

**Craven House
40 Uxbridge Road
Ealing, W5 2BS**



4,444 sq ft (412.86 sq m) approx.

Self Contained Offices

TO LET

020 8332 7788

Friars House, 2 Friars Lane, Richmond, Surrey TW9 1NL

www.michaelrogers.co.uk

Location:

The building is situated in the heart of the business district of Ealing fronting Uxbridge Road within easy access of excellent shopping and recreational facilities of Ealing Broadway. Ealing Broadway Underground and British Railway stations are within a few minutes' walk and provide mainline, Central and District Line services. The building is conveniently situated for the motorway network being close to the M4 and M40, which provide access to the rest of the motorway network.

Description:

Craven House provides approximately 45,000 Sq Ft of offices arranged over 7 floors. The available accommodation is on the 4th floor and provides the following floor area:

Floor	Sq Ft	Sq M
4 th	4,444	412.86
Total	4,444	412.86

Amenities:

- ◆ Full access raised floor
- ◆ Suspended ceiling
- ◆ 8 car spaces
- ◆ 3 passengers lifts
- ◆ WC's
- ◆ Comfort cooling system

Terms:

The offices are available on new lease for a term by arrangement. Alternatively the existing lease is available for a term to expire April 2022

Rent:

£37.50 per sq ft per annum exclusive.

Business Rates:

We understand the premises currently have a rateable value which equates to £14.86 per Sq ft. The increase next year when the new rateable values come into force will equate to £22.00 per Sq ft. Interested parties should make their own enquiries of the London Borough of Ealing.

Current rates payable of £7.39 per Sq ft

Service Charge:

The service charge is approximately £8 per Sq Ft.

VAT

The property is elected for VAT.

EPC Rating

D - 93

Legal Costs:

Each party to be responsible for their own legal costs.

Viewings

For further information please contact:

Michael Rogers

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Subject to contract January 2017

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