

**THE BATTLESHIP BUILDING**  
LITTLE VENICE / PADDINGTON W2

**FREEHOLD FOR SALE  
WITH VACANT POSESSION**



## A London Icon

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The Battleship Building comprises 46,565 sq ft of Grade A office space, two roof terraces and 30 on-site car parking spaces. At ground level there are canalside walks and the amenities of the Paddington developments which provide a high quality local environment and first class communications including the recently opened Elizabeth Line.

One of the great iconic buildings of London, the listed Battleship Building provides a unique location for a company seeking something very special for their accommodation. As architecture this is truly a collector's piece.

The curvilinear form and dramatic location ensures instant recognition and guarantees a high profile identity to its occupants.





Little Venice

The Westway

**BATTLESHIP BUILDING**

Brunel Building

Paddington Central

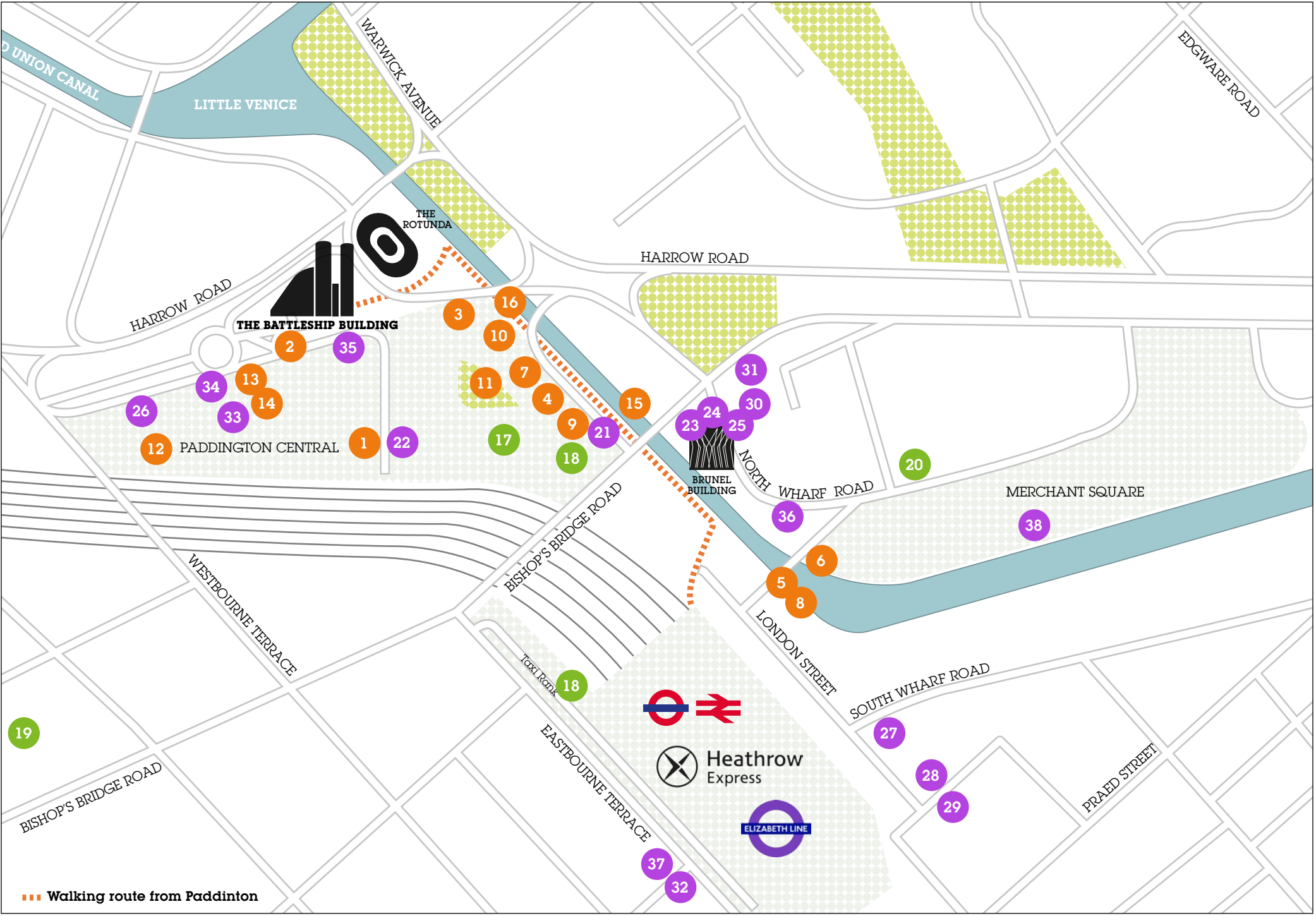
Paddington Station

Hyde Park



Location

The building is adjacent to Paddington Central with its numerous restuarants, bars and public squares



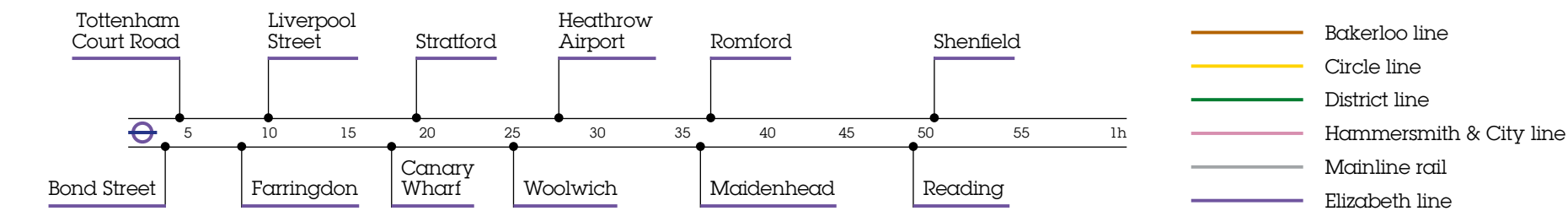
Food + Drink			Gyms		Local Occupiers		
1 Noxy Brothers	6 Gail's	12 Pergola Paddington	17 Nuffield Health	21 Visa	26 Mars	32 St James' Place Wealth Mgt	
2 Black Sheep Coffee	7 Coco Di Mama	13 Huckster London	18 Grndhouse	22 Virgin Media	27 Capital International	33 Takeda	
3 Beany Green	8 Bar Torelli	14 Skylark Roof	19 Irebel	23 Sony	28 Ds Smith	34 Finastra	
4 Smith's Bar & Grill	9 Aylu	15 Garden	20 Retra	24 Premier League	29 Kingfisher	35 Microsoft	
5 Darcie & May Green	10 The Union	16 The Grand Duchess		25 Helman & Friedman	30 Splunk	36 Iqvia	
	11 Pearl Liang	17 The Cheese Barge			31 Payment Sense	37 Oracle	
						38 M&S	



