

# Prime F&B opportunity in the heart of Paddington

Places  
for  
London

The TfL Property  
Company



Unit B, 175-185 Praed Street,  
Paddington, London, W2 1RH





## The Space

Located directly adjacent to Paddington Station, this flagship development features a high-impact unit ideal for a standout F&B brand. Soaring ceilings, abundant natural light and a flexible shell space set the stage. Unit B leads the launch of this exceptional scheme, with Units A and C to follow.



## Some numbers

- ♦ 52.5m entries and exits in 2024 from Underground and Elizabeth line<sup>1</sup>
- ♦ 59% of Paddington's worker catchment are in the top two most affluent ACORN profiles<sup>2</sup>
- ♦ Adjacent to 2nd most used station in the UK - totalling 66.9m entries and exits in 2024<sup>3</sup>
- ♦ 34 million annual visitors to the Praed Street area<sup>4</sup>



## Momentum builds

The area is undergoing rapid transformation, with new developments like Paddington Square and Paddington Central adding thousands of workers, visitors and residents to the local mix. Exceptional links via the Elizabeth Line and Heathrow Express, it's a golden ticket for serious footfall and big brand exposure.

# 34 MILLION

people passing through each year



Contact information

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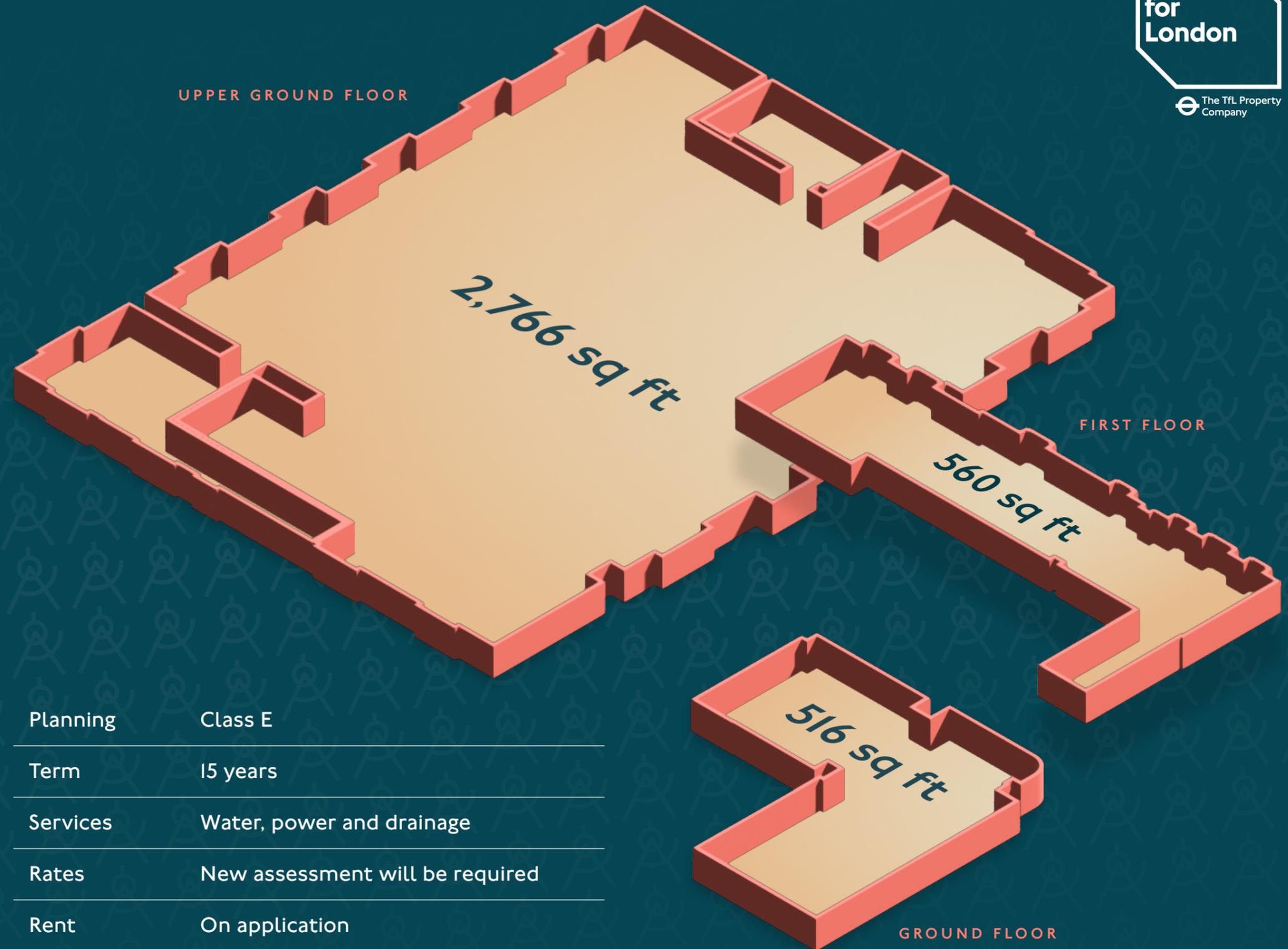
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Planning	Class E
Term	15 years
Services	Water, power and drainage
Rates	New assessment will be required
Rent	On application

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