

# 1st Floor, 20 Conduit Place

Marylebone

Sq Ft: 3403

Monthly Price: £39,650

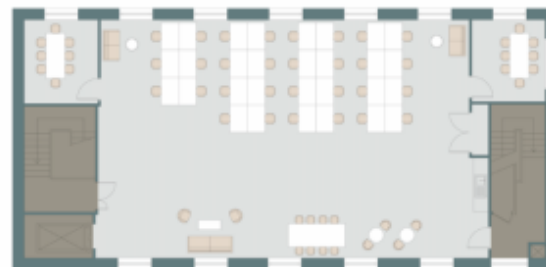
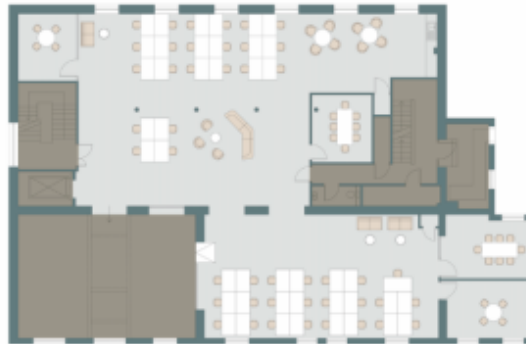




Fire exit

TREND 1  
Y LEAGUE  
10M WEEK 40  
HALLWAY

# Floor Plan



# About This Workspace

This fantastic former warehouse property sits right next to Paddington Station and is bursting with character. Arranged over Lower Ground to 3rd floor this property benefit from an internal lift and impressive open eaves on the top floor. The building is set to undergo a degree of refurbishment which an incoming occupier may have some say on. The intention is to revive the industrial heritage and set the building at the forefront of commercial buildings in the Paddington area.

# Workspace Amenities



Lift



Meeting Rooms



Car Parking














# Workspace Specification

Floor/Unit	Status	Size	Price	Term
1st Floor	Available	3403	£39,650	24 months

# Connectivity

This fantastic former warehouse property sits right next to Paddington Station and is bursting with character. Arranged over Lower Ground to 3rd floor this property benefit from an internal lift and impressive open eaves on the top floor. The buildin...



-  Paddington – 4 mins walk
-     
-  Lancaster Gate – 8 mins walk
- 
-  Edgware Road – 12 mins walk
-    

# Workspace Services

Included in your sub800 workspace



## Remote Concierge Service

Our remote concierge team is on hand to support you. From sourcing catering for important meeting, to planning wellness workshops, and everything in between...



## Food & Beverage Deliveries

Enjoy a tailored choice of food and beverages delivered to your office. Our selections are carefully curated by our team to offer your business delightful options.



## Internet & Technology

Select from a variety of internet bandwidth options, along with access to other technology products to upgrade your space



## Cleaning & Waste Services

Access to allocated cleaning slots, reporting and products to suit your team's needs. Our cleaning saves you time arranging cleaning or doing it yourself.



## Furniture & Fit-Out

Browse on the sub800 shop for our extensive range of furniture items, meeting room installations, have a bespoke consultation with our team.



## Health & Safety Onboarding

A comprehensive health and safety onboarding pack that details how you can ensure your workspace is safe, as well as a list of preferred suppliers and rates



## Repairs & Support

sub800 provide your business with light repairs and the option to source specialist works with preferred suppliers and rates

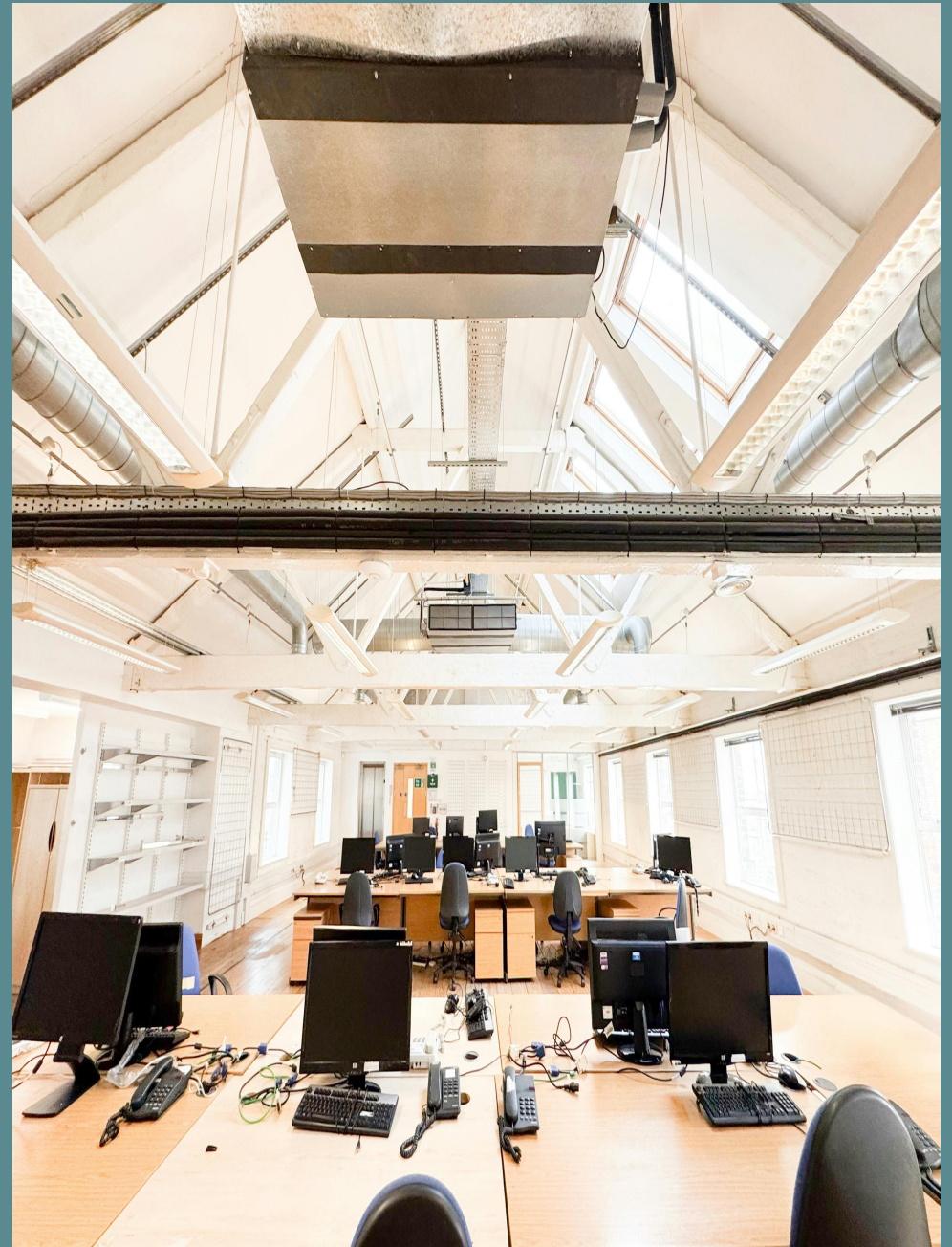


## Member's Club Access

Access to exclusive member's clubs for the C-Suite level of your team, giving them access to external meeting space, events and networking opportunities



PLEASE NOTE CGI IMAGES FOR INDICATIVE PURPOSES





[Make An Enquiry](#)

[Book A Viewing](#)

[enquiries@sub800.com](mailto:enquiries@sub800.com) | [0207 052 3025](tel:02070523025) | [www.sub800.com](http://www.sub800.com)