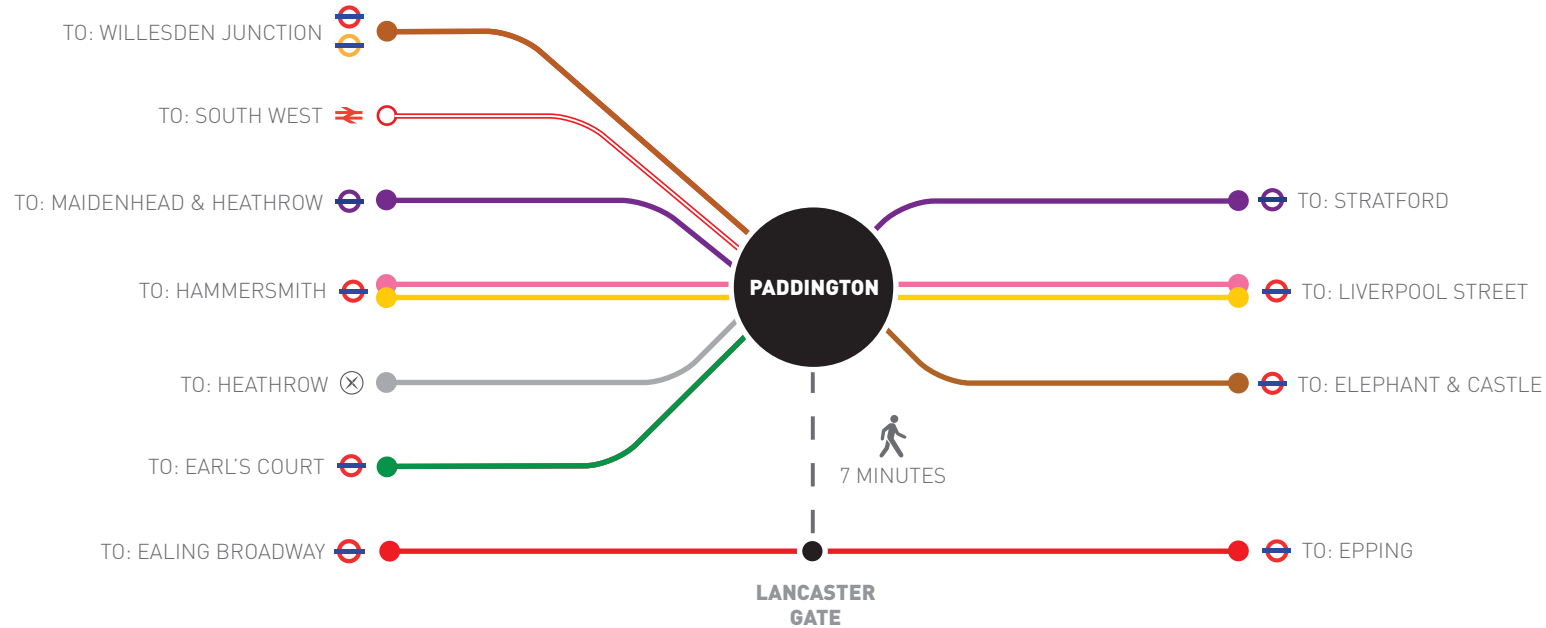
**THE SPACE WILL BE FULLY
REFURBISHED TO PROVIDE GRADE
A OFFICE ACCOMMODATION WITH
SPECTACULAR VIEWS ACROSS
THE WEST END.**



SINCE THE DAYS OF BRUNEL AND FLEMING, PADDINGTON HAS BEEN AN AREA FAMOUS FOR PIONEERS AND INNOVATORS. AS THE GATEWAY BUILDING TO PADDINGTON BASIN, THE POINT IS A MODERN STATEMENT BUILDING MARKING THE HEART OF A BLOSSOMING CENTRE FOR BUSINESS.



TRANSPORT CONNECTIONS



NATIONAL RAIL

EALING BROADWAY
8 MINS

SLOUGH 14 MINS

READING 25 MINS

OXFORD 58 MINS

BATH 1H 30 MINS

BRISTOL 1H 45 MINS

BAKERLOO

WILLESDEN JUNCTION 8 MINS

OXFORD CIRCUS
8 MINS

PICCADILLY CIRCUS
10 MINS

WATERLOO 15 MINS

ELIZABETH LINE

BOND STREET 3 MINS

TOTTENHAM COURT ROAD 4 MINS

LIVERPOOL STREET
10 MINS

CANARY WHARF
17 MINS

STRATFORD 19 MINS

HAMMERSMITH & CITY

KING'S CROSS ST. PANCRAS 15 MINS

HAMMERSMITH
17 MINS

LIVERPOOL STREET
22 MINS

CIRCLE

VICTORIA 14 MINS

WESTMINSTER 17 MINS

FARRINGDON 17 MINS

BLACKFRIARS 23 MINS

DISTRICT

HIGH STREET KENSINGTON 6 MINS

EARL'S COURT 8 MINS

CENTRAL (7 minutes walk)

SHEPHERD'S BUSH
7 MINS

HOLBORN 8 MINS

BANK 13 MINS

HEATHROW EXPRESS

HEATHROW 15 MINS

ELIZABETH LINE

FROM 2018, THE ELIZABETH LINE WILL PROVIDE FASTER ACCESS TO THE CITY, WEST END AND DOCKLANDS, WITH 24 TRAINS PER HOUR AT PEAK TIMES.

