

Welcome to Eastbourne Terrace



Discover Paddington's boldest campus community

Spread across three buildings, Eastbourne Terrace is a thriving community of like-minded businesses proud to call Paddington home.

From the expansive communal rooftop garden to the state-of-the-art basement facilities, wellness has been worked into the design of Eastbourne Terrace from top to bottom. The inspiring café and collaborative spaces allow you to flex the space around your working day.

Eastbourne Terrace has been newly transformed into one of the most compelling business addresses in the West End. Adjacent to Paddington Station and opposite the new Elizabeth Line entrance, Eastbourne Terrace forms part of a thoughtful regeneration.

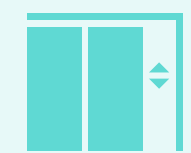


10 Eastbourne Terrace

A building with a commanding presence, right next to Paddington Station, 10 Eastbourne Terrace stands proudly yet sympathetically within its environment. Inside, inspiring spaces that challenge convention set the scene for bold innovation, with every square foot of space carefully designed to foster creativity and a sense of wellbeing.

Available now

– Garden Floor: 8,752 sq ft



3 Lifts



5 Showers



22 Lockers



Car parking



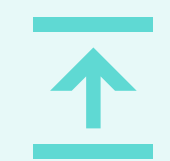
50 Bicycle racks



Manned reception



Chilled beam air conditioning



Raised access floors



Floor to ceiling height 2.9m



LED lighting



Occupancy density of 1 per 10 sq m



BREEAM 'Excellent' rating



10 Eastbourne Terrace

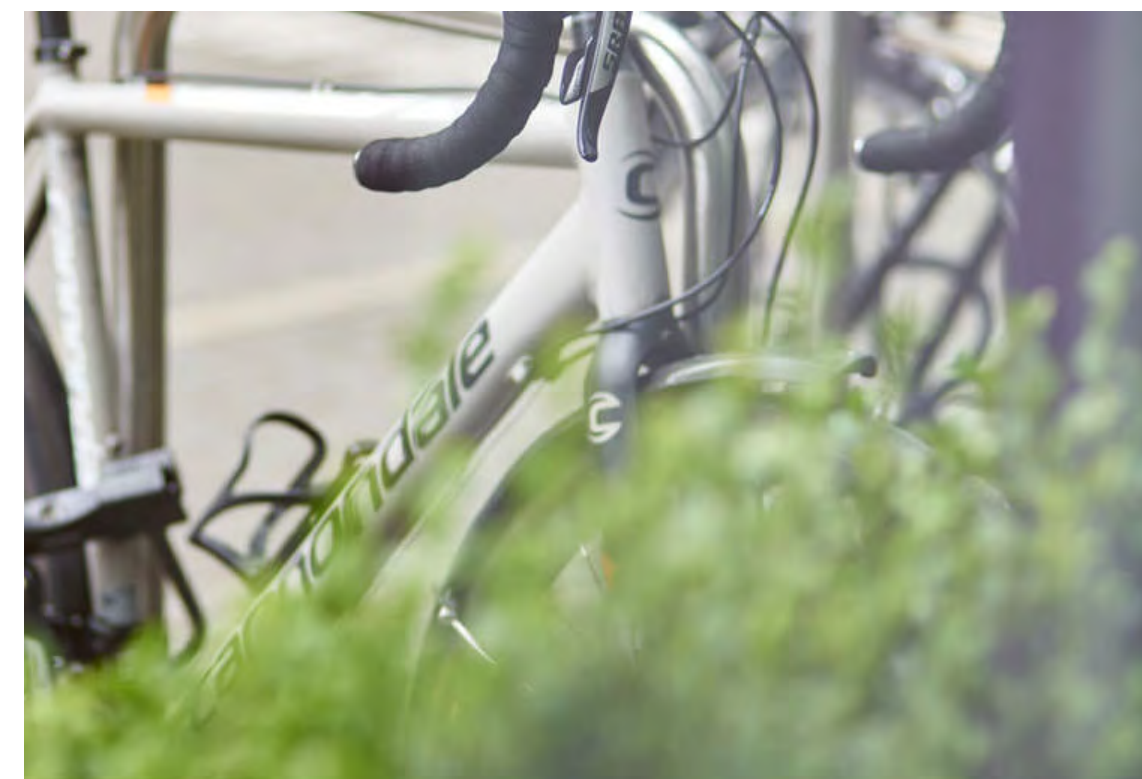
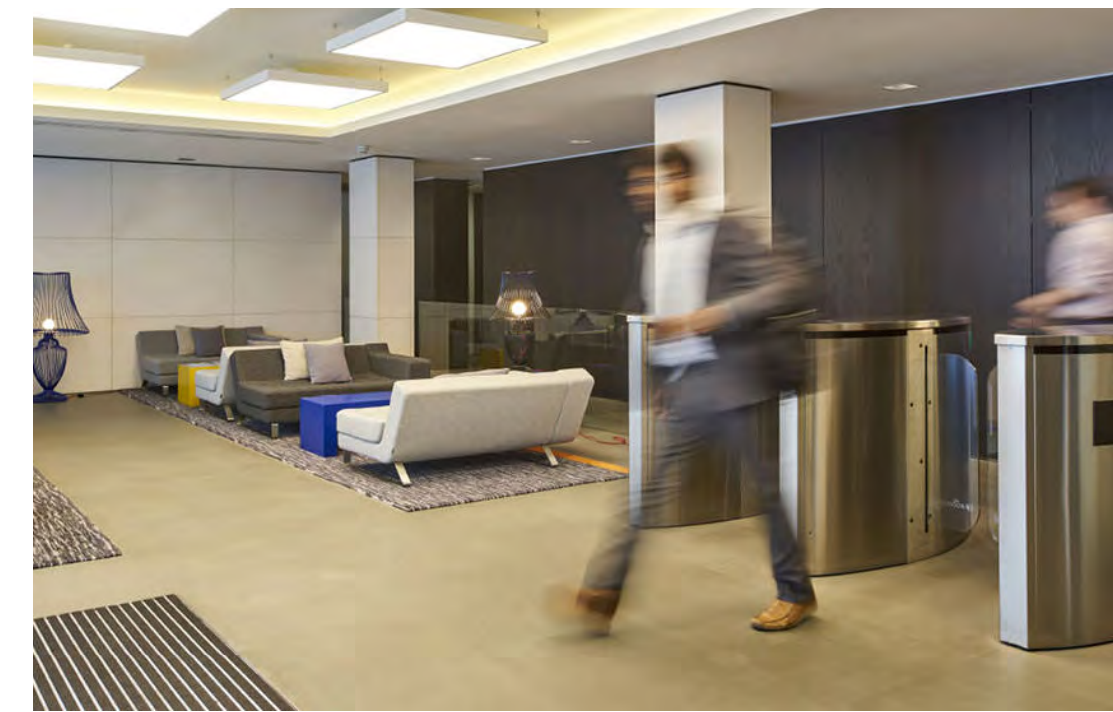


Café, offering nutritious balanced meals and delicious coffee for the Eastbourne Terrace community.

Communal roof terrace totalling 1,800 sq ft surrounded by greenery and providing panoramic views.



