



10
EASTBOURNE
TERRACE W2



WELCOME TO A FORWARD-THINKING FAMILY

10 Eastbourne Terrace joins buildings 20 and 30 to form an exciting campus of future-facing workspaces in Paddington.

Conveniently located opposite the entrance to the Elizabeth Line and backing on to tranquil Eastbourne Mews, these buildings share a visionary ethos, and a spirit of innovation.





Garden Floor

10 Eastbourne Terrace is a space that welcomes innovation and creativity. A refurbished ground floor reception creates a unique impression and the re-imagined office spaces provide 8,750 – 32,440 sq ft of available space, split across three floors. Each level has floor-to ceiling windows, geothermal heating and cooling, and considered, light-filled spaces. Easy access to communal amenities, including Rise café at 20 Eastbourne Terrace.

AN ENRICHING ENVIRONMENT



WC facilities



Reception

SPECIFICATION

Designed to an occupational density of 10 sq m

Air conditioned

Four pipe fan coil units

Fully accessible metal tile suspended ceilings

Raised access floors

LG7 compatible LED lighting with day light dimming

BREEAM rating: Excellent

EPC: C

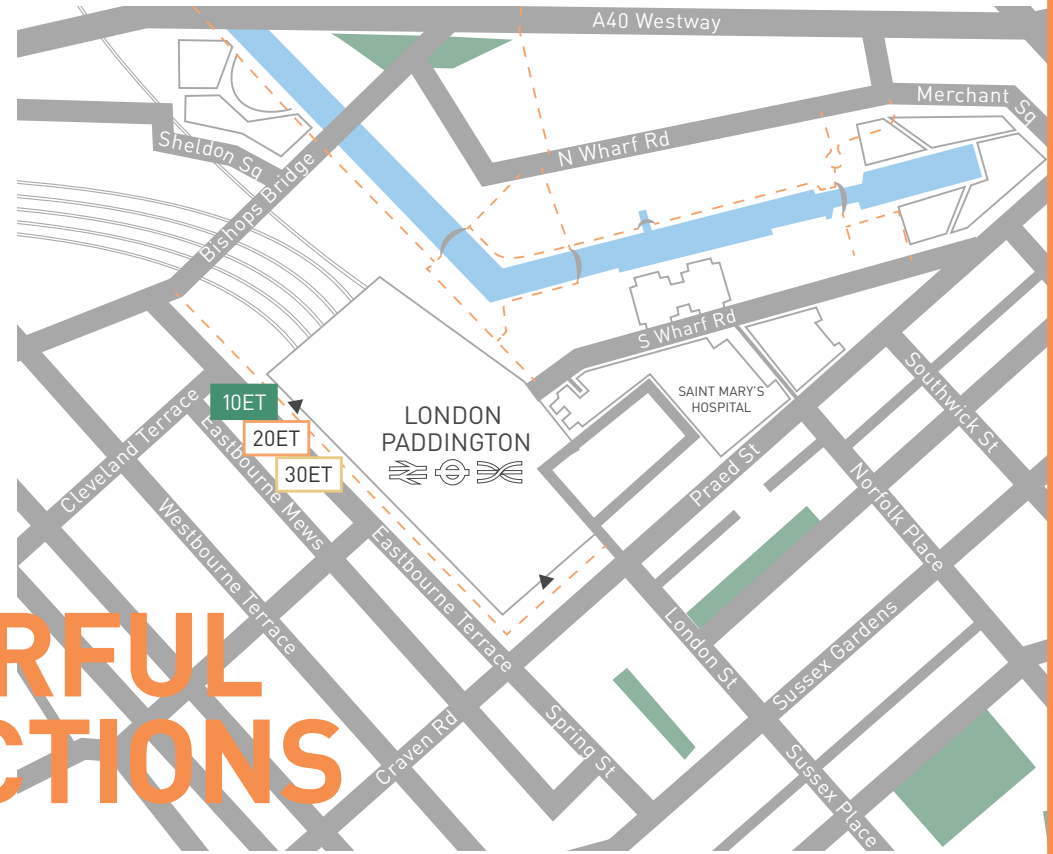
45 Bicycle spaces

Option to lease 1 car parking space

22 lockers and 5 showers

Already a major interchange for the tube, rail and Heathrow Express, Paddington will be even better connected when the Elizabeth Line launches in 2018.

Located opposite the entrance to the Elizabeth Line, 10 Eastbourne Terrace puts you in a prime position for exceptional cross-London connectivity.