JOURNEY TIMES

Bond Street	3 Mins
Tottenham Court Road	4 Mins
Liverpool Street	10 Mins
Canary Wharf	17 Mins
Stratford	19 Mins

PADDINGTON STATION'S RETAIL PROVISION HAS UNDERGONE A MAJOR REFURBISHMENT, WITH THE LAWN OPENING IN LATE 2016



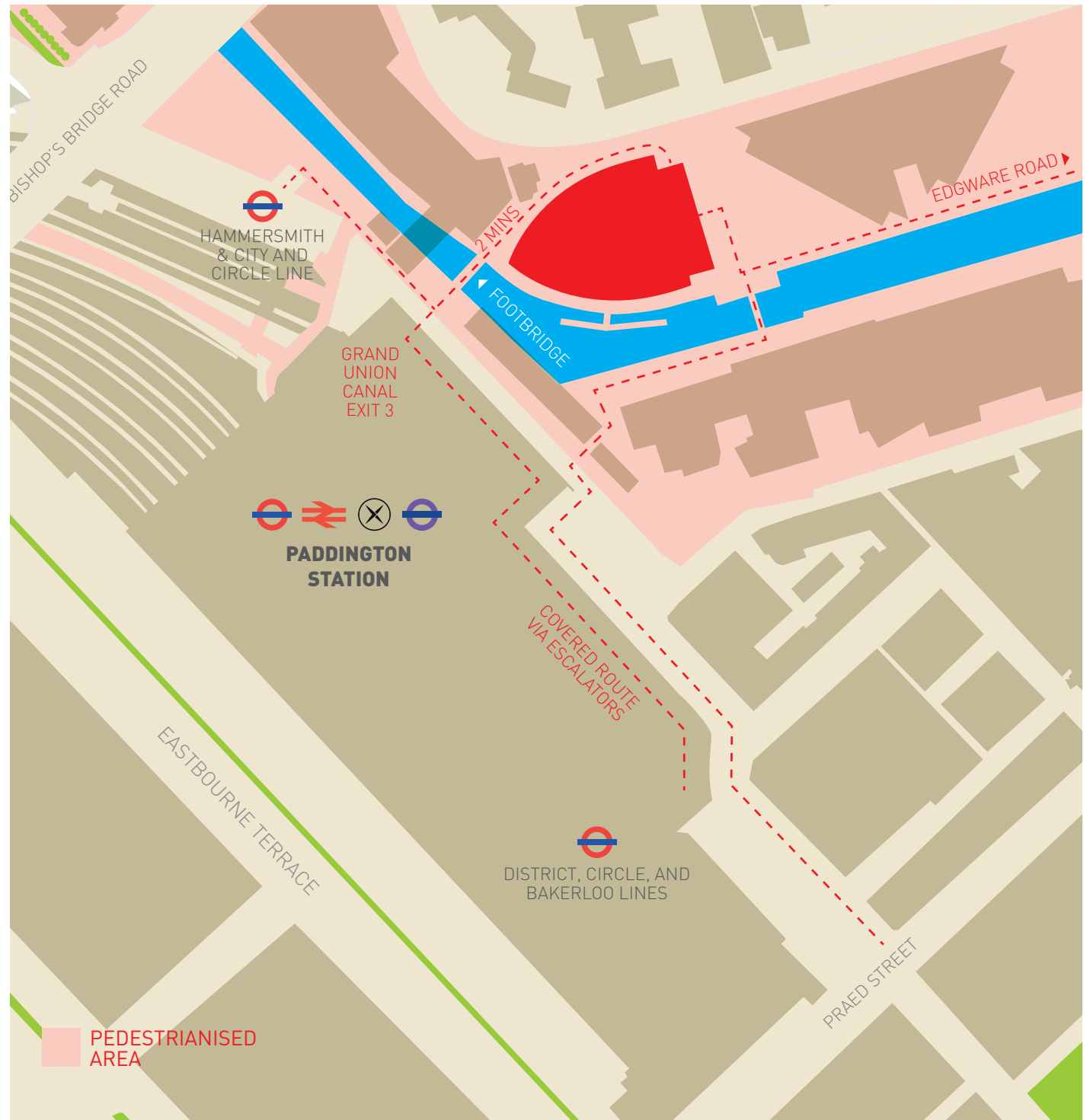
PADDINGTON STATION IS JUST 2 MINUTES WALK FROM THE POINT

PADDINGTON IS ONE
OF LONDON'S BUSIEST
STATIONS WITH OVER 35
MILLION PASSENGER
JOURNEYS EACH YEAR.