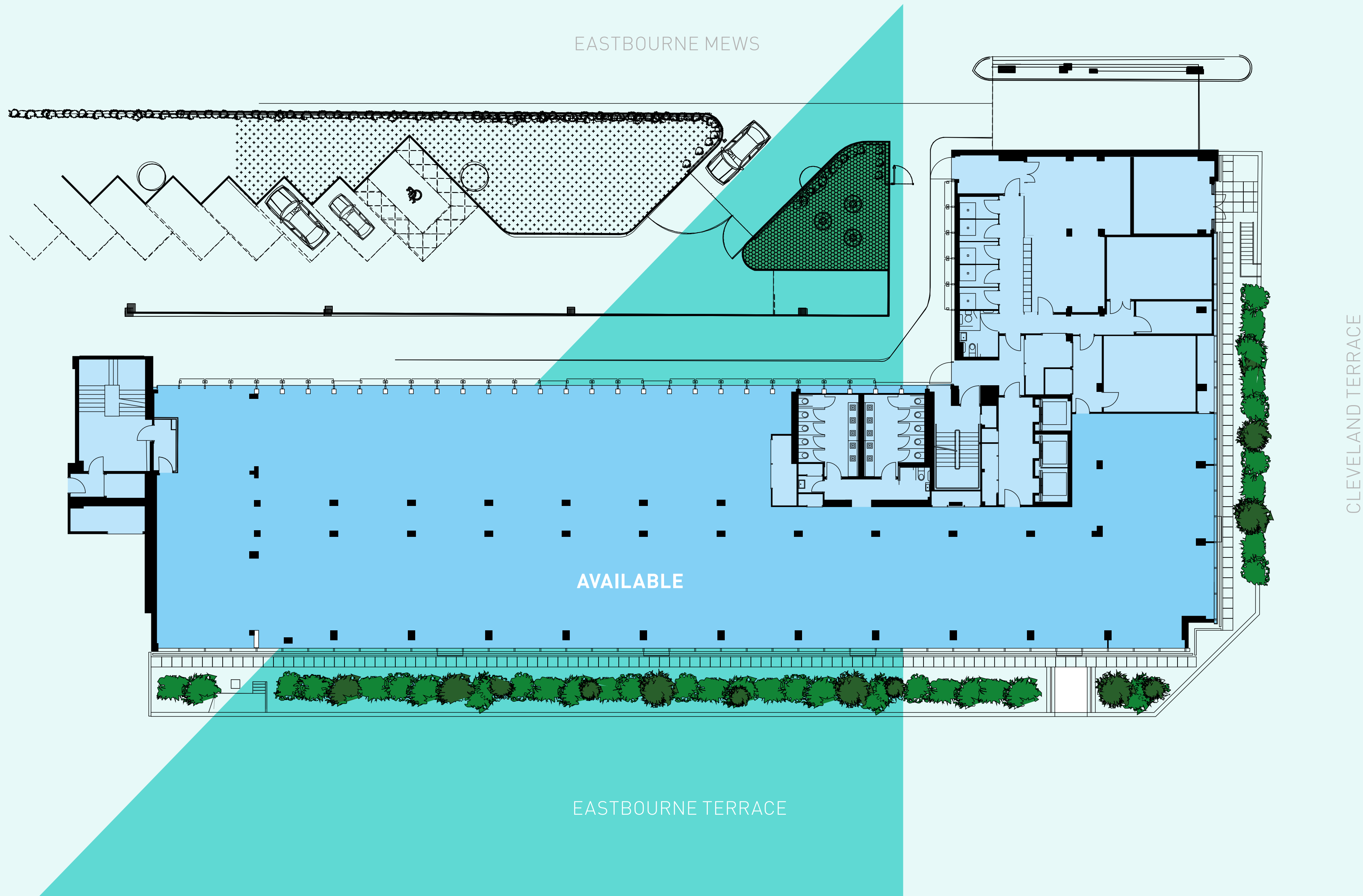
The manned reception area at 10 Eastbourne Terrace provides an impressive welcome to the building, flooded with natural light and space to hold small meetings.



