



Studio Two

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.

1,719 sq ft
(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	1,719 sq ft
Rent	£8,333.33 per month
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

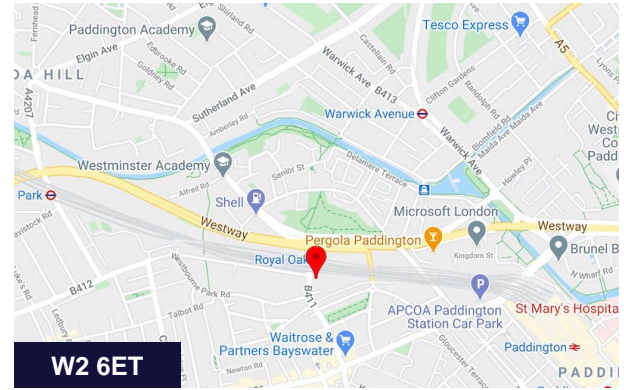
Description

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 floors, this lateral office (1,719 sq.ft./159.8 sq.m.) is now available on Flexible Lease terms.

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.



Viewing & Further Information



Chris Ryan

020 7355 0285 | 07385 413368

cryan@winkworth.co.uk



Adam Stackhouse

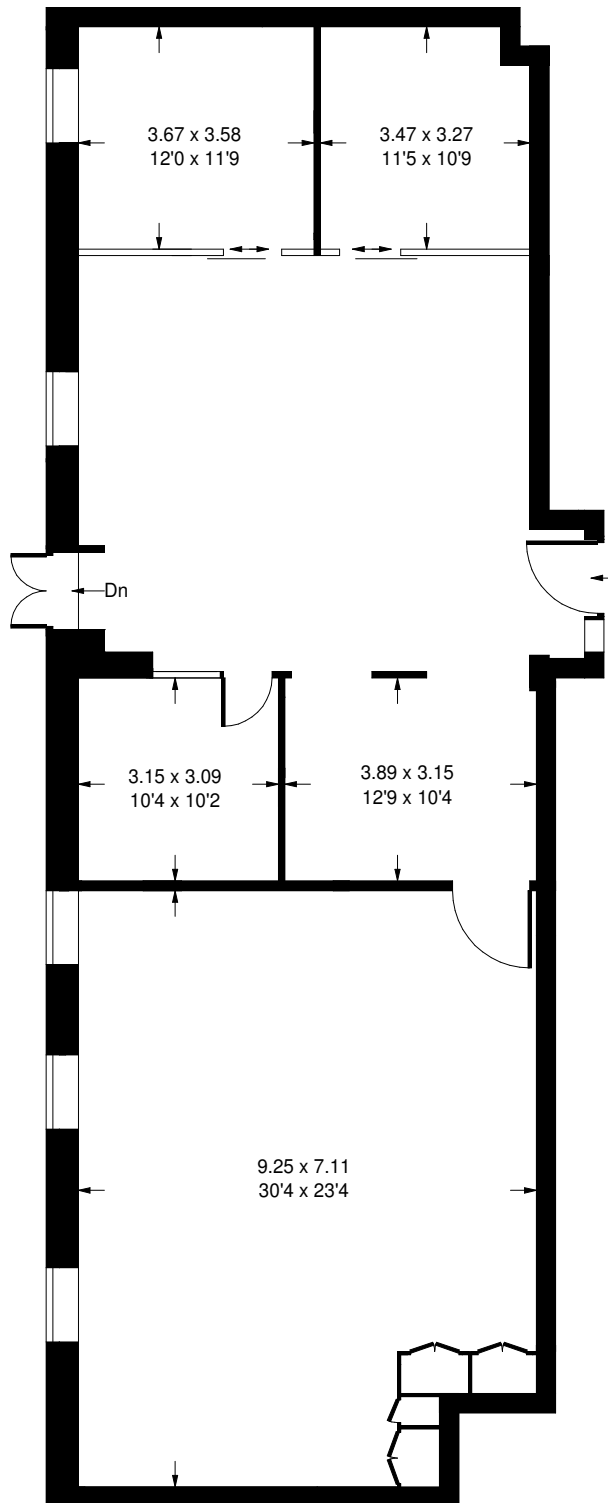
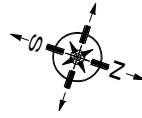
020 7355 0285 | 07889 510036

astackhouse@winkworth.co.uk

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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.