POWERFUL CONNECTIONS



BY CROSSRAIL - ELIZABETH LINE (MINS)

Bond Street	3
The City	10
Heathrow	15
Canary Wharf	17

Journey times from Paddington Crossrail station, sourced from Crossrail

BY TUBE (MINS)

Bond Street	8
King's Cross St. Pancras	13
Victoria	13
Waterloo	13
Euston	15
London Bridge	16
Liverpool Street	21
Canary Wharf	23

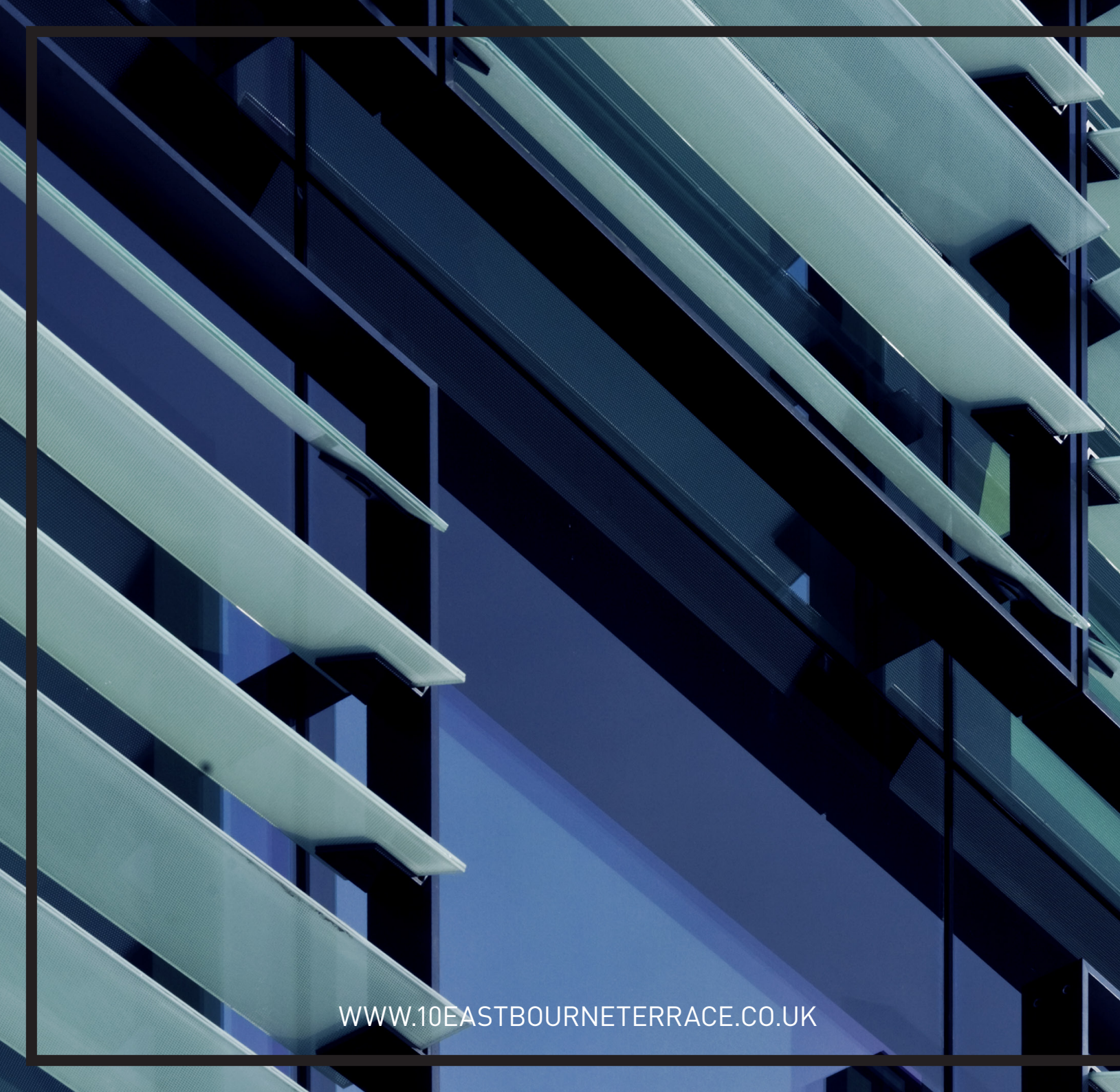
Journey times from Paddington Underground station, sourced from TFL



ENJOY IT ALL

Whether you want fine dining or a flat white by the water, Paddington is one of London's go-to destinations for great eating and drinking. From the independent boutiques lining Paddington's cobbled lanes, to the grab-and-go convenience of Sheldon Square, it's simply a nicer way to shop.





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