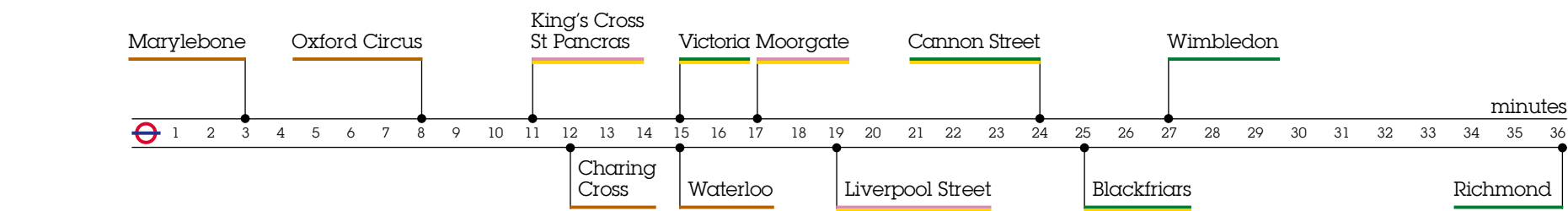


Transport Connections

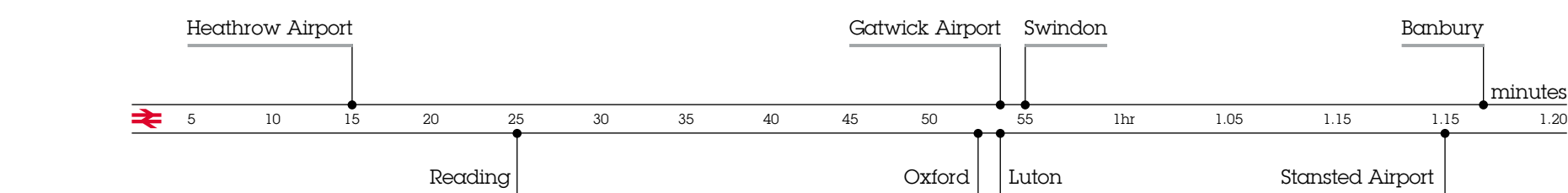
Paddington  
By Elizabeth Line



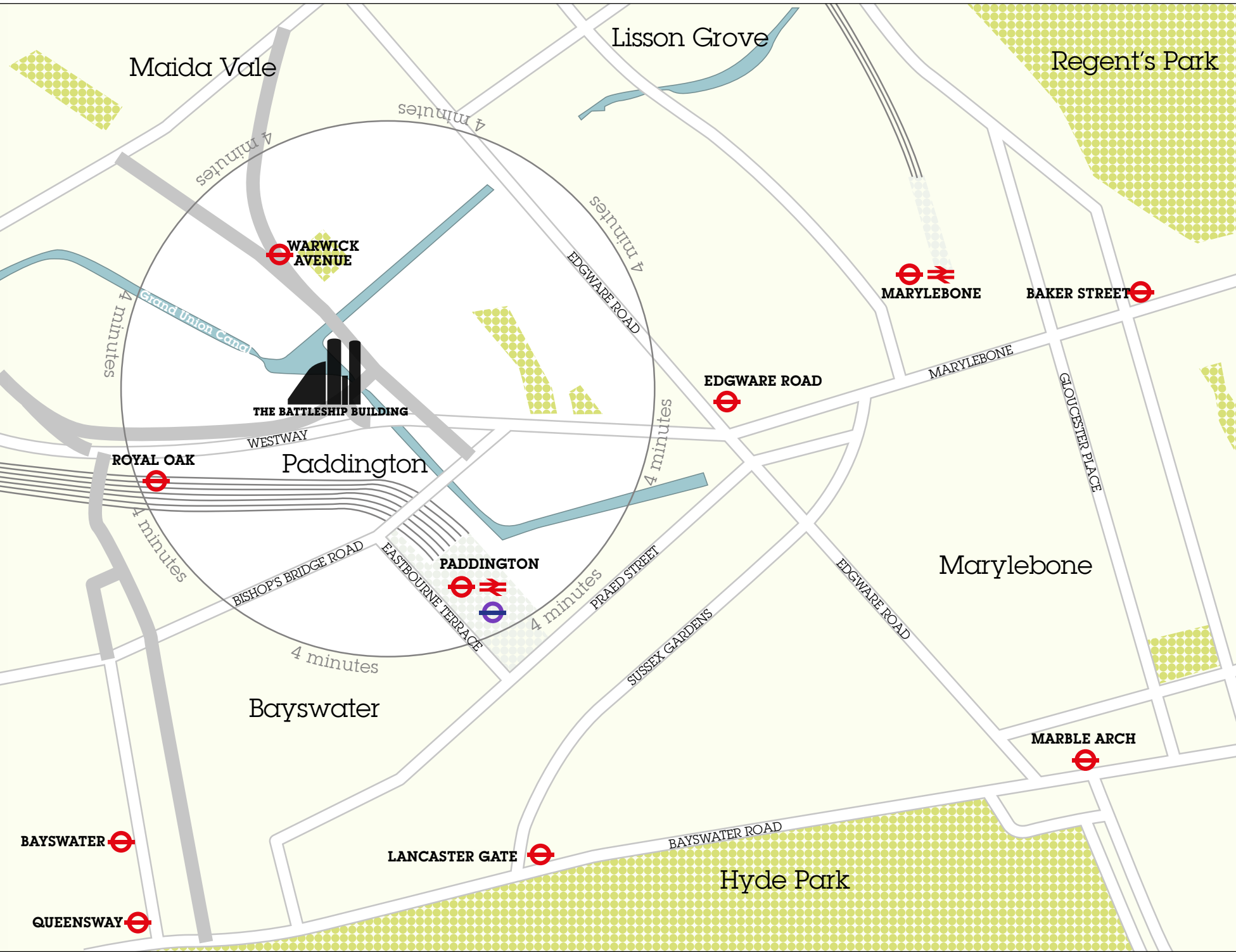
Paddington  
By underground



Paddington  
By mainline



The building's road links are obvious. It also benefits from proximity to Paddington Station with its main line links, four Underground lines, Heathrow Express, and the new Elizabeth Line.





The Area

To the south of the Battleship Building lies Paddington Waterside. An area the size of Soho, with excellent residential, commercial, leisure and retail facilities. To the north is Little Venice - one of the capital's most attractive residential quarters - and the Grand Union Canal with its picturesque barges and waterside cafes.