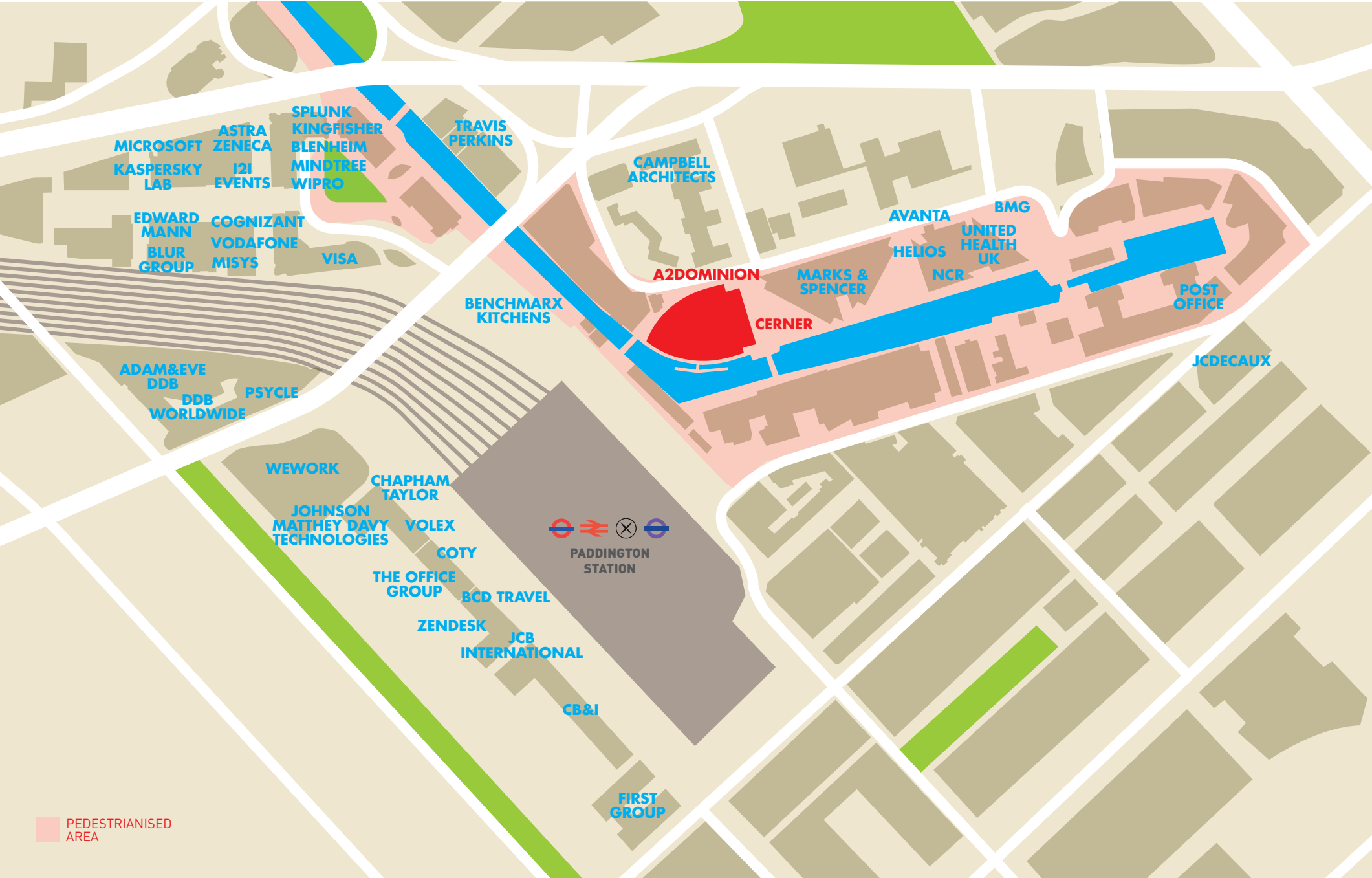


WALKING FROM PADDINGTON STATION

The footbridge directly outside the building provides a short but pleasant canalside walk to the station entrances, either accessing the Circle line and Hammersmith and City line or the main rail lines, Heathrow Express, Central, District and Bakerloo lines as well as The Elizabeth Line in 2018.



LOCAL OCCUPIERS



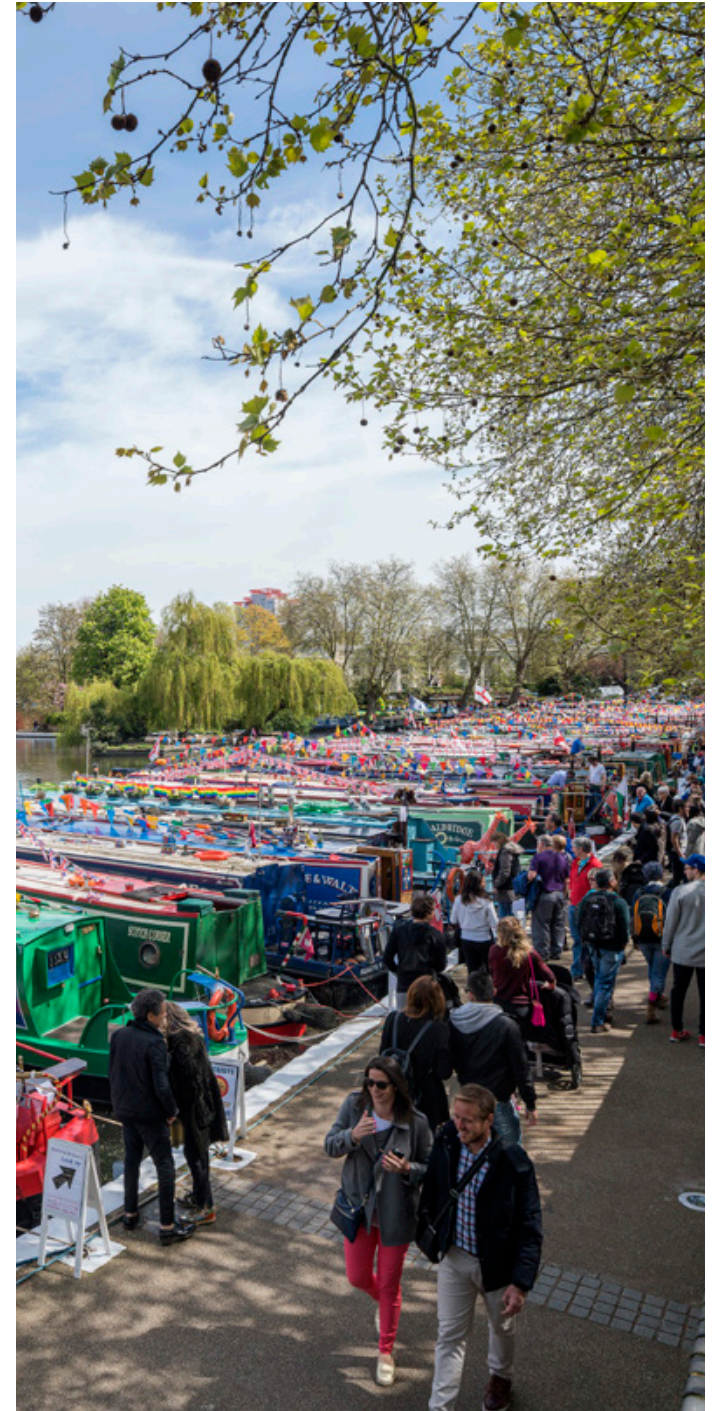
'Crave' food market, directly adjacent to the building.



