



NEWLY REFURBISHED OFFICES
1,898 SQ FT
TO LET



CRAVEN
HOUSE
40 UXBRIDGE ROAD, EALING

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40 UXBRIDGE ROAD, EALING, LONDON W5 2BS



LOCATION

Craven House benefits from a prominent location on the Uxbridge Road with good access to local amenities. These include a wide variety of cafes, restaurants, gyms and extensive shopping facilities.

Situated on the north side of Uxbridge Road (A4020) the building is well located for easy access to M4 (J2) and the A40 at Hanger Lane. The property is a short walk from Ealing Broadway Underground (Central and District Line) and Mainline Station. The Elizabeth Line will be serviced at West Ealing and Ealing Broadway Stations.

- Paddington: 10 minutes by Main line
- Heathrow (Terminal 1): 18 minutes by Heathrow Connect
- West End: 22 minutes - Underground
- Bond Street: 11 mins - Elizabeth Line
- Extensive bus links

ACCOMMODATION

The accommodation is situated on the 6th floor and has undergone a refurbishment to provide a modern working office environment.

Part 6th Floor (South)	1,898 sq ft	176.33 sq m
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AMENITIES

- Air conditioning
- Suspended ceilings
- Raised floors
- On site security
- LED lighting
- Male and Female WC's
- 3 passenger lifts
- 3 car parking spaces

TERMS

New FRI leases are available for a term by arrangement.

VIEWING

By prior appointment with the sole agents.



Indicative floor plan



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