



5 Merchant Square, London W2 1AY

TO LET

Stunning Offices in the Heart of
Paddington

100 - 4,000 Sq Ft
(9 - 372 Sq M)

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DESCRIPTION

5 Merchant Square offers a variety of workspace options to accommodate businesses of all shapes and sizes. These exceptionally high-quality serviced offices benefit from beautiful break-out spaces, quality free-flow coffee machines and a stunning roof terrace with views across London.

- ✓ Flexible terms and fully inclusive costs
- ✓ Move-in quickly and operate instantly
- ✓ Variety of workspace options
- ✓ Generous communal break-out areas
- ✓ Roof terrace
- ✓ No agent fees!

LOCATION

Located in the heart of Paddington, 5 Merchant Square benefits from excellent connectivity, with Paddington, Edgware Road and Marylebone stations all a short walk away. Merchant Square is a thriving hub of activity with a large amount of green space and a great range of eateries and bars on the door step.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Total	4,000	372

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

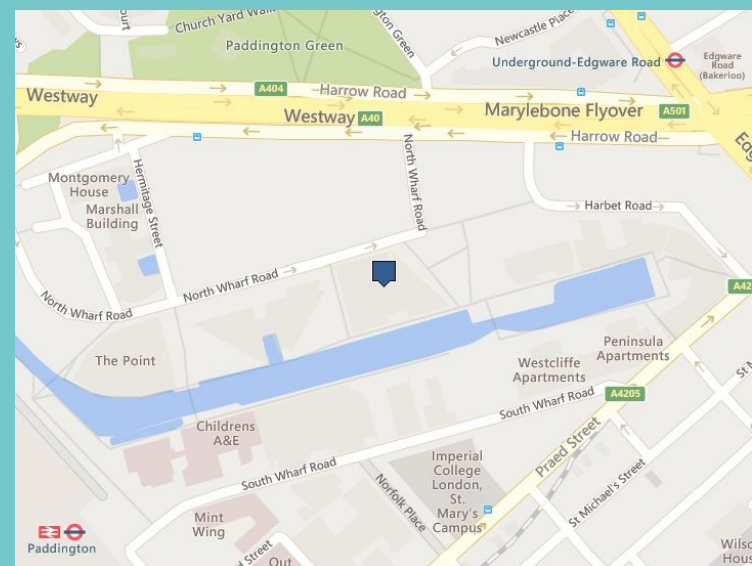
Flexible office licence contracts do not require solicitors.

BUSINESS RATES

Costs are fully inclusive of Business Rates.

TERMS

Available via a fully inclusive flexible license contract.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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