

020 3130 6400

NEWLY REFURBISHED TOP FLOOR OFFICES

EALING GATEWAY, 26-30 UXBRIDGE ROAD, EALING, W5 2AU

9,023 SQ FT (838 SQ M)



LOCATION

Ealing Gateway is centrally located on the Uxbridge Road in the heart of Ealing. The building offers fantastic access to Ealing's diverse range of amenity including the Ealing Broadway Shopping Centre and the Arcadia Centre. A multitude of restaurants, bars and coffee shops also occupy the retail frontage in the town with the new Dickens Yard scheme set to offer a whole new retail quarter when completed shortly.

Hanover Green LLP Chartered Surveyors
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Transport connections are excellent in Ealing with Ealing Broadway offering national rail services direct into Paddington (11mins), Central Line services to Central London (22 mins to Bond Street), District Line services to Heathrow Connect Services to Heathrow (18 minutes).

From 2019 Crossrail will offer regular direct services into Bond Street in 11 minutes, Liverpool Street in 18 minutes and Heathrow in 15 minutes.

ACCOMMODATION

The accommodation is situated on the top floor of the seven storey building, including 2 terraces and is to undergo a comprehensive refurbishment. The refurbishment is expected to be complete by Q4 2016.

The floor has the following approximate net internal area:-

Floor	9,023 sq ft
TOTAL	9,023 sq ft

AMENITIES

- Full access Raised Floor
- 6 car spaces
- 2 large terraces
- Air conditioning
- 4 passenger lifts
- Recessed LED lighting
- Cycle racks and showers
- New remodeled reception

TERMS

Lease	New FRI lease available for a term by arrangement direct from the landlord.
Rent	On application.
Rates	Applicant should make their own enquiries but we estimate these to be approximately £7.35 per sq ft
Service Charge	£8.63 per sq ft

VIEWINGS

Strictly by appointment through sole agents:-

Hanover Green LLP

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SUBJECT TO CONTRACT

MISREPRESENTATION ACT 1967

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