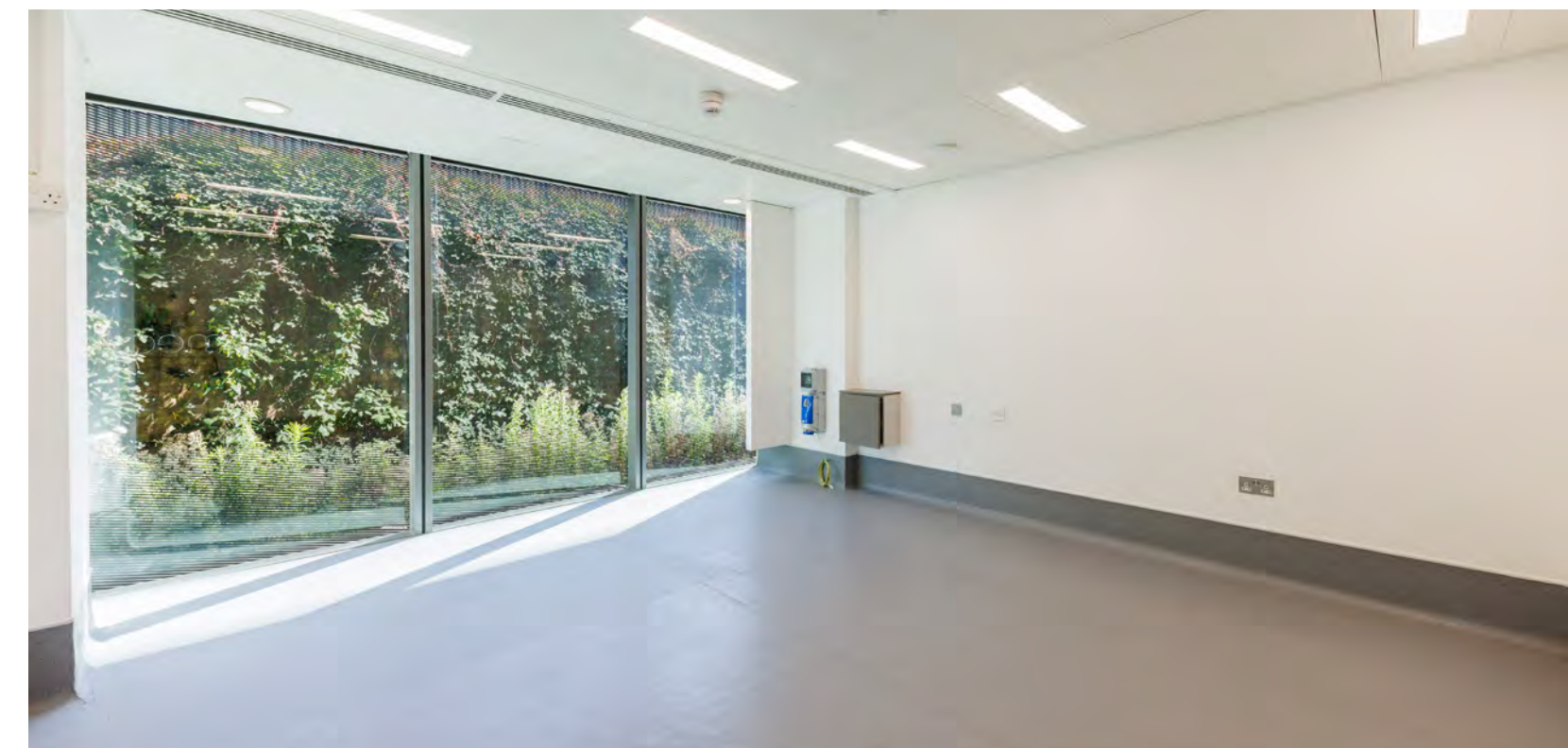
Eastbourne Terrace benefits from easy access to outdoor space and bike racks.

10 Eastbourne Terrace

Garden Floor
8,752 sq ft



Garden Floor



Leaders in sustainability

At Landsec, we're strong believers in creating sustainable places that benefit both people and planet. Among our ambitious net-zero goals, we're reducing carbon emissions in our portfolio and procuring 100% renewable electricity.

20 Eastbourne Terrace alone won the Refurbished/Recycled workplace category in the prestigious British Council for Offices (BCO) London Awards 2017. Its Excellent BREEAM rating is in part thanks to solar panels generating up to 58,000 kWh of power each year. This is a destination ready for the challenges of tomorrow.

Landsec has committed £135m to a net zero transition fund to help achieve its 2030 science-based targets and drive the transition to net zero. The fund will be used to finance a series of initiatives starting with 30 Eastbourne Terrace and replacing all gas-fired boilers with Air Source Heat Pumps.