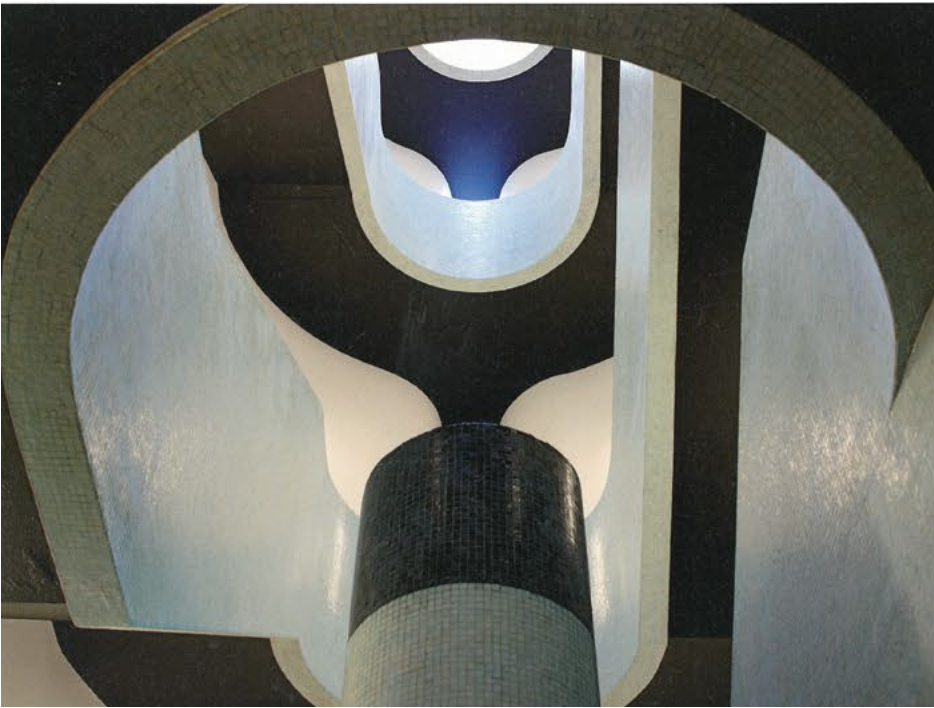
The area around the Battleship Building provides a wide variety of amenities from canalside walks to top quality restaurants, from high end residential to landscaped public squares.





The Offices

The interior spaces are no less striking than the exterior of this modern masterpiece. There are elegant double-height reception areas, clear, open office areas with all-round daylight and spectacular views across London. The interior has provides space and environmental controls appropriate for the day-to-day operations of a modern business.

