



62 Bayswater Road

Paddington

W2 3PH

Brand newly refurbished townhouse workspace for rent directly opposite Hyde Park / Kensington Gardens.

497 - 2,510 Sq Ft available across 1st, 2nd, 3rd and 5th floors.

Available by way of traditional leases or fully managed, fitted, furnished and work ready.

Internal Workspace

Bespoke Fitouts 

Communal Meeting Rooms 

Communal WCs & Showers 

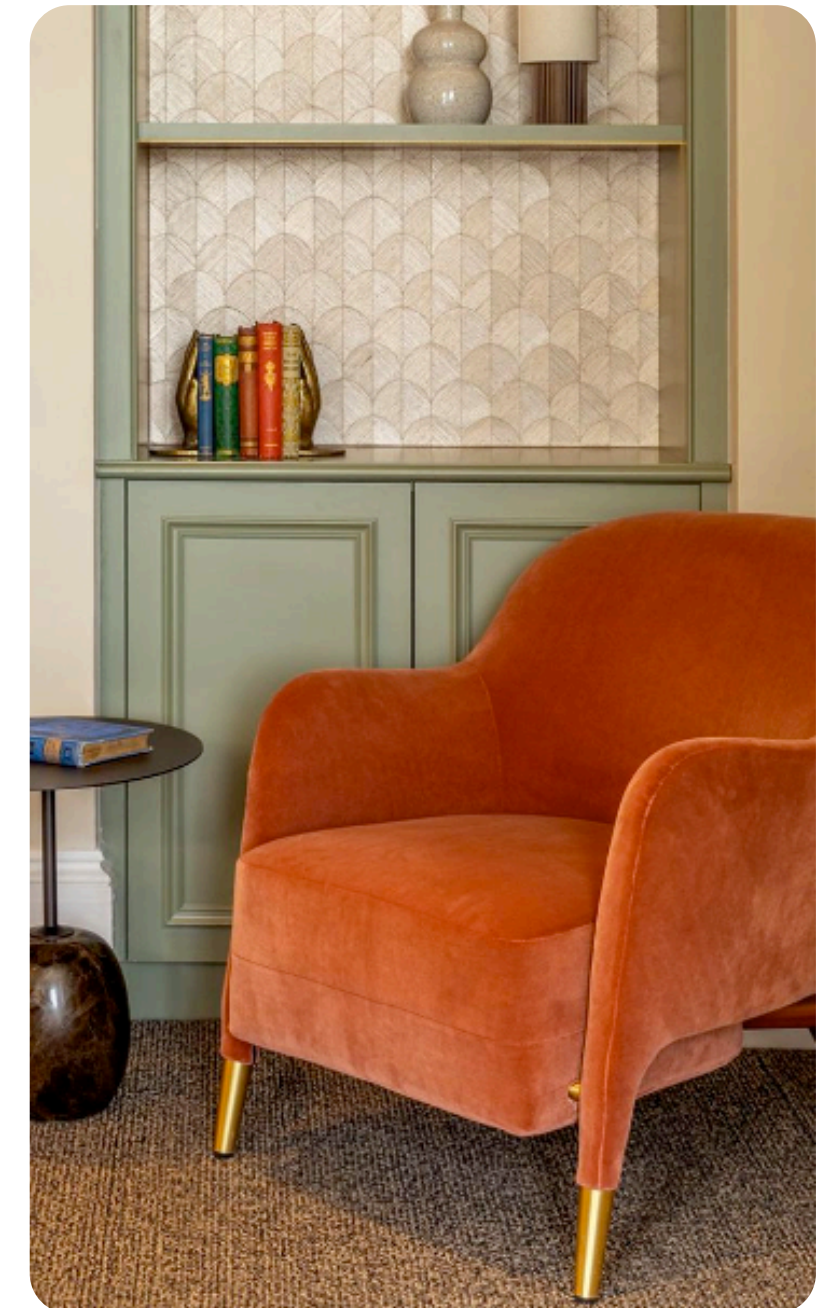
Teapoint / Kitchens 

Roof Terraces 



Amenities

- Victorian townhouse facing Hyde Park / Kensington Gardens
- Newly refurbished suites with bespoke fitouts available
- Impressive period entrance hall with original features
- Outstanding first floor with double height ceilings, and chandelier
- 5th Floor benefits from bifold doors and a balcony overlooking the park
- Onsite communal meeting rooms & shower facilities