Merchant Square



View of The Point alongside Paddington Basin



Canalway Cavalcade in Little Venice



Regent's Canal Little Venice

St Mary's footbridge Paddington Basin



Paddington Basin

Waterside café Little Venice



Massis Lebanese restaurant



The Union Bar



Kupp Scandinavian café

'Crave' food market



Merchant Square



Sheldon Square amphitheatre

Building façade



Reception





Atrium

11,484 TO 47,354 SQ FT OF GRADE A OFFICE SPACE

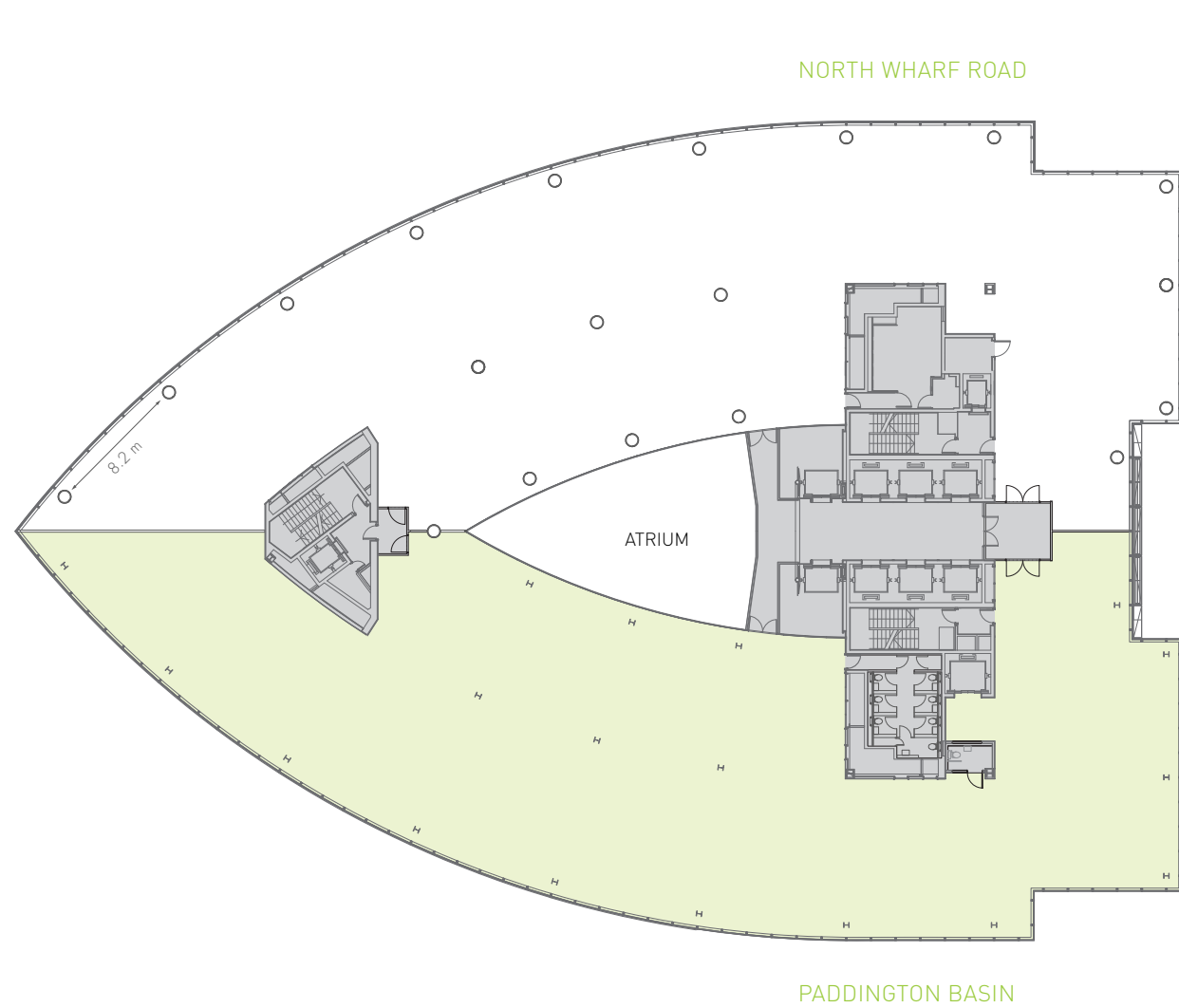
65% OF WORKERS SAY
THEY WOULD IMPROVE
THEIR PERFORMANCE
IF THEIR OFFICES WERE
MORE COMFORTABLE.



3RD LEVEL FLOOR PLAN UNDER OFFER

NET INTERNAL AREA

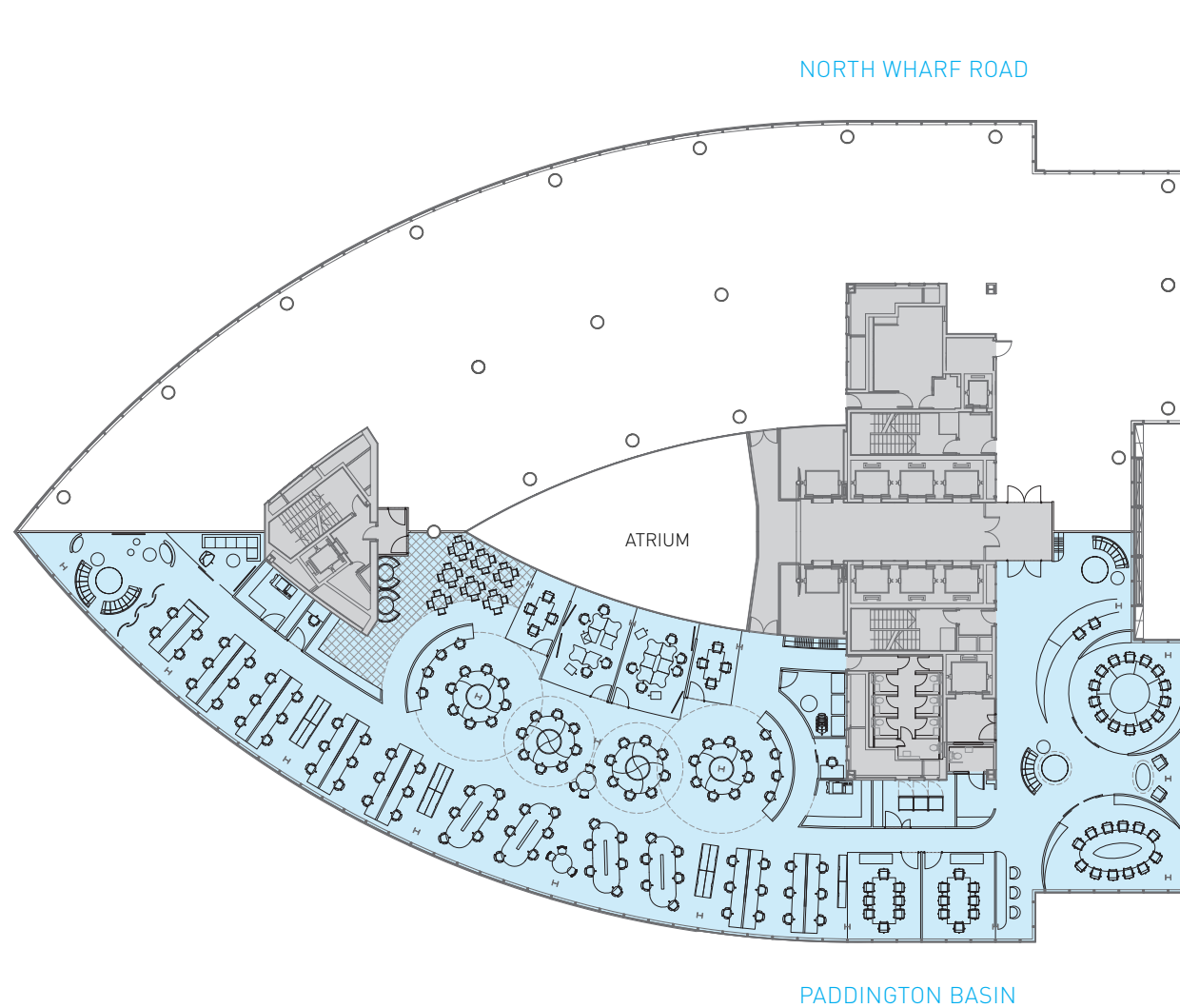
OFFICE 11,484 SQ FT (1,067 SQ M)



