



W5

WEST WORLD

HANGER LANE, LONDON W5

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West World offers an excellent opportunity for office occupiers to take space in a prominent building with excellent road/London Underground access. The building has large open plan floorplates offering excellent occupational efficiencies. Existing occupiers include Mercedes Benz, River Island, Panduit and Lewis Trust Group.

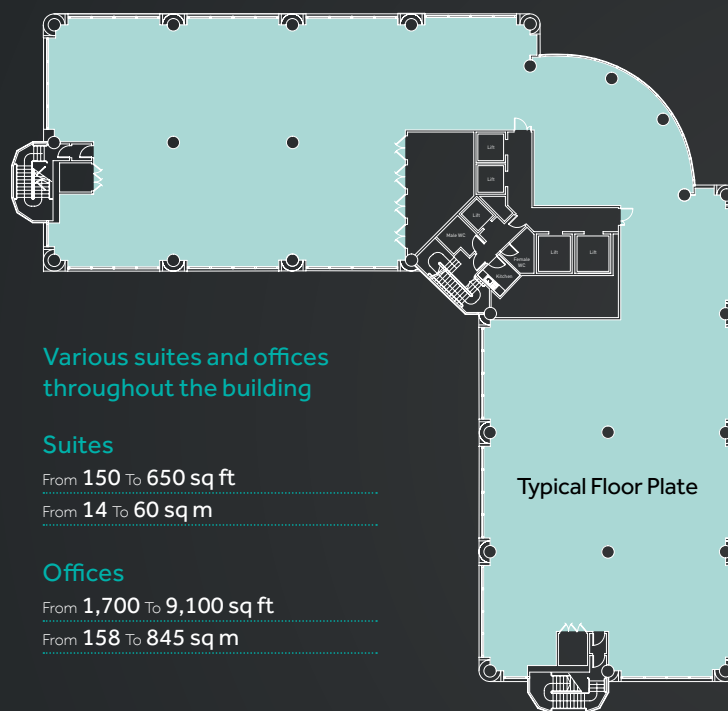


24 hour access and security

Amenities

West World offers a range of amenities and services, including: a 7th floor cafe, outside seating, 24/7 access and security, bike storage and refurbished lobby and reception area.

- Raised floors
- Suspended ceilings with category II lighting
- 4 x 12 person lifts
- Kitchenette
- 7th floor café
- 24 hour access and security
- Dedicated on-site management team
- Male and female WCs on each floor
- Car parking ratio at 1:600 sq ft



Various suites and offices throughout the building

Suites

From 150 To 650 sq ft

From 14 To 60 sq m

Offices

From 1,700 To 9,100 sq ft

From 158 To 845 sq m

The offices have been measured on a net internal area basis in accordance with the RICS Code Of Measuring Practice (6th edition).

Indicative floor plan. Not to scale.

Hanger Lane
£4,700.00
(cost per desk p.a.)

Hanger Lane currently offers superior value for office space compared to other locations in West London and the West End. Rents are two thirds lower than the West End, and a third of surrounding markets.

The arrival of the Elizabeth Line in 2019 will encourage more office occupiers to West London, as connectivity to Central London will be greatly improved, making Hanger Lane a well connected and affordable office location.

Ealing Broadway
£6,400.00
(cost per desk p.a.)

Chiswick
£7,200.00
(cost per desk p.a.)