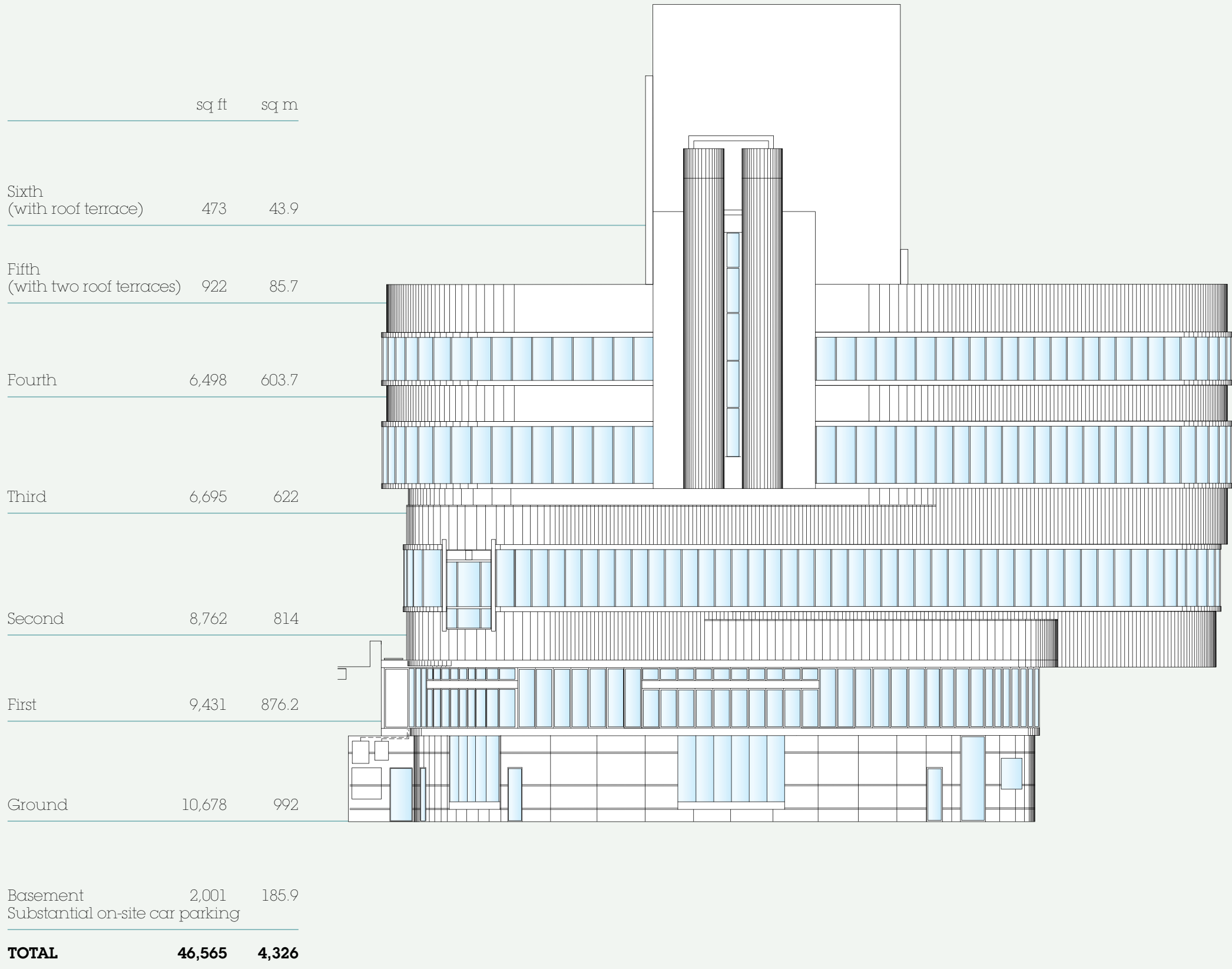




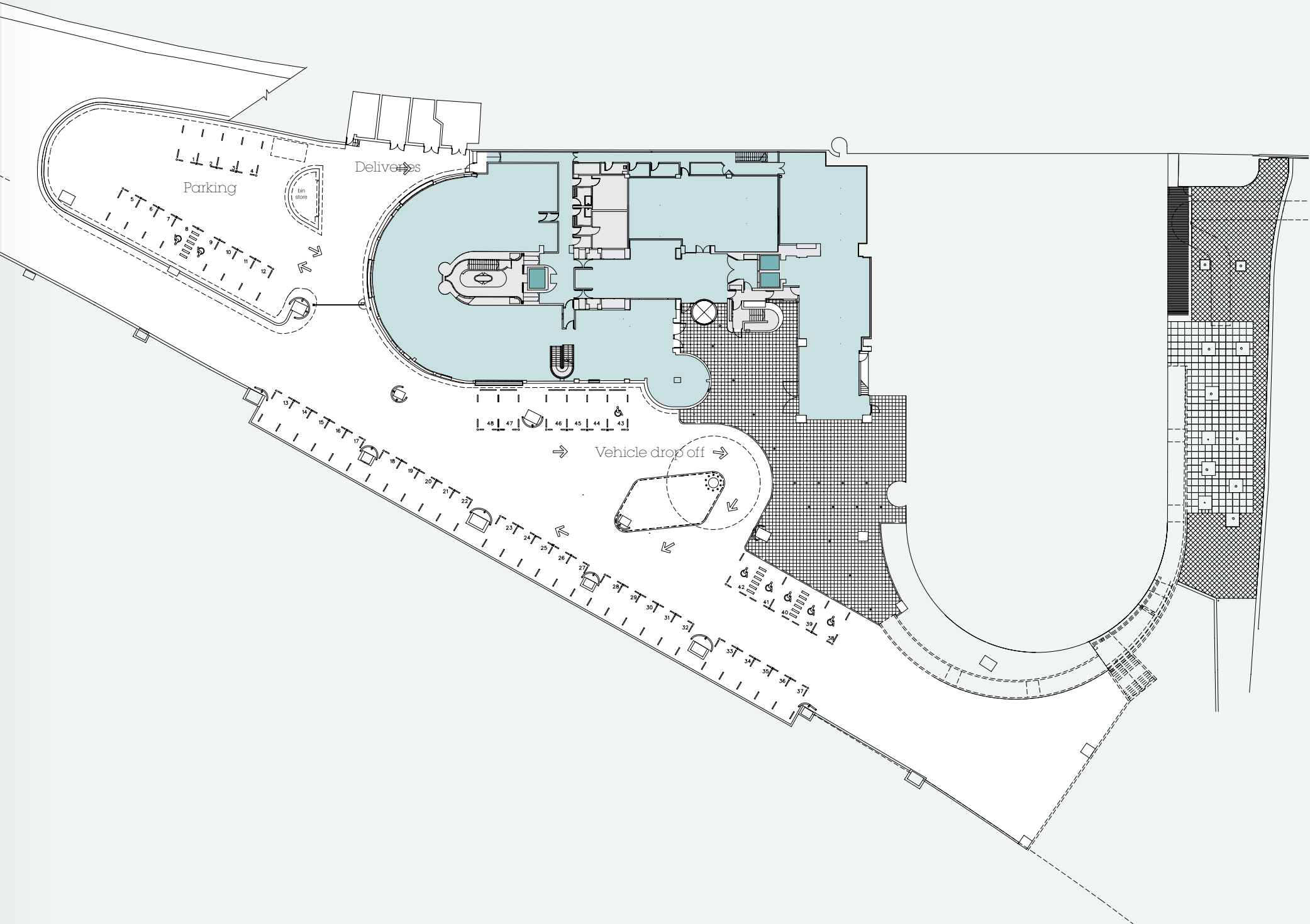




The Plans