Property Description

This boutique office space is situated in a historic Victorian building prominently located on the north side of Bayswater Road, directly overlooking the scenic Hyde Park. The property has been meticulously refurbished to blend period elegance – featuring original entrance halls and high plaster ceilings – with modern functionality. Available units range across multiple floors, including a standout first floor suite ideal for a showroom and a fifth-floor suite equipped with floor-to-ceiling bifold windows and a private balcony. Strategically located, the building is virtually adjacent to Lancaster Gate underground station and just a short walk from Paddington Station.

Currently delivered in an unfurnished condition, these bright office suites serve as a "haven for productivity," with the landlord offering bespoke fit-out options tailored to a tenant's specific design brief and operational requirements. Beyond their private suites, tenants benefit from premium communal amenities designed to facilitate a "meeting of minds". These include two communal meeting rooms available on a free bookable basis, as well as additional breakout spaces like a smaller call booth or lounge room. Further building amenities include 24-hour access, a passenger lift, kitchenette facilities, and newly created shower facilities.



Location

Situated in a prime position on the north side of Bayswater Road, this property offers an enviable office location directly overlooking the vast greenery of Hyde Park and Kensington Gardens. The building sits at the heart of a vibrant neighborhood, with a diverse array of local cafes, restaurants, and shops just a short stroll away, providing excellent amenities for staff and visitors alike. This prestigious address combines the tranquility of a park-side setting with the energy of a well-connected London district.

The property boasts exceptional transport links, making it a highly accessible. Lancaster Gate underground station is virtually adjacent to the building, a mere 1 minute walk, offering immediate access to the Central Line.

Additionally, the major transport hub of Paddington Station is only a 7-minute walk away, providing extensive National Rail connections, including the Heathrow Express, as well as multiple further underground lines.

- **Lancaster Gate** (Central Line) – 1 minute walk
- **Paddington Station** (National Rail, Elizabeth, Heathrow Express, Bakerloo, Circle, District, Hammersmith & City Lines) – 7 minute walk



Traditional lease

A traditional full repairing and insuring (FRI) lease means that, in addition to your rent, you are fully responsible for all ongoing maintenance, repairs, and the building's insurance costs.



Floor/unit	Size sq ft	Rent per sq ft	Service charge per sq ft	Business rates per sq ft	Total per year
5th (terrace)	585	£65.00	£16.41	£16.37	£57,201.30
4th	LET	LET	LET	LET	LET
3rd	757	£65.00	£16.41	£13.51	£71,854.44
2nd	497	£65.00	£16.41	£13.51	£47,175.24
1st (terrace)	671	£65.00	£16.41	£17.37	£66,281.38
Total	2,510	£65.00	£16.41	£17.37	£242,512.36

Fully managed

With a single monthly payment, a managed lease combines typical outgoings, including rent, utilities, maintenance, and office services provided by the landlord.



Floor/unit	Size sq ft	Inclusive rent per sqft	Inclusive rent per month	Inclusive rent per year
5th (terrace)	585	£160.00	£7,800	£93,600
4th	LET	LET	LET	LET
3rd	757	£160.00	£10,093	£121,120
2nd	497	£160.00	£6,627	£79,520
1st (terrace)	671	£160.00	£8,947	£107,360
Total	2,510	£160.00	£33,467	£401,600

What's included

Within a managed lease, the landlord looks after you, your team and your space.