3RD LEVEL SPACE PLAN UNDER OFFER

Creative/Media

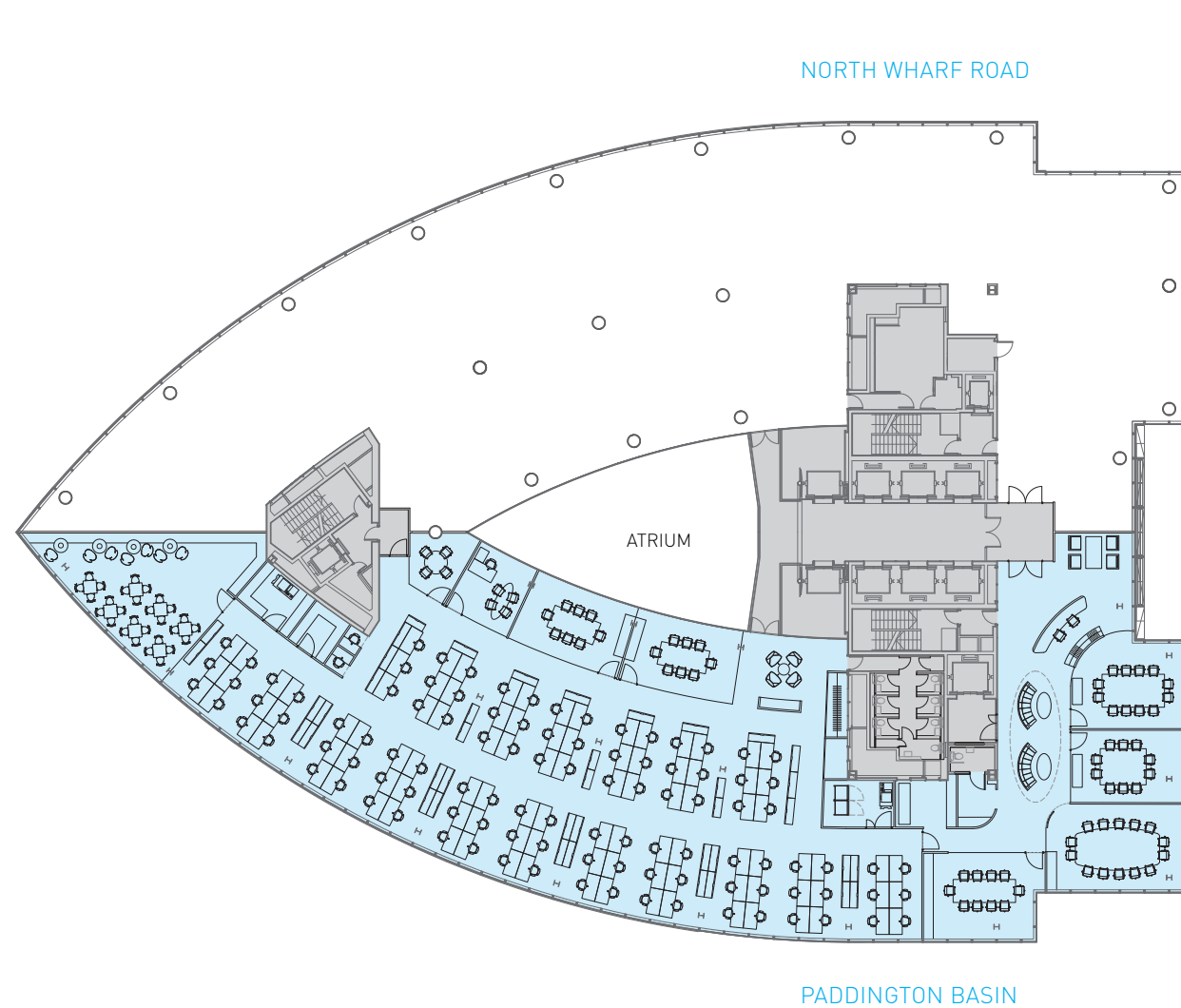
NET INTERNAL AREA (NIA)	1,066.9 sqm	11,484 sqft
Cellular Offices		0
Open Plan Workstations		104
Receptionists		2
TOTAL WORKSTATIONS		106
MEETING ROOMS		Seats
2 x 4 Seater Meeting Room		8
2 x 8 Seater Meeting Room		16
1 x 12 Seater Meeting Room		12
1 x 14 Seater Meeting Room		14
TOTAL	6	50
IPR per TOTAL WORKSTATIONS	10 sqm	107 sqft
<small>NIA - NET INTERNAL AREA IPR - INDICATIVE PLANNING RATIO</small>		