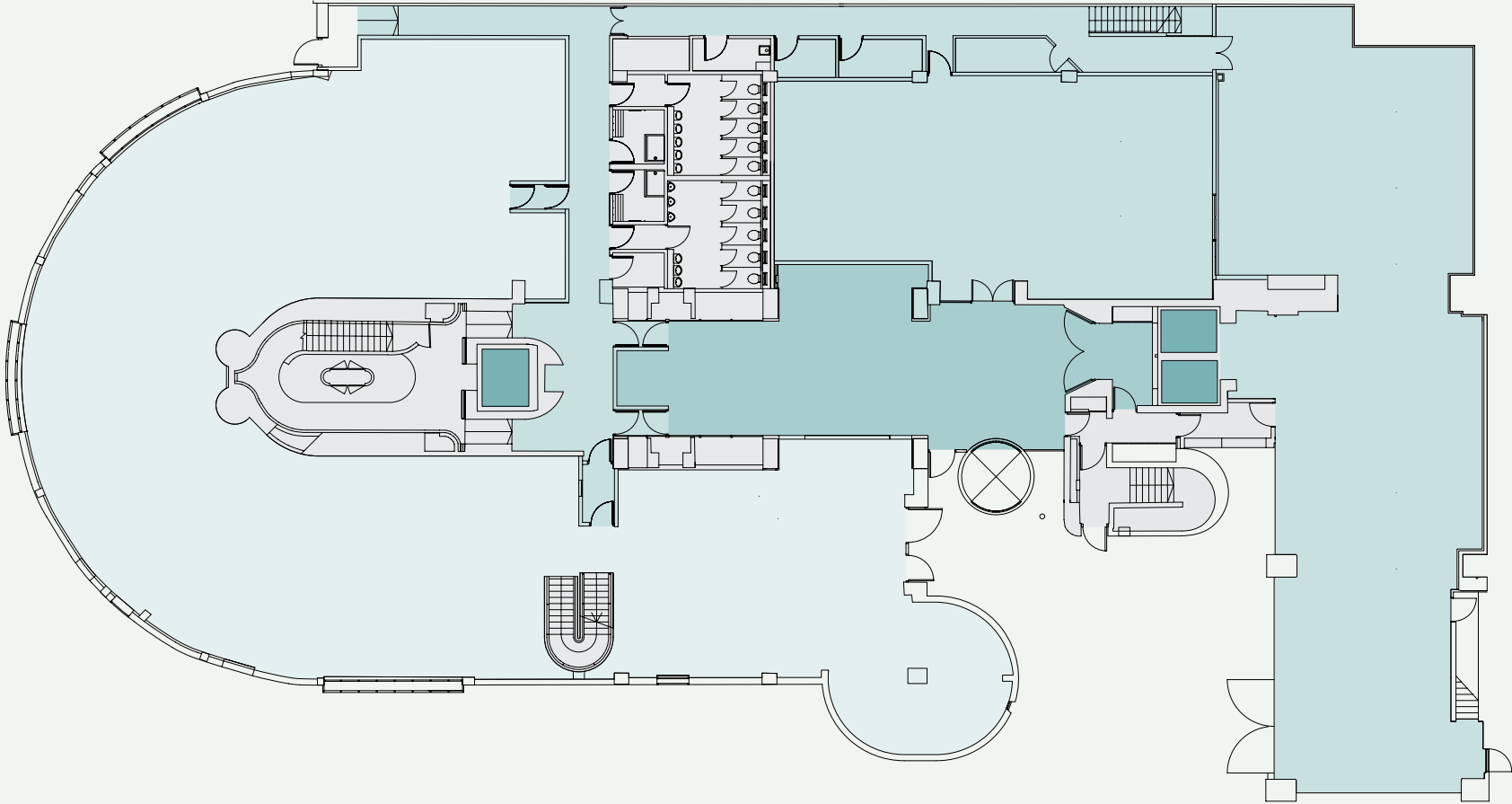


Site plan

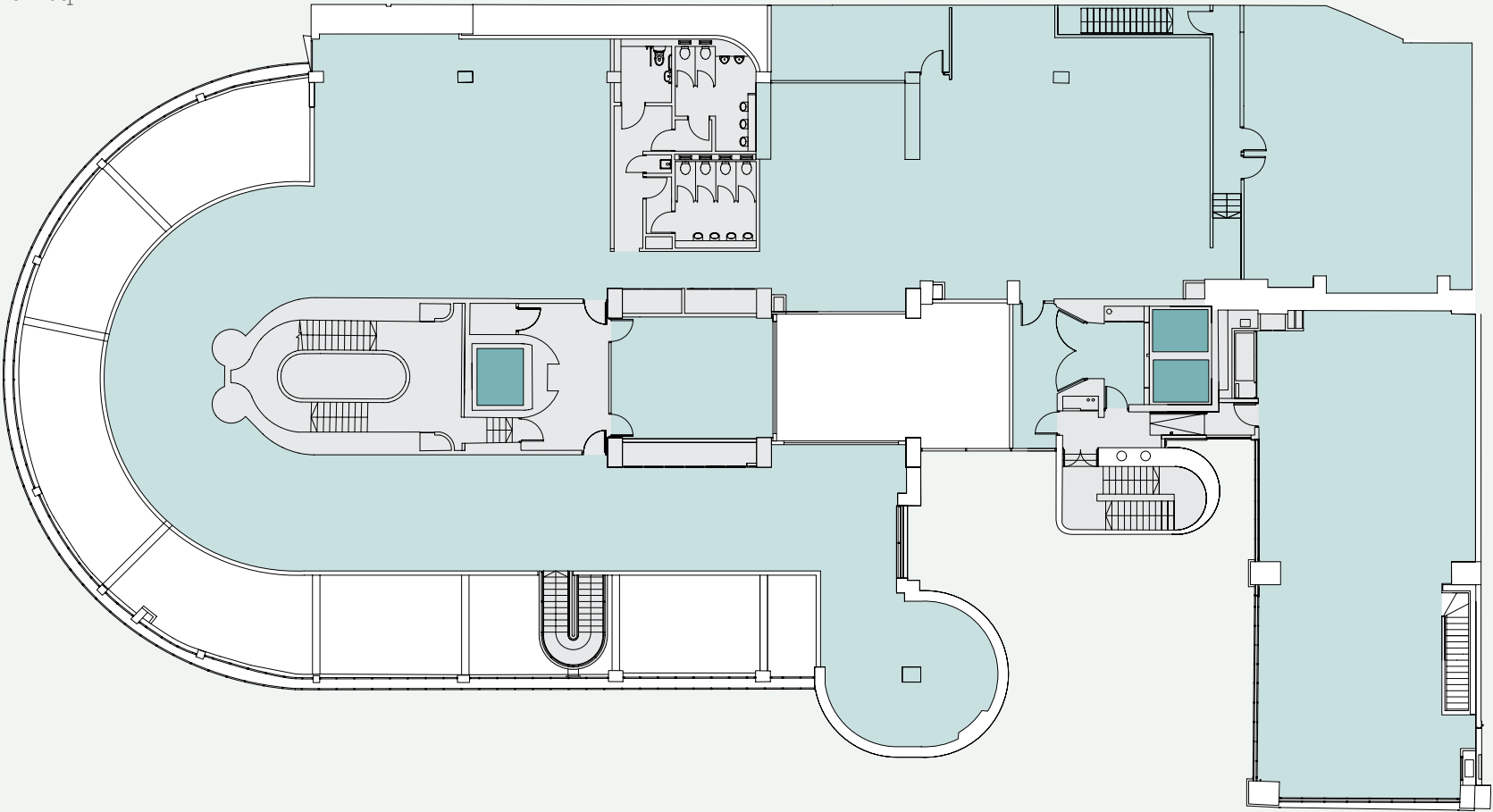




