



## Studio One

66 Porchester Road, Paddington, W2 6ET

**LATERAL OFFICE WITH FLEXIBLE LEASES, ON THE UPPER GROUND FLOOR OF THE PORCHESTER BUILDING, A LANDMARK OFFICE DEVELOPMENT.**

**963 sq ft**  
(89.47 sq m)

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

# Studio One, 66 Porchester Road, Paddington, London, W2 6ET

## Summary

<b>Available Size</b>	963 sq ft
<b>Rent</b>	£4,812.50 per month
<b>Business Rates</b>	N/A
<b>Service Charge</b>	N/A
<b>EPC Rating</b>	Upon Enquiry

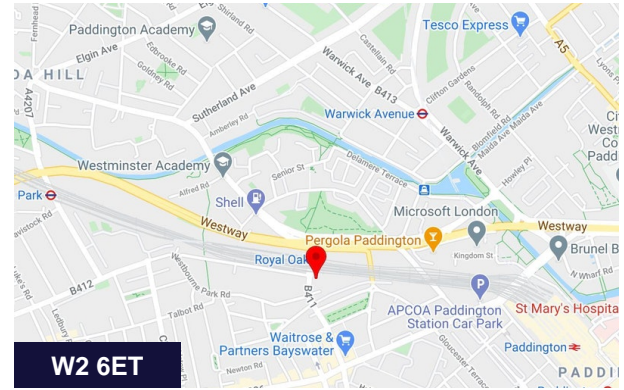
## Description

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 (963 sq.ft./89.5 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



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**Tom Lewin**

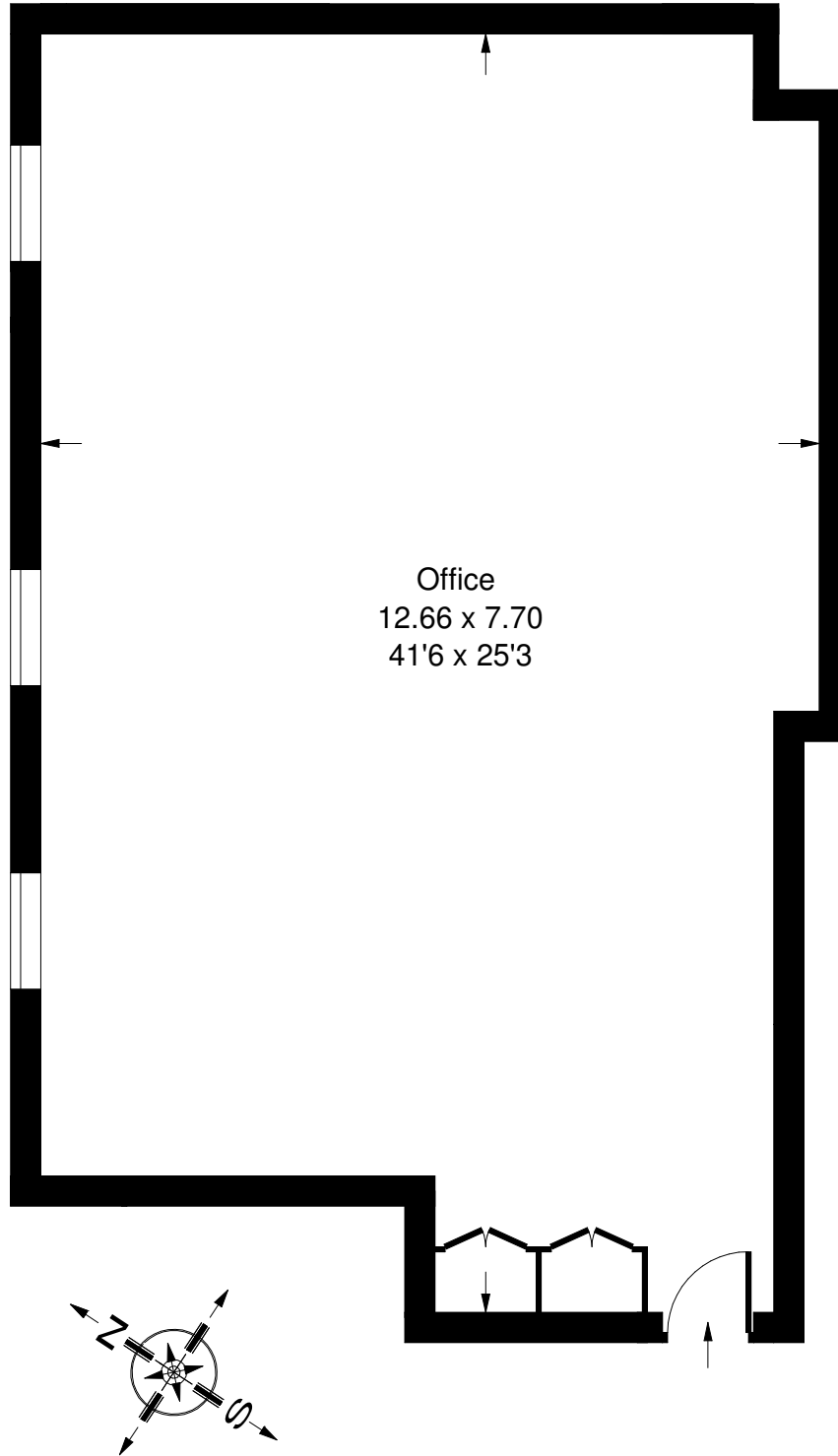
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# Studio 1

## Porchester Road, W2

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



**Raised 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.