3RD LEVEL SPACE PLAN

Corporate Open Plan

NET INTERNAL AREA (NIA)	1,066.9 sqm	11,484 sqft
Cellular Offices		1
Open Plan Workstations		105
Receptionists		2
TOTAL WORKSTATIONS		108
MEETING ROOMS		Seats
1 x 4 Seater Meeting Room		4
2 x 8 Seater Meeting Room		16
2 x 10 Seater Meeting Room		20
1 x 12 Seater Meeting Room		12
1 x 14 Seater Meeting Room		14
TOTAL	7	66
IPR per TOTAL WORKSTATIONS	10 sqm	105 sqft
<small>NIA - NET INTERNAL AREA IPR - INDICATIVE PLANNING RATIO</small>		





2.9M HIGH CEILINGS

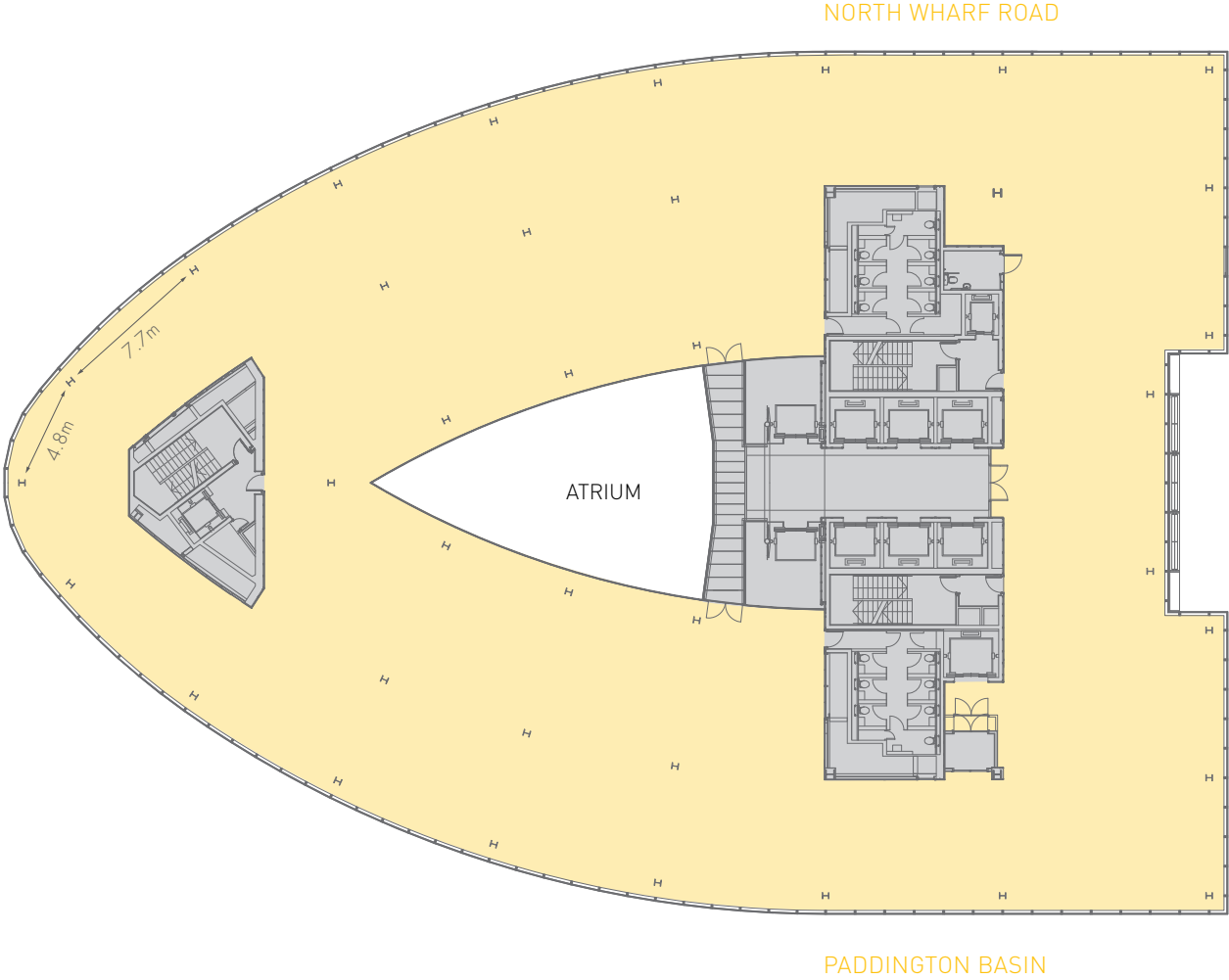
NATURAL LIGHT FOSTERS SUPERIOR CREATIVITY. IT BOOSTS THE IMMUNE SYSTEM AND MAKES STAFF HAPPIER AND MORE PRODUCTIVE.

8TH & 9TH LEVEL FLOOR PLAN

NET INTERNAL AREA

8TH FLOOR 17,948 SQ FT (1,667.4 SQ M)

