sub800

2nd Floor, 20 Conduit Place

Marylebone

Sq Ft: 3061

Monthly Price: £36,100




Fire exit
TREND 1
Y LEAGUE
sub800

Floor Plan



About This Workspace

Not the showpiece floor, and that may be the point. The second floor of a former Paddington warehouse is a straight plate with light at both ends, exposed masonry, and neither the eaves of the top floor nor the street door of the ground. The building is being refurbished through: new cooling, LED lighting, a lift to every floor, showers and cycle storage below. Paddington station is a few minutes on foot, Norfolk Square Gardens two. Works are due to finish late in 2026; sign early and you get a say in the finish. A floor for a team that wants the warehouse without the theatre.

Workspace Amenities

- Lift
- Meeting Rooms
- Car Parking

Workspace Specification

Floor/Unit	Status	Size	Price	Term
2nd Floor	Available	3061	£36,100	120 months



Connectivity

Not the showpiece floor, and that may be the point. The second floor of a former Paddington warehouse is a straight plate with light at both ends, exposed masonry, and neither the eaves of the top floor nor the street door of the ground. The building...

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

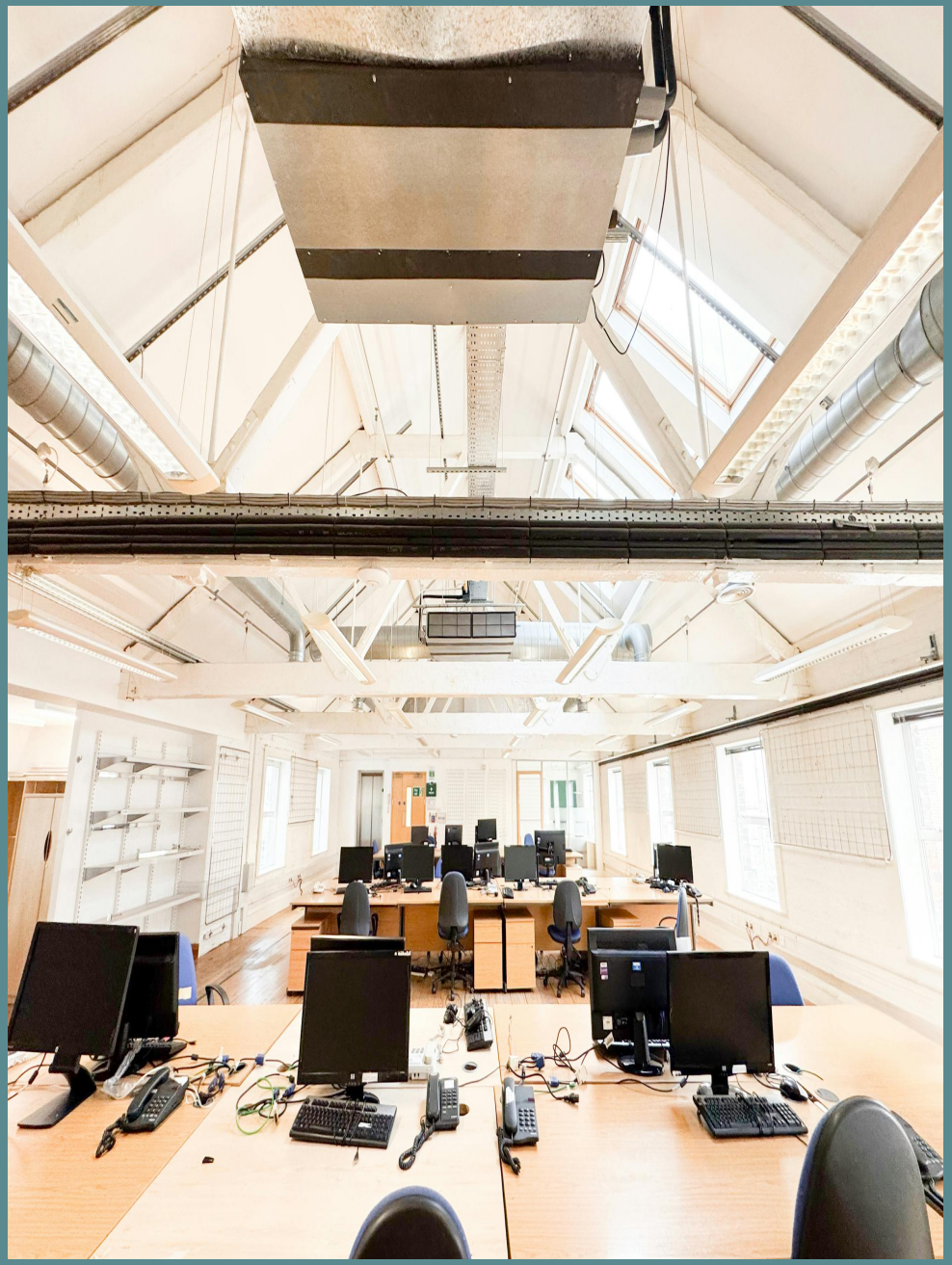
sub800 provide your business with light repairs and the option to source specialist works with preferred suppliers and rates



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



sub800

Make An Enquiry

Book A Viewing

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