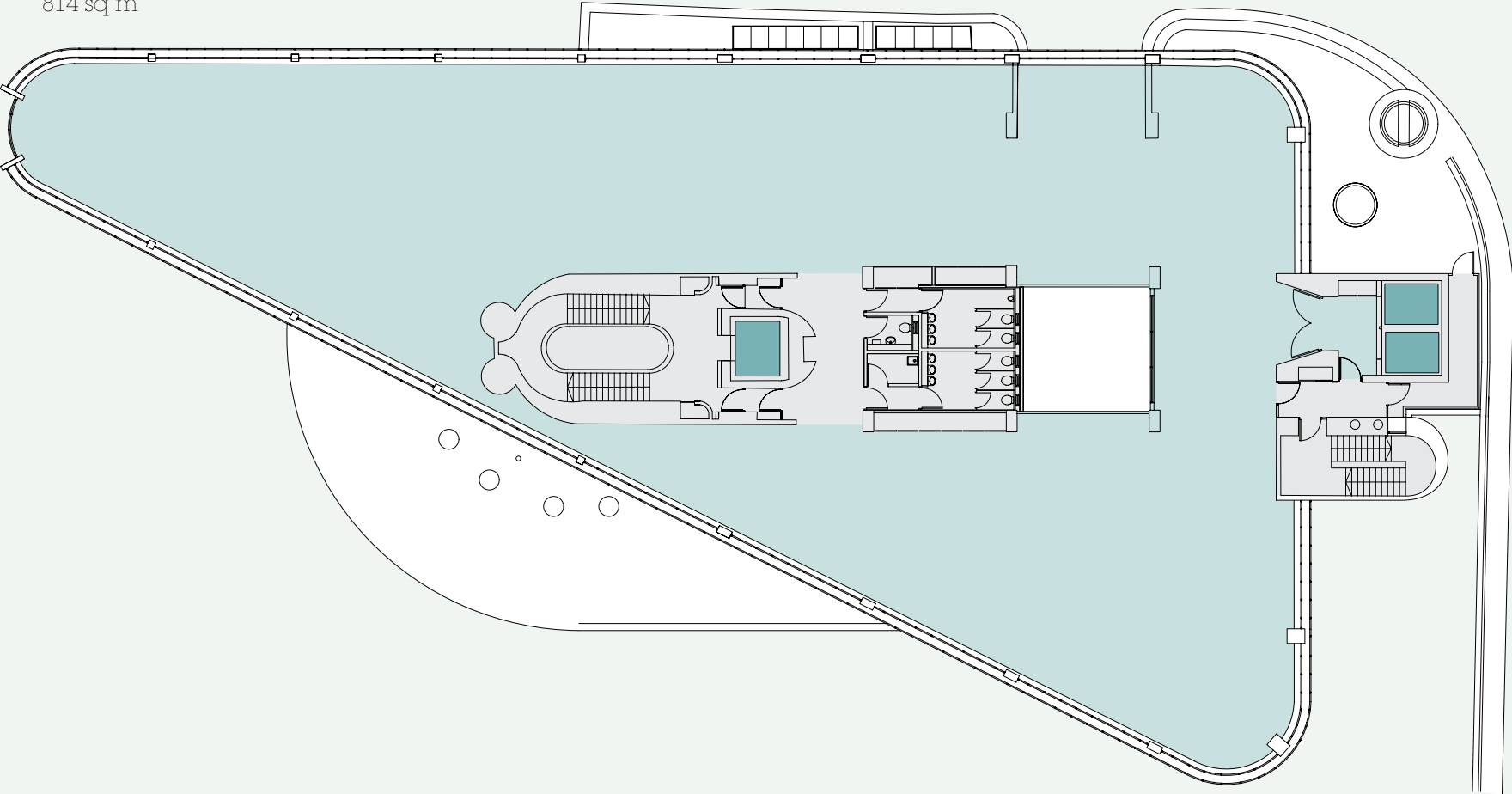
**Ground Floor**  
10,678 sq ft    992 sq m