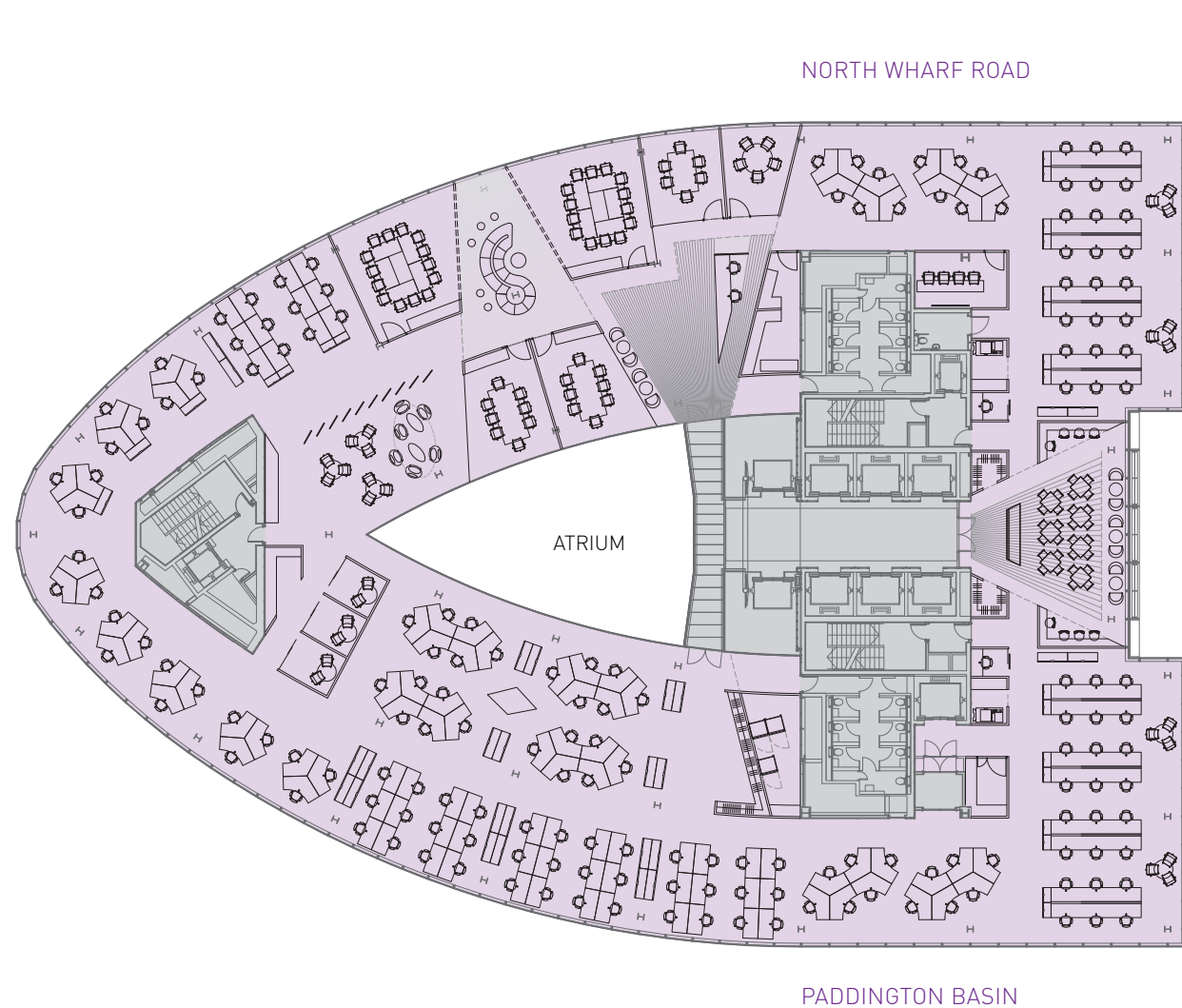
9TH FLOOR 17,922 SQ FT (1,665.0 SQ M)



8TH & 9TH LEVEL SPACE PLAN

Creative/Media

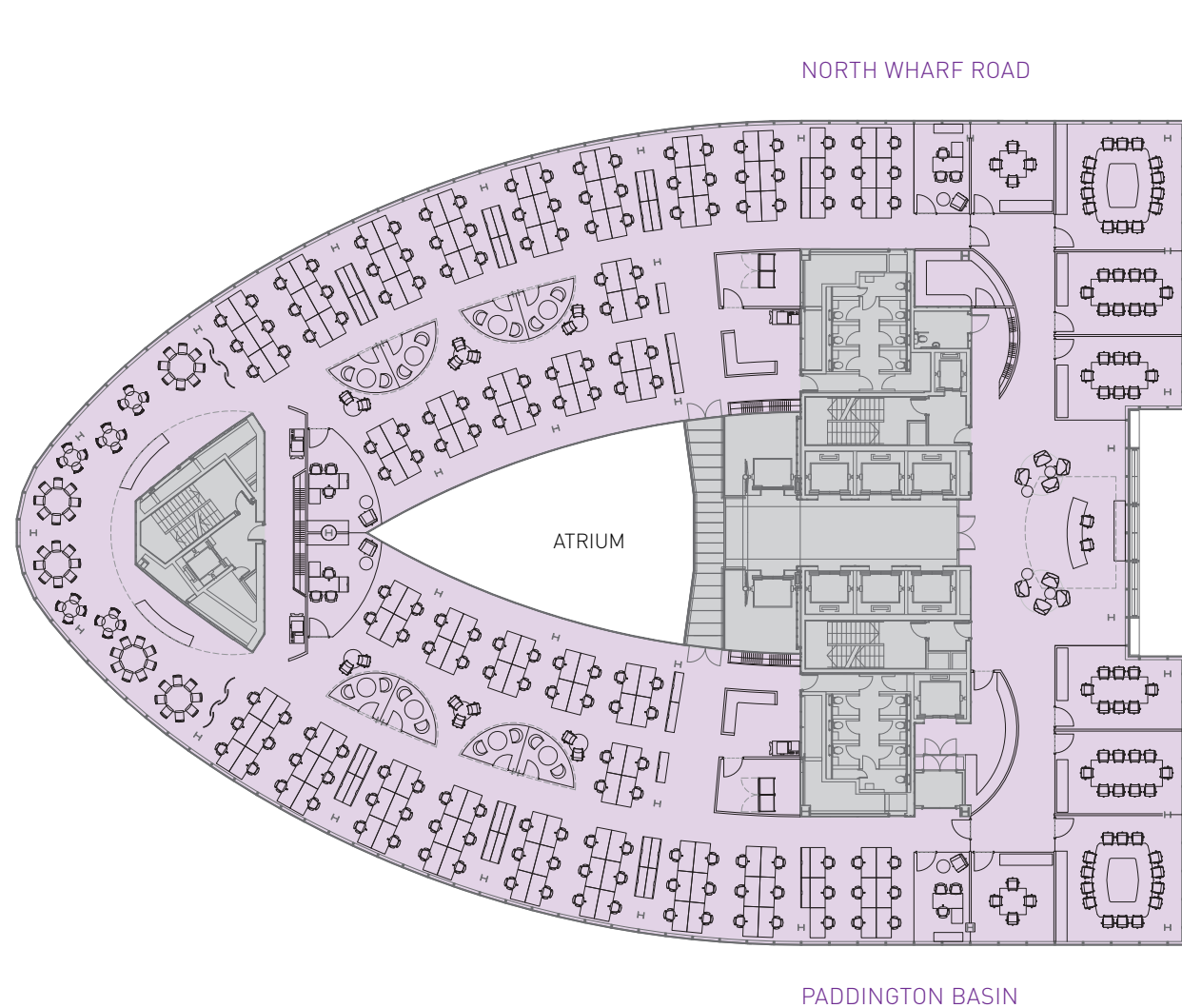
NET INTERNAL AREA (NIA)*	1,657.7 sqm	17,843 sqft
Cellular Offices		0
Open Plan Workstations		168
Receptionists		2
TOTAL WORKSTATIONS		170
MEETING ROOMS		Seats
1 x 5 Seater Meeting Room		5
1 x 6 Seater Meeting Room		6
2 x 8 Seater Meeting Room		16
2 x 14 Seater Meeting Room		28
TOTAL	6	55
IPR per TOTAL WORKSTATIONS	10 sqm	105 sqft
<small>NIA - NET INTERNAL AREA IPR - INDICATIVE PLANNING RATIO</small>		



