A *landmark* building in the *West End*

Five
Merchant
Square
Paddington



Reception

Refurbished Ground Floor Reception



Five *Merchant* Square

A statement workspace with a commanding position in a serene canalside development. A stone’s throw across the canal to Paddington station, the transport hub for West London and beyond.



Central & *connected*



400m
from Paddington Station

Five Merchant Square is just a short stroll along the canal from the city's second-largest transit hub, including Crossrail.

Paddington
4 MINUTES WALK
National Rail, Elizabeth line, Underground lines [Bakerloo, Hammersmith & City, Circle, District and Heathrow Express.]

Edgware Rd
5 MINUTE WALK
Underground lines [Bakerloo, Hammersmith & City, Circle, District]

Warwick Ave
9 MINUTES WALK
Underground line [Bakerloo]

Seamless *connectivity*, unmatched location

Just 4 minutes to Paddington Station, with easy access to the tube, train, taxis and fast connections via the Elizabeth line and Heathrow Express.



TRAVEL TIMES IN MINUTES

BOND STREET	2
TOTTENHAM COURT ROAD	5
KINGS CROSS STATION	10
LIVERPOOL STREET	11
HEATHROW AIRPORT	15
READING	23



Refined spaces in a *high-profile* hub

Join a dynamic environment for visionary businesses, surrounded by high-profile neighbours and industry-leading headquarters.



IN GOOD COMPANY

convatec · Kingfisher · Microsoft · M&S EST. 1884 · M&G · VERTEX · adam&eveDDB · SONY PICTURES · VISA · StrikeX · Hellman & Friedman · Mars · Virgin · boldyn NETWORKS · Premier League · Takeda · vodafone · NISSAN · equinor · IQVIA · FUTURE · splunk> · HMD



Work, dine & *unwind*

A host of food pop-ups, restaurants, bars and activities lie along the canal to cater to their employees. Picturesque Little Venice is just round the bend, lined with gardens and green spaces.


THE WATERWAY

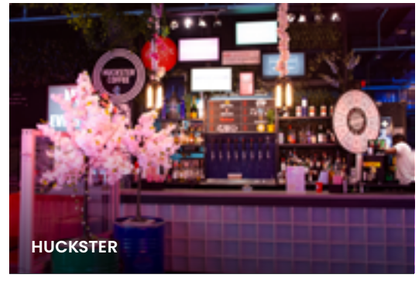

DARCIE & MAY GREEN



SOCIAL IMPACT COFFEE


BONDI GREEN


LOCKHOUSE


HUCKSTER


BEANY GREEN



GAIL'S

IN YOUR AREA

itsu · wasabi sushi & bento · Tesco Express · M&S Food · GAIL's · BrewDog · Sainsbury's · wahaca · Pizza Express · F45 · Frankie & Benny's · Vaga Bond · wagamama · the gym group · Vapiano · Costa Coffee · Starbucks · Black Sheep Coffee · Nuffield Health · Hilton · Greggs · Mercure Hotels · Barburrito Mexican Eatery · LEON

On your *doorstep*

WALKING TIMES IN MINUTES

PADDINGTON STATION 04

ST MARY'S CHURCHYARD 06

LITTLE VENICE 13



CAFÉS

Bar Torelli
FCB Coffee
Gails
Greggs
Social Impact Coffee
Pret a Manger
M&S Food

STREET FOOD

Aloo Tama
Hola Guacamole
Katsu King
POKE BOY
Rice Guys
Simply Falafel
Simply Shawarma
VIPdog GRILL

RESTAURANTS

Bondi Green
Darcie & May Green
Pizza Express
Smith's Bar & Grill
The Cheese Barge
The Summer House
Zizzi

BARS

BrewDog
Heist Bank
Huckster
Lockhouse
The Union
The Sir Alexander Fleming

ACTIVITIES

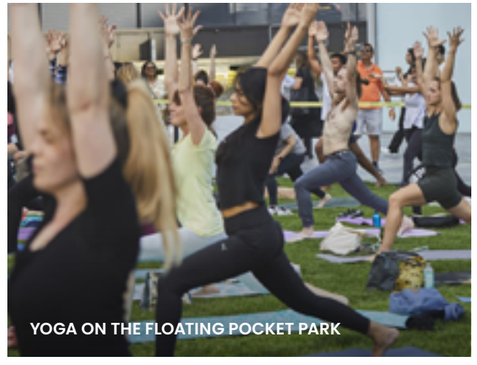
F45 Training
GoBoat
Nuffield Health
The Gym Group
Peacock Pilates London

Your *gateway*, to the vibrant *community*

Merchant Square Estate

The canalside community plays host to a diverse range of activities and events throughout the year. Take in live concerts by the water and free summer movie nights at the outdoor cinema.


