

# ealingcross

85 Uxbridge Road W5



**Standard Life**  
Investments

all in a day's work

- 10 minutes to Paddington by train
- 18 minutes to Heathrow Terminal 1 by train
- 22 minutes to the West End by tube
- 15 minutes drive to the M4, A40/M, M1 and M25
- 5 bus routes servicing the area with buses passing every 3.5 minutes
- Public Transport Assessment Level (PTAL) rating of 6 (the highest achievable)

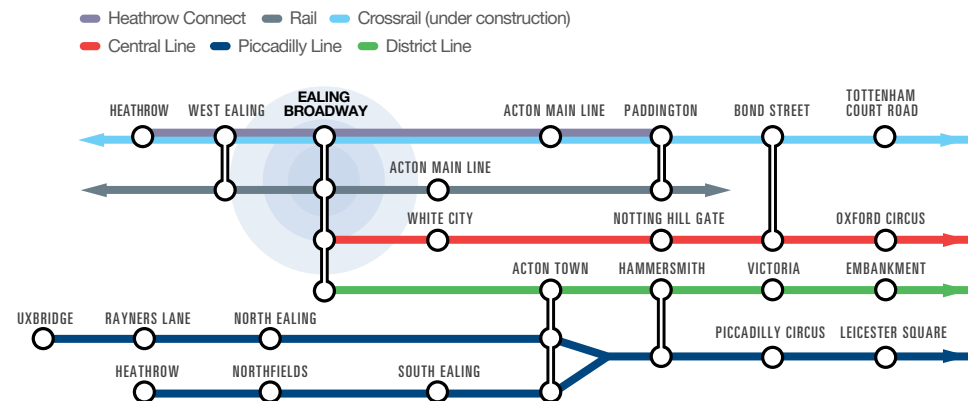


## Door to desk no problem

Getting to the office is easier in Ealing. Ealing Broadway is both an overground station and on the Central and District Lines; the journey time from Paddington is just 10 minutes and you're less than half an hour away from the West End. Overground connections extend westward to Reading and the Thames Valley – and bring overseas visitors from Heathrow in under 20 minutes. The station is also on Crossrail,

which will transform travel into Central London and is stimulating new investment in Ealing. Also, the Piccadilly Line is available from South Ealing station, which is within walking distance of [ealingcross](#).

Road connections are just as impressive: the M1, M4, M25 and A40/M are all within 15 minutes drive, while Ealing is the centre of a bus network; nine buses stop at Ealing Broadway – and five outside the building itself.



# The perfect start to your working day



Step through the door, into the double-height reception and enjoy the feeling that comes from working in the only Grade A office in the area.

As you look out through the floor-to-ceiling windows, you can see some of the new prestigious hotel, residential and office developments that are changing the face of this London borough.

Ealing is changing.

# Better business, better space

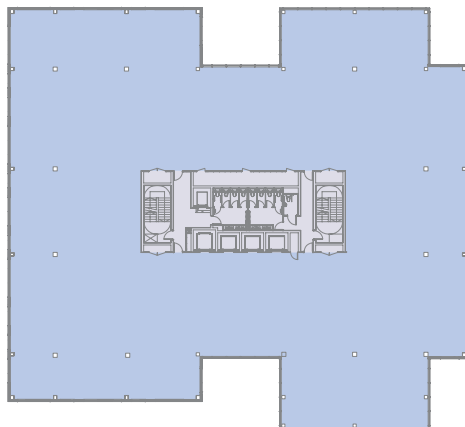
**ealingcross** is a place where you and your staff can work at their best. The quality materials and meticulous finishing extend to every corner of the building, which pleases employees and impresses clients – and the lighting and temperature levels always feel just right – no matter what it's doing outside.

With all the flexibility you need to design your office to suit yourself, **ealingcross** is ideal for many different types of companies.



Up to **80,000 sq ft** available from 7,800 sq ft

5th Floor Plan



Floors	sq ft	sq m
Seventh Floor	Let to Red Bee Media	
Sixth Floor	Let to Red Bee Media	
Fifth Floor	18,258	1,696
Fourth Floor	18,257	1,696
Third Floor	18,218	1,693
Second Floor- East	8,338	775
Second Floor- West	Let to Toluna	
First Floor	Let to A2 Dominion	
Ground Floor – East	8,277	769
- West	7,825	727
Reception	1,170	109
<b>Total</b>	<b>80,343</b>	<b>7,465</b>

“Ealing is the ideal location for our continued business expansion due to its excellent public transport facilities and the retail amenities available in the town centre. **ealingcross** offers the best office space in town and suits a modern forward looking business like Red Bee ideally.”



Out and about,  
the choice is endless



If you've been used to sterile business parks or dull high streets, Ealing will be a revelation. Of course, the big high street names are here but you can also discover a whole range of independent shops, selling food and fashion, books, bikes, gifts and electronics.

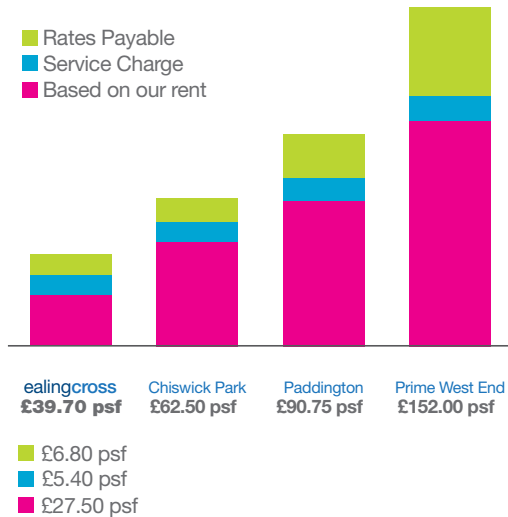
Your choice for eating and drinking is just as wide – whether it's a snack at your desk, a client lunch, a pint after work or a leaving party, you can enjoy everything from fish and chips to sushi or Nepalese cuisine and old-style pubs or lively bars with music.

# Crunching the numbers

Whether you're preparing a new business presentation or the annual accounts, this is where an office at **ealingcross** really counts.

Rent, Business rates and Service Charge levels are significantly lower than competing schemes at Chiswick Park and Paddington Central - and less than one third of what they'd be in the West End.

At the end of the day, a move to **ealingcross** could be the best business decision you've ever made.



# ealingcross.com

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