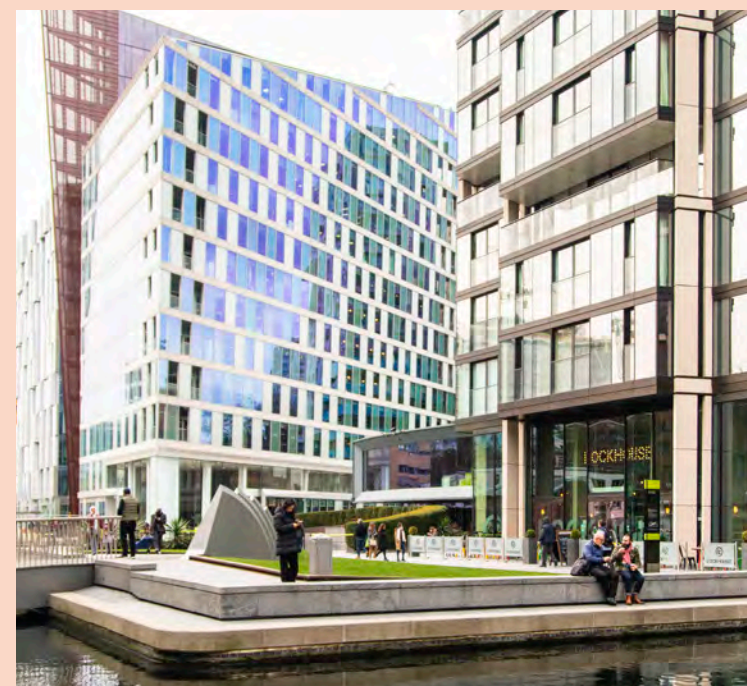
Belong to one of London's most vibrant business district

Paddington has fast become one of the capital's must-visit destinations, home to canalside dining spots and buzzing bars. And with Paddington station on hand, Eastbourne Terrace is the perfect base for travelling within London and beyond.



Canal Basin

Stroll through Little Venice and along the Grand Union, wander over to Regent's Park or enjoy London's first floating park.



Diverse industries

From Visa to Vodafone, Mars to Marks & Spencer, Paddington's regeneration has welcomed a hugely exciting mix of big brands.