8TH & 9TH LEVEL SPACE PLAN

Corporate Open Plan

NET INTERNAL AREA (NIA)*	1,657.7 sqm	17,843 sqft
Cellular Offices		2
Open Plan Workstations		162
Receptionists		2
TOTAL WORKSTATIONS		166
MEETING ROOMS		Seats
2 x 4 Seater Meeting Room		8
2 x 8 Seater Meeting Room		16
2 x 10 Seater Meeting Room		20
2 x 14 Seater Meeting Room		28
TOTAL	8	72
IPR per TOTAL WORKSTATIONS	10 sqm	107 sqft
<small>NIA - NET INTERNAL AREA IPR - INDICATIVE PLANNING RATIO</small>		



SPECIFICATION

AIR CONDITIONING

Cooling is via a chilled ceiling and chilled beam installation with 1200mm x 500mm perforated metal ceiling tiles

Low Temperature Heating is provided via perimeter radiated trench heating

Tempered under-floor fresh air is provided via flush mounted grilles

EXTERNAL DESIGN CONDITIONS

Summer: 29°C db

Winter: -5°C db

OFFICE DESIGN CONDITIONS

Summer: 22°C +/- 2°C/50% RH

Winter: 22°C +/- 2°C/40% RH

Equipment allowance of 35w/m²

Lighting allowance of 15w/m²

Occupancy allowance at 8w/m²

OCCUPATION DESIGN

Occupancy level: 1 person per 10m² net office area

ACOUSTIC

Office NR 38db

Toilets NR 45db

VENTILATION RATES

Office fresh air supply rate 3 ac/h

Toilet fresh air supply rate 10 ac/h

Car park fresh air supply rate at 6 ac/h

DOMESTIC WATER SUPPLY

Designed to 20l/person/day

ELECTRICAL

Nominal power and lighting values are 125w/m² - 155w/m² per floor: (effectively 400amps TP + N per floor)

Automated lighting system

Office lighting design to 450 lux

LIFE-SAFETY GENERATOR

BMS

Trend 963

ACCESS CONTROL/SECURITY

Automated Access Control turnstile system with provision for conduits to entrance doors

CCTV system

Manned security 24/7

DATA/COMMS

Dedicated vertical risers.

SPACE PLANNING

The building design module is 1.5m

HOURS OF OCCUPATION

24 hours/7 days a week

FLOOR LOADINGS

Office areas – general 4.0kN/m² live (+5% of floor areas 6-7.5kN/m²)

FLOOR TO CEILING HEIGHTS

Offices 2900mm throughout

RAISED FLOOR

Office floor void zone – 275mm-300mm (top of slab/top of raised floor tile)

FIRE PROTECTION

The L2 fire alarm system is installed throughout the building in accordance with BS 5839 Part 1

The property is fully sprinklered

LIFT INSTALLATION

8 passenger lifts at 2m/sec

2 fire-fighting lifts at 1m/sec

Goods lift at 0.75m/sec

Vehicle lift at 0.5m/sec

BICYCLE USERS

Storage for up to 60 bicycles

Showers provided at basement level

KITCHENETTE

Provision for kitchenette and tea points on floor

ROOF TOP PLANT SPACE

Space can be provided at roof level for tenant plant and equipment if required

WIREScore GOLD CERTIFIED



BREEAM VERY GOOD (DESIGN)

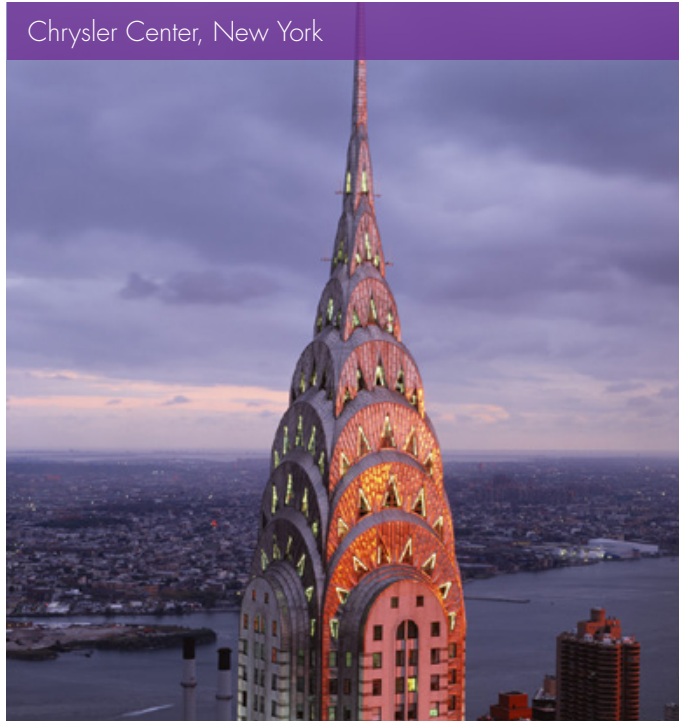
EPC D RATING (2008 ISSUED)

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Chrysler Center, New York



Verde SW1, London



Rockefeller Center, New York



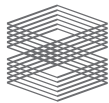
OmniTurm, Frankfurt

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January 2017

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SMART CREATIVE
CONNECTED INDGENIOUS
PRODUCTIVE RESOURCEFUL
ARTISTIC INSPIRED
INNOVATIVE FRESH
UNCONVENTIONAL PADDINGTON