MERCHANT SQUARE BIG SCREEN


YOGA ON THE FLOATING POCKET PARK


VOLLEYBALL


LIVE MUSIC BY THE CANAL



FITNESS ON THE FLOATING POCKET PARK



PADEL IN MERCHANT SQUARE

There’s badminton and volleyball on the canal’s own beach court, as well as floating dance and fitness classes. Take to the waterby boat or paddleboard and relax afterwards at one of the many bars, restaurants or street food stalls.



GOBOAT PADDINGTON

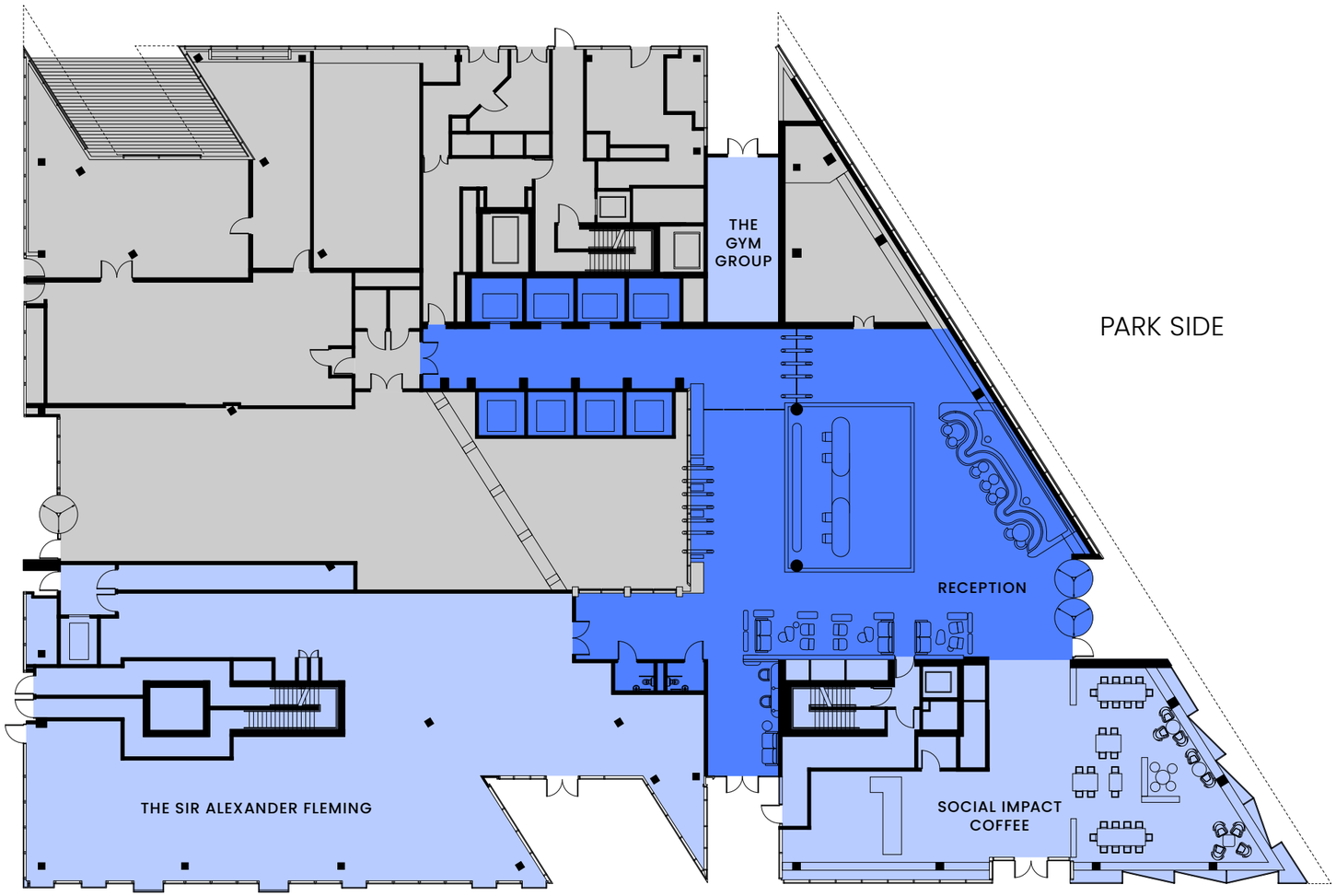
Ground floor reception

Flooded with natural light from its double-height design, the newly refurbished lobby offers a grand entrance from the Canalside into a spacious reception, surrounded by lush greenery and generously seated waiting areas.

Refurbished Ground Floor Reception

Reception

- Renovated reception area
- Modern finishes
- Double entryway
- New reception desks
- Feature banquette seats
- Double-height space
- Triple-height entrance
- Café and seating area
- Planting throughout reception