Pergola

Take your pick from countless cuisines in London's largest alfresco food and drink experience.



Food haven

Alongside Pergola are several street-food outlets including the hugely popular Rolling Dough, Holy Guacamole and the Rice Guys.



Elizabeth Line

Whizz to Heathrow in 27 mins and Liverpool Street in 16 mins, thanks to the Elizabeth line.










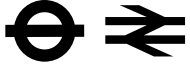
Green Spaces

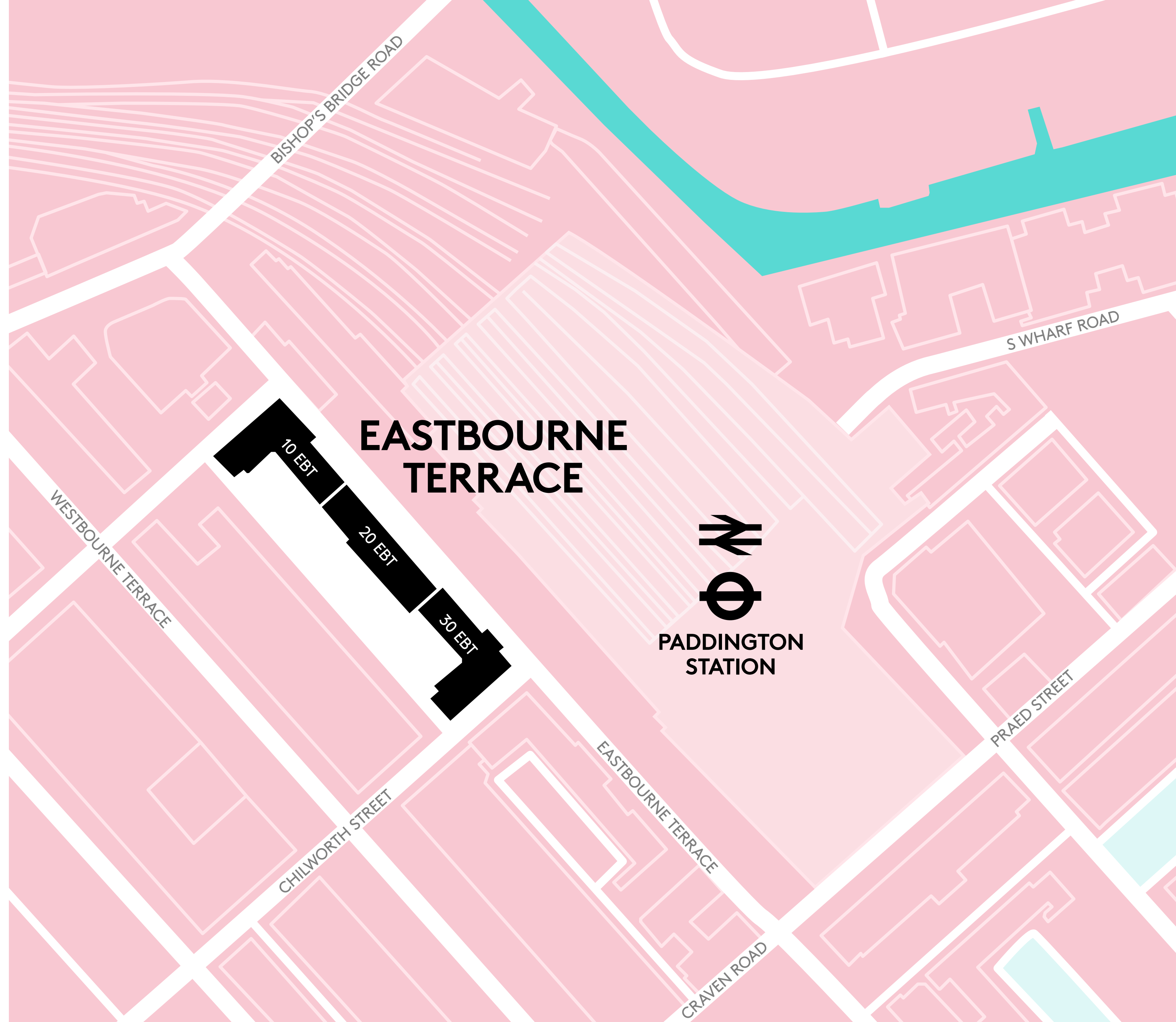
Situated right on our doorstep, Hyde Park is the perfect setting for morning jogs, lunchtime strolls or picnics on summer evenings.