**First Floor**  
9,431 sq ft    876.2 sq m



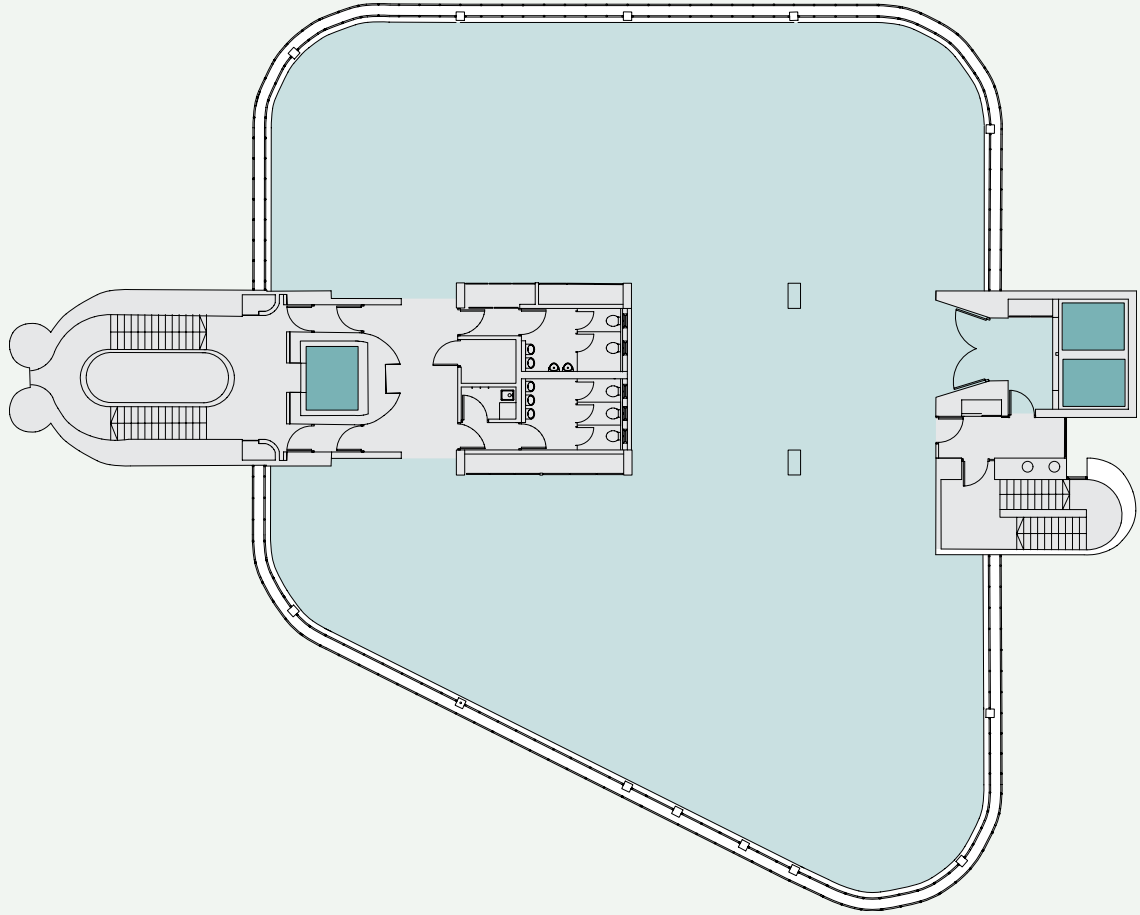
**Second Floor**  
8,762 sq ft    814 sq m