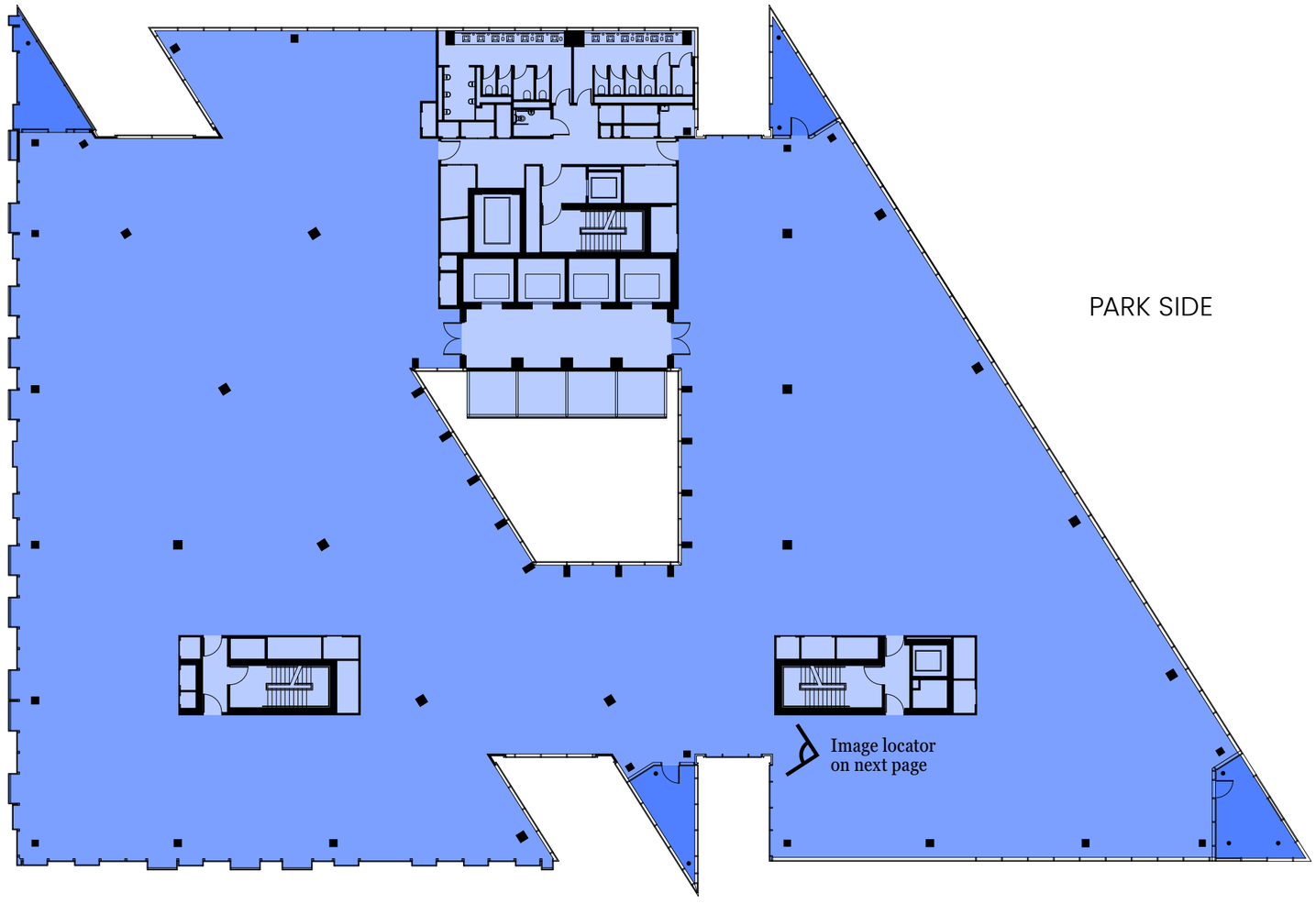
KEY

- Common areas
- Café, gym and restaurant
- Other facilities

8th *floor*

22,879 sq ft [2,125.5 sq m] NIA

- Open-plan office space