Well-connected by public transport

Paddington station is just a minute's walk from Eastbourne Terrace which makes getting around London easy and convenient.

 Lines at Paddington		 Elizabeth Line		
Elizabeth Line		Tottenham Court Road		5
Bakerloo		Liverpool Street		10
Circle		Canary Wharf		22
District		Heathrow Airport		27
Hammersmith & City				

 Tube and Rail		Mins
Oxford Circus		9
King's Cross/St Pancras		12
Waterloo		15
Victoria		16
Liverpool Street		19
Heathrow Airport		24
City Airport		47



Neighbourhood connections

Food and Beverage

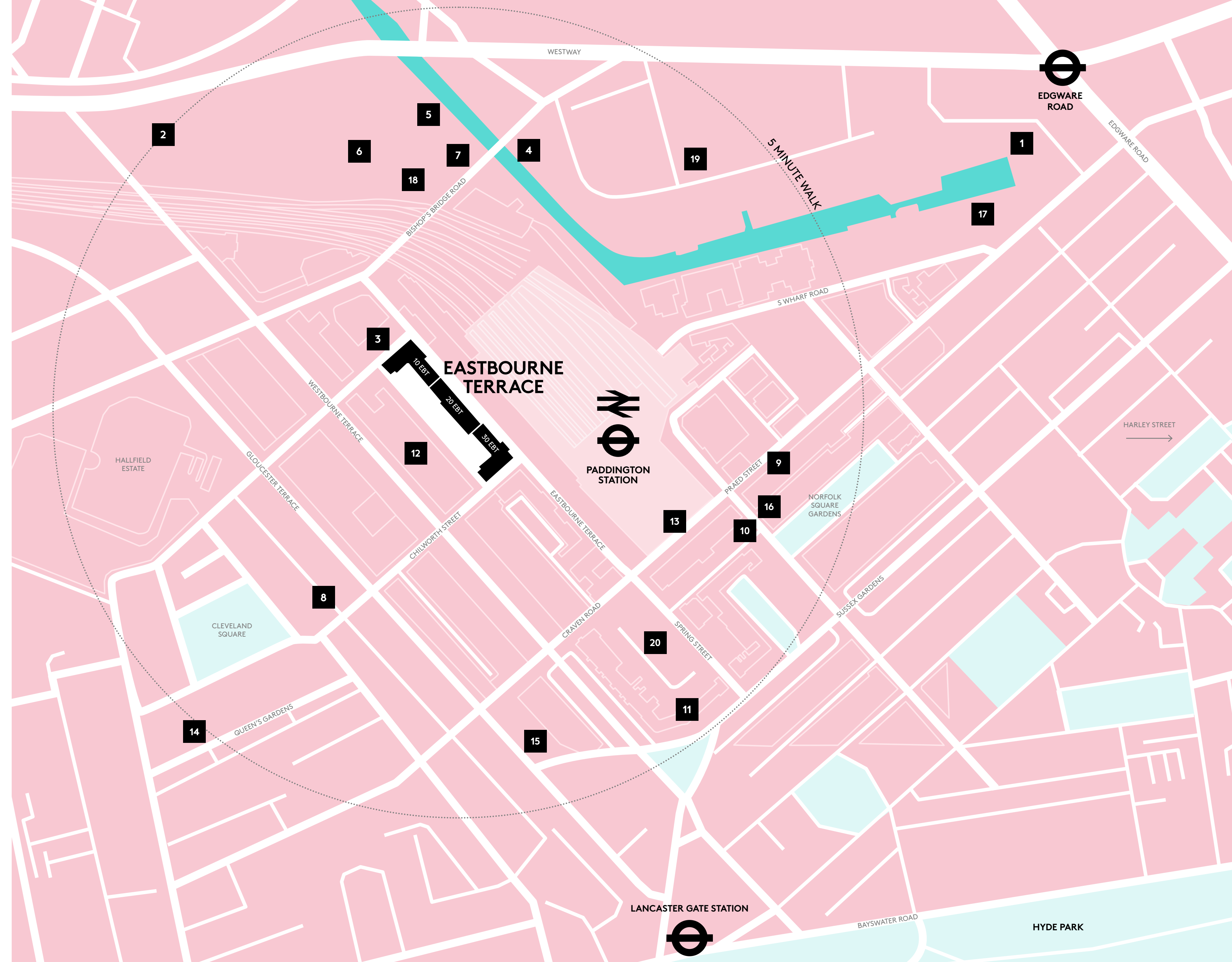
- 1 BrewDog
- 2 Pergola Paddington
- 3 Prince of Wales
- 4 Bondi Green
- 5 The Union Paddington
- 6 Pearl Liang
- 7 Smiths Bar & Grill
- 8 Cleaveland Arms
- 9 Mihbaj Café & Kitchen
- 10 Sawyers Arms

Hotels

- 11 Roseate House London
- 12 Montcalm Chilworth Townhouse
- 13 Hilton London Paddington
- 14 The Ceaser Hotel
- 15 The Crescent Hyde Park London
- 16 The Pilgrim

Fitness and Lifestyle

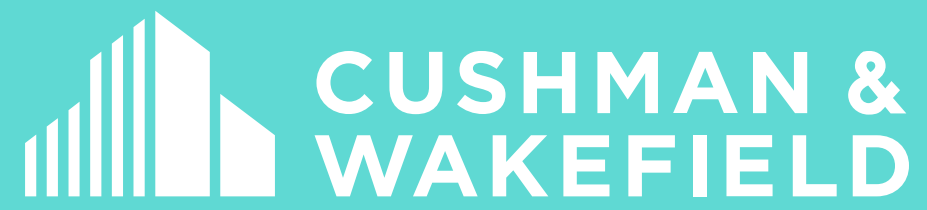
- 17 F45 London Paddington
- 18 Nuffield Health Paddington
- 19 Retra Paddington
- 20 Peacock pilates



Hospitals in the Area

-
- 1 Central Middlesex Hospital
 - 2 Hammersmith Hospital
 - 3 Charing Cross Hospital
 - 4 Care+ Hospital
 - 5 Chelsea & Westminster Hospital
 - 6 Royal Brompton Hospital
 - 7 St Mary's Hospital
 - 8 Harley Street
 - 9 Portland Hospital
 - 10 University College London Hospitals





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