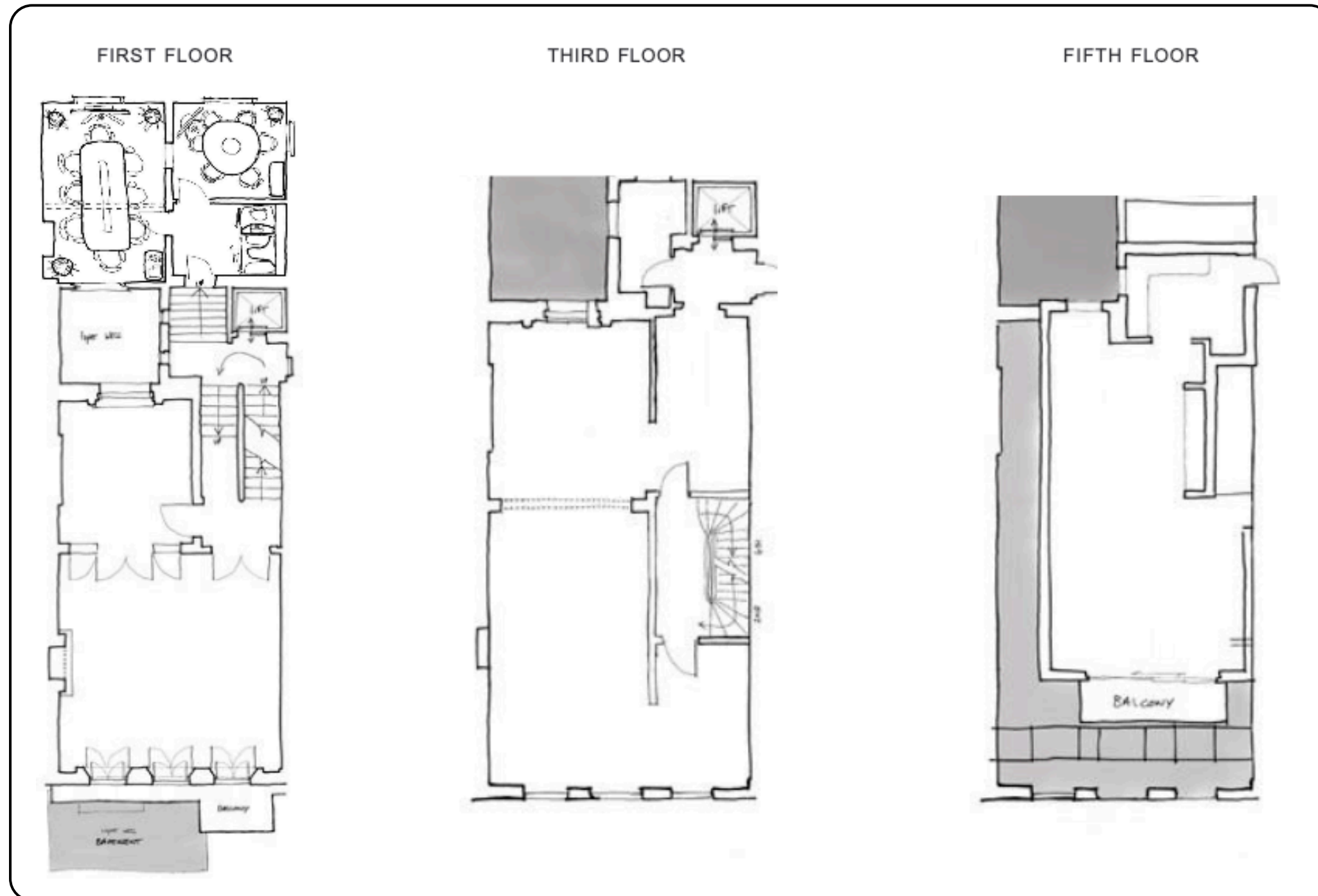
All office running costs are wrapped into one simple monthly payment, which includes a suite of services from community management and consumables maintenance and compliance.