- Delivered as Cat A
- 4 terraces
- 640 sq ft total of private terrace space



KEY

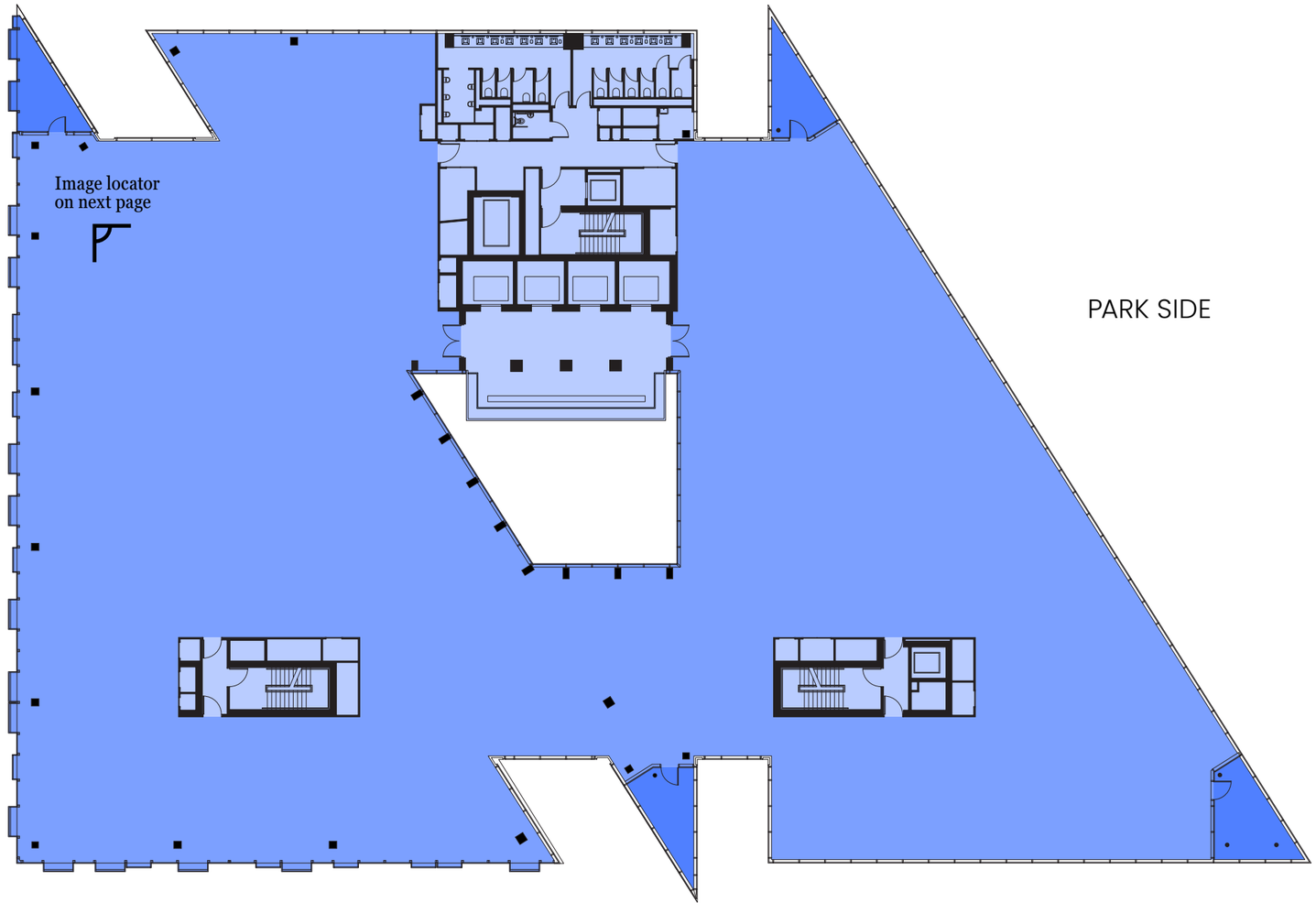
- Core landlord area
- Lettable space
- Terraces