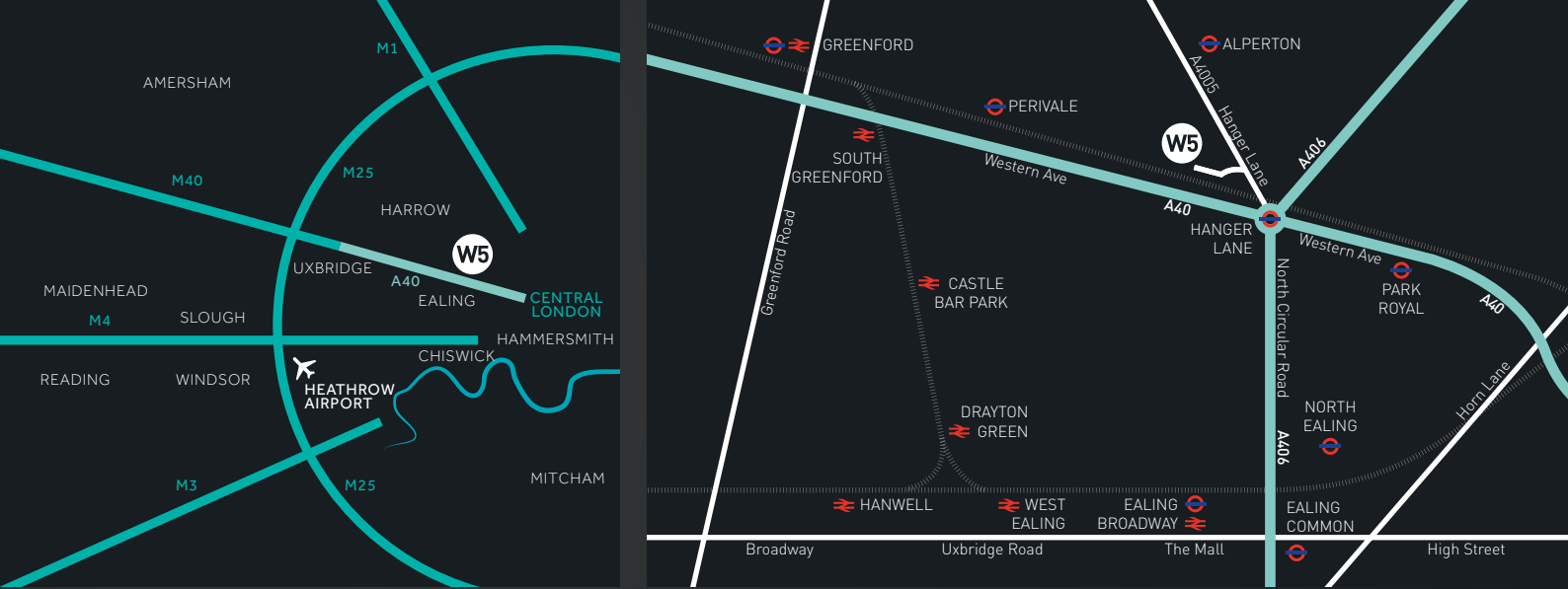
Hammersmith
£8,100.00
(cost per desk p.a.)

West End
£13,000.00
(cost per desk p.a.)



Typical refurbished floorplate





Location

The building is prominently positioned overlooking the Hanger Lane Gyrotary System at the junction of the A40 Western Avenue with the A406 North Circular Road and A4005 Ealing Road. Hanger Lane Underground Station is a short walk away. Park Royal Underground Station (Piccadilly Line) is situated within easy reach and provides access to North and West London.

By Bus

Ealing Broadway	06mins
Shepherd's Bush	13mins
Willesden Junction	15mins
Brent Cross	17mins

Source: Google maps

By Underground

Hammersmith (Piccadilly Line)	14mins
Oxford Circus (Central Line)	23mins
Piccadilly Circus (Piccadilly Line)	29mins
Bank (Central Line)	31mins
Heathrow (Piccadilly Line)	44mins

Source: TFL

By Road

London, West End	15mins
M25, Junction 16	18mins
Heathrow Airport	20mins
Luton	50mins
Stansted	70mins

Source: Google maps

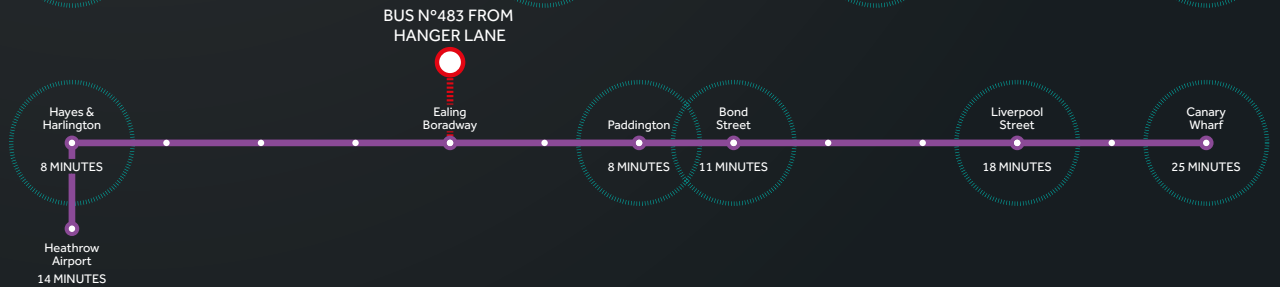
Central Line



Piccadilly Line



Elizabeth Line (from Q4 2019)



The local area benefits from several restaurants and cafes around Hanger Lane. Ealing Broadway is a short journey away and will benefit from the new Elizabeth Line (open by December 2019). Ealing Broadway benefits from numerous leisure amenities including: a shopping centre, gyms, cinema, restaurants and cafes. Additionally, Westfield London, White City shopping centre and Ikea Wembley are both within a 20 minute drive.

Local Amenities

- Ealing Broadway Shopping Centre
- London Designer Outlet
- Ealing Golf Club
- Travelodge
- Holiday Inn
- Ramada Jarvis Hotel
- Ramada Encore Hotel
- Park Royal Leisure Complex

Viewing



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