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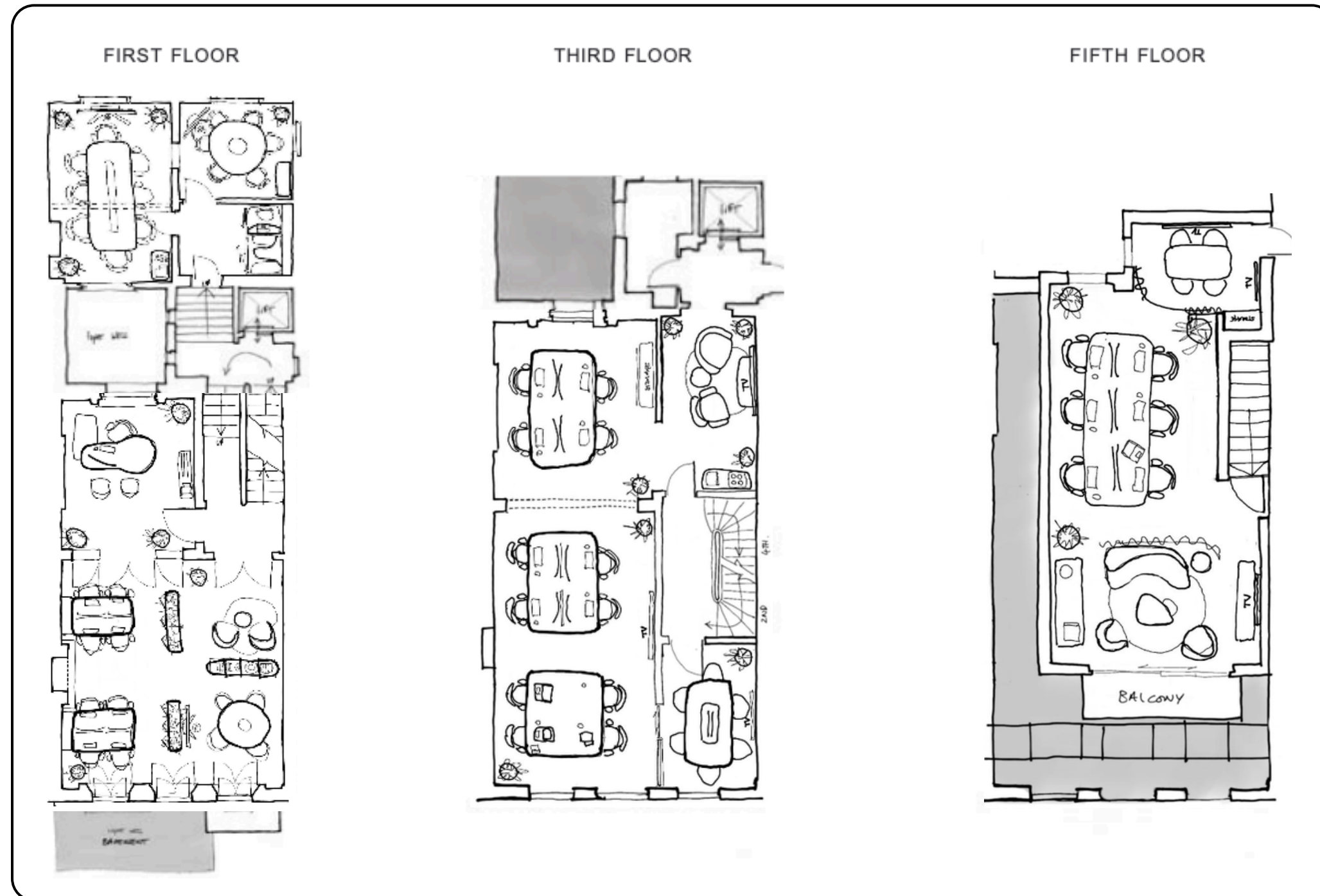
Key servies	Essential	Core	Premium
Rent, S/ch, Rates	✓	✓	✓
Fitout, furniture, dressing	✓	✓	✓
IT infrastructure	✓	✓	✓
Cleaning	✓	✓	✓
Facilities management	✓	✓	✓
Repair & maintenance	✓	✓	✓
Health & safety	✓	✓	✓
F&B consumables		✓	✓
Community manager		✓	✓
Enhanced catering			✓
Fresh plants			✓
Deep cleaning			✓
Enhanced IT			✓

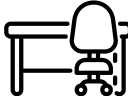
Floor plans - blank canvas



Floor plans & layouts are intended for illustrative purposes only and should be treated as general guidance only

Floor plans - fitted & furnished



-  Fixed Desks
-  Private & Communal Meeting Rooms
-  Breakout Spaces
-  Teapoints

Want to arrange a viewing?



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