9th *floor*

22,879 sq ft [2,125.5 sq m] NIA

- Open-plan office space
- Delivered as Cat A
- 4 terraces
- 640 sq ft of total terrace space



PARK SIDE

CANAL SIDE

KEY

- Core landlord area
- Lettable space
- Terraces



9th Floor

Green commitment *sustainability*

Sustainability

186 High-performance Photovoltaics

All-electric building

Water-source heat pumps

Rainwater harvesting system for toilets and heating system

Operational carbon emissions reduced by 30% by Q1 2025

LED lighting

Circular economy

Modular, functional, and flexible design

Standard-sized modular elements, rearrangeable for CAT B, without waste

0 to Landfill

Design Lead is B Corp-certified

Elements donated to charity

Aligned with UKGBC pathway to Net Zero Carbon

Aligned with BCO 2023

Wellness

Biophilic design and sensorial experience

Cafeteria with real social impact

Social value and team bonding activities on the estate

Fresh Ventilation air rates are set 14 l/m/p person per 10 sqm

Good air quality; low VOC finishes

Maximised for daylight and glare reduction strategy

Specification

Overall floor area – 285,394.97 sq ft

Typical floor – 22,879 sq ft (8th/9th floors)

Floor to ceiling height:

Slab to slab – 3.7m

Raised floor to underside of raft – approx. 2.7m

Occupancy Design Level – varies by floor due to additional works, such as toilet installations that increase capacity on certain floors. Enquire with your agent for specific floor details.

Floor Loadings to Office Areas:

Imposed loads – 4.0 kN/m²

Partitions – 1.0 kN/m²

Total – 5.0 kN/m²

Terracing – approx. 640 sq ft per floor (4 terrace areas)

Resilience:

Generator for life safety

Fire detection – 60-hour battery backup; lifts 6-8 hours

Emergency lighting – 3-hour standby

PV panel installation ongoing

Lighting Spec:

Landlord lighting – Delmatic automated system

Occupier lighting – Based on fitout requirements

Connectivity:

Dependent on the occupier's needs

Main BT comms room with data risers located in core 1 accessible to all floors

Roof antenna for occupier use

Double-height Reception with triple height entrance and café area

Air Conditioning:

HVAC heating and ventilation AC comprising of main air handling units supplying individual fan coil units with chilled and heated coils

Newly installed heat pumps (details pending handover)

Ground floor trench heating

Lifts:

4 x 17 people High-rise lifts (floors 8-13)

4 x 24 people Low-rise lifts (floors G-7)

1 x Goods lift catering to all floors

1 x Goods lift demised to floors 1-7

1 x Truck lift with a 30-ton capacity

2 x 8 person (630Kg) fireman lifts located in core 1 and 2

End-of-trip Facilities:

191 cycle spaces, 26 cycle hoops, 116 lockers

4 male showers, 4 female showers, 1 disabled shower

Drying room and 2 cycle repair stations

Loading Bay:

3 loading areas accessible via truck lift

Waste and recycling areas included

Car Parking Spaces – 22 spaces

Get in *touch*

E i A
REAL ESTATE

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