

The Point 37, North Wharf Road London W2 1AF

**HIGH QUALITY, FULLY FITTED AND FURNISHED OFFICE FLOOR TO LET IN
ONE OF THE BEST BUILDINGS IN PADDINGTON**



Part 9th Floor
5,501 sq. ft / 511.05 sq m

DESCRIPTION

This superbly appointed space comprises the part 9th floor of The Point which, is one of the best office buildings in central Paddington.

The floor is attractively fitted and partially furnished to provide a sensible mix of private and open plan office space, ready for occupation in November 2025.

The floor-to-ceiling glazing provides a bright and inspiring work environment with excellent views and an abundance of natural light.

The building amenities include high quality end of journey facilities, a gym, an impressive ground floor reception area and coffee shop and manned security.



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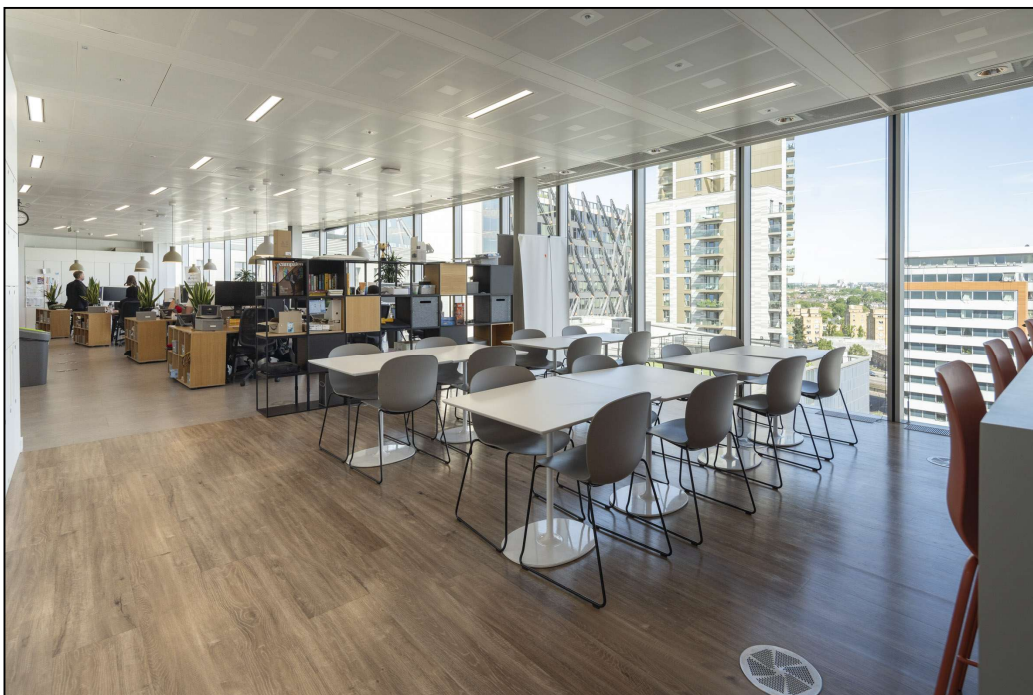
LOCATION

Paddington is one of central London's most recognised office locations which is very well served by public transport. Paddington main line, Elizabeth Line and underground stations are all a short walk away and numerous bus routes operate nearby.

The immediate vicinity boasts many fine restaurants, coffee shops and shopping facilities and Paddington Basin introduces an element of serenity and a fabulous working environment to the area.



Roof Terrace





The Point

37, North Wharf Road

London

W2 1AF



AMENITIES

- Self-contained, fully fitted office space
- Full height glazing
- Excellent natural light
- On site gym
- Bicycle storage, showers & towel service
- Impressive roof terrace
- 8 passenger lifts
- Raised floor
- Impressive ground floor manned reception
- On site cafe

AVAILABILITY

FLOOR	SIZE (Sq Ft)	RENT (PSF)	RATES (approx.)	SERVICE/ ESTATE CHARGE	TOTAL PER ANNUM	AVAILABILITY
9 th Floor	5,501	£67.00	£29.53	£18.52	£632,890	November '25

Viewings by arrangement through sole agents Noble Harris:-

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