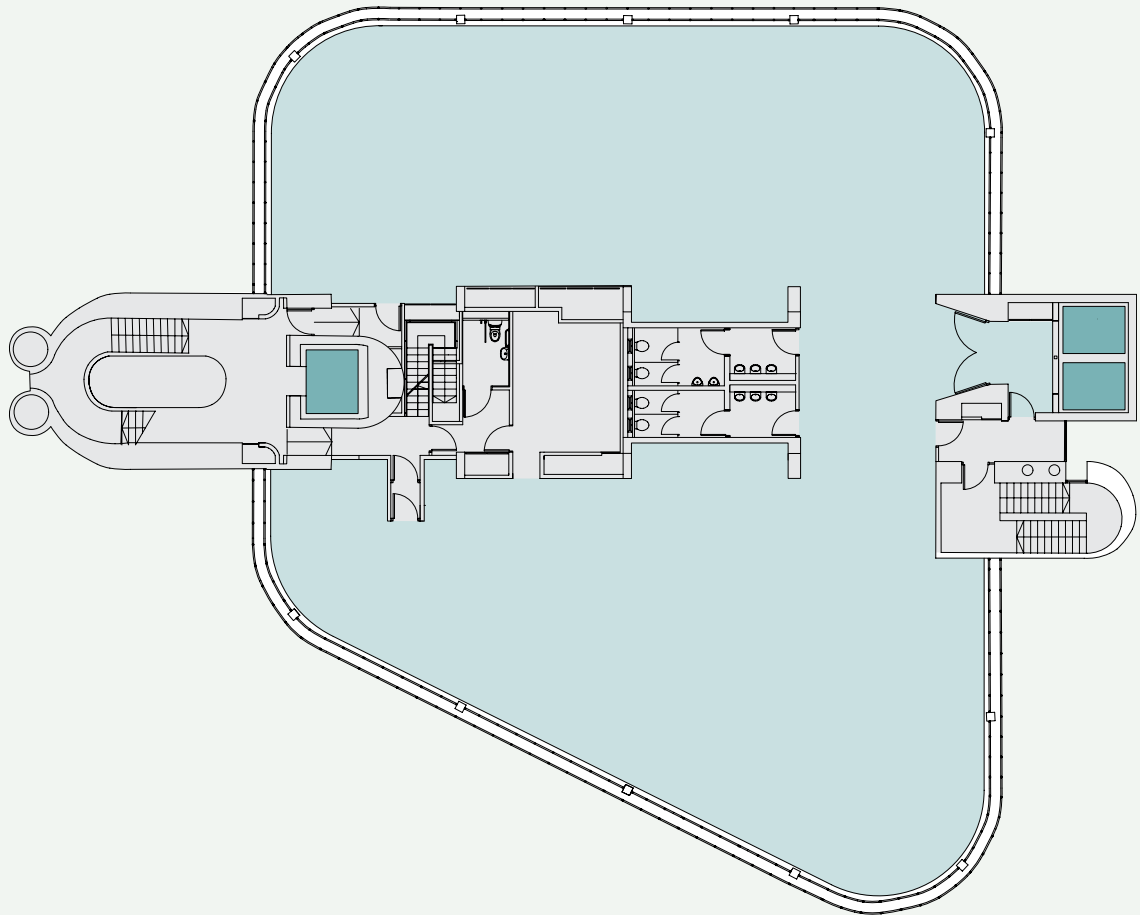
Third Floor

6,695 sq ft      622 sq m



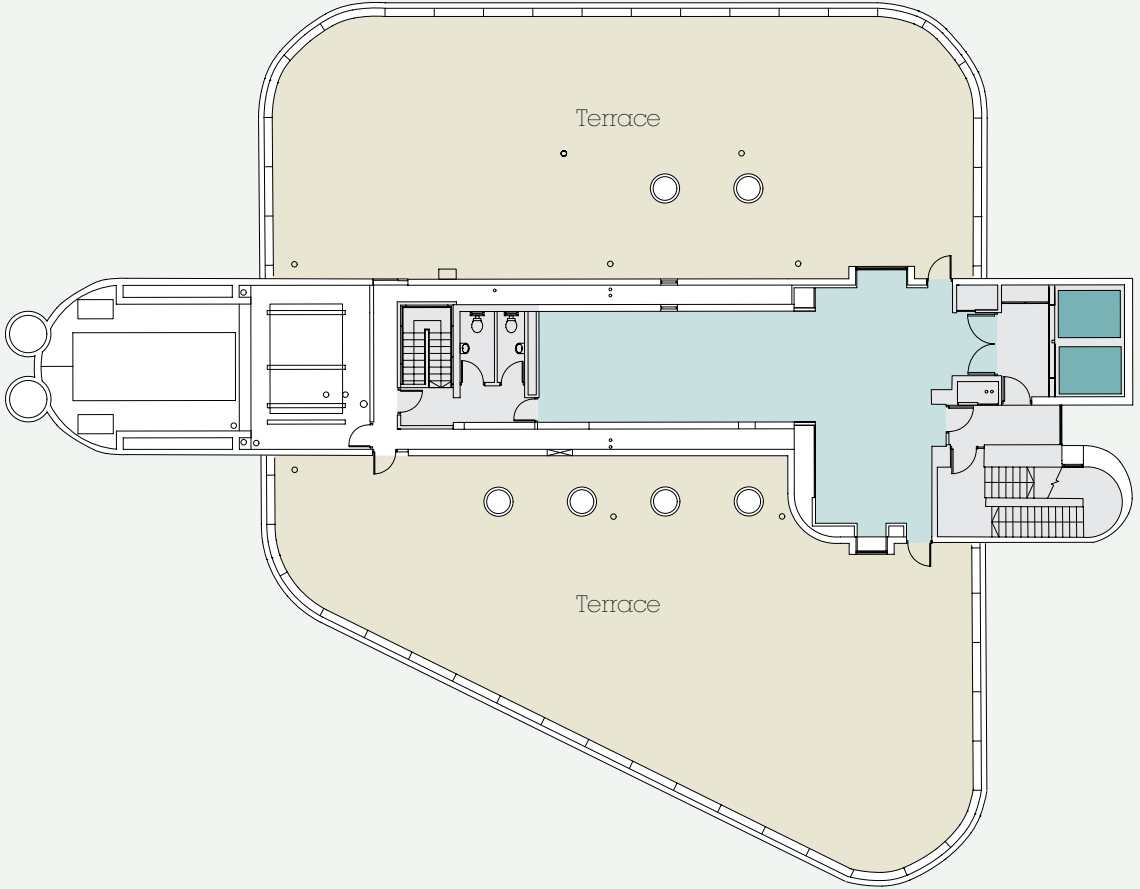
Fourth Floor

6,498 sq ft      603.7 sq m



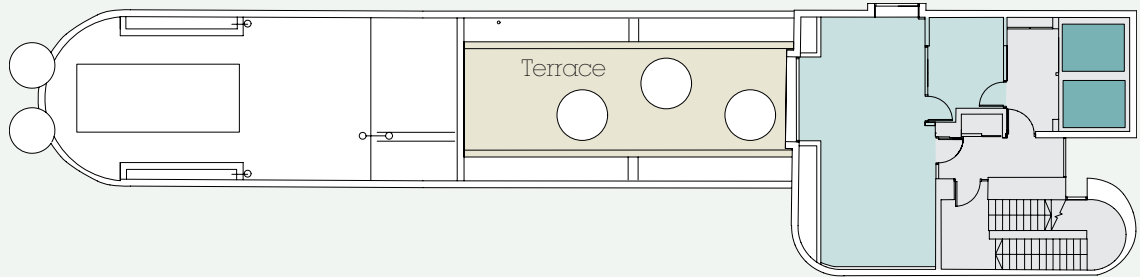
Fifth Floor

922 sq ft      85.7 sq m



Sixth Floor

473 sq ft      43.9 sq m





# Contacts



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