

Offices To Let

42,698 sq. ft available

Ealingcross, 85 Uxbridge Road, W5 5TH

Location

The property is prominently located on Uxbridge Road in close proximity to Ealing Broadway station, which will form part of the Crossrail network in 2018. At present there is direct access to Central London via Central, Piccadilly and District lines, with an approximate journey time to London's West End of 22 minutes. Additional mainline service to London Paddington takes 10 minutes.

Ealing also benefits from excellent connections to road networks, with both the M4 and A40 within close proximity. Additionally, the A406 provides access north to the M1 and south towards Richmond and Chiswick. Heathrow is approximately 8 miles south west of Ealing town centre and can be reached conveniently by both rail and road.

Description

Ealing Cross is an impressive Grade A office building that was developed in 2009 and has a 'very good' BREEAM rating. The building is arranged over ground and seven upper floors.

The development includes 12 car parking spaces at the rear of the property and 59 cycle racks. There are also shower facilities available onsite.

Specification

- 4-pipe fan coil air-conditioning
- BREEAM Rating – Very Good
- Raised access floors
- Suspended ceilings
- 3 x 13 person and 1 x 16 person passenger lifts
- Double height reception
- Visitor and disabled parking
- EPC rating of B

Rent and Outgoings

Rent:	£29.50 psf
Rates:	£6.80 psf (est)
Service Charge:	£4.80 psf (est)



Floor Areas

FLOOR	SQ FT	SQ M
Ground	16,102	1,496
2nd (East)	8,338	775
5th	18,258	1,696
TOTAL	42,698 sq. ft.	

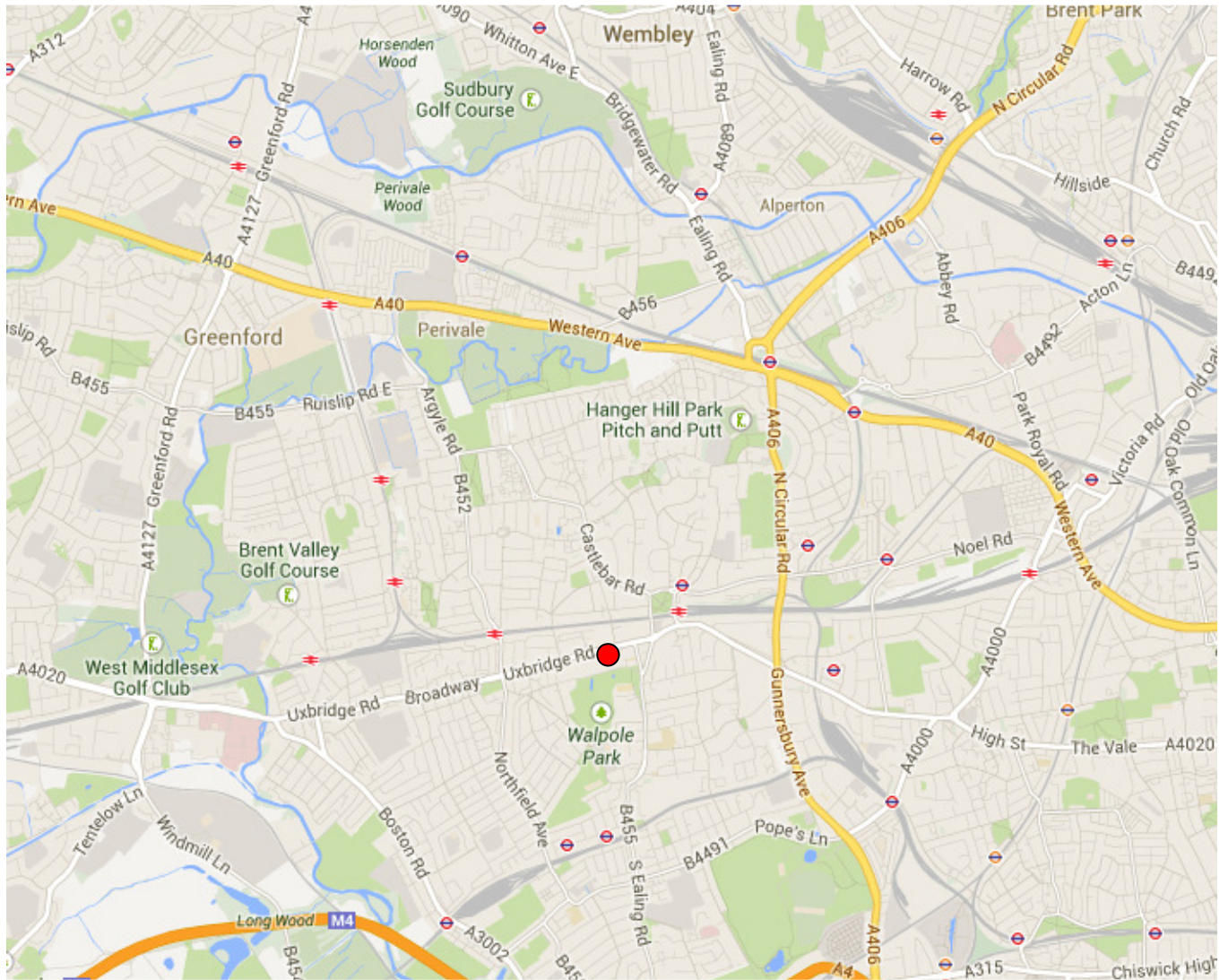
Stuart Austin

Jones Lang LaSalle
30 Warwick Street
London
W1B 5NH
T: +44 (0)203 147 1112
Stuart.Austin@eu.jll.com

Kate Clark

Jones Lang LaSalle
8 The Square
Stockley Park
UB11 1FW
T: +44 (0)208 283 2535
Kate.Clark@eu.jll.com

Location Map



MISREPRESENTATION ACT | COPYRIGHT | DISCLAIMER

Jones Lang LaSalle, for themselves and for the vendors of this property, whose agents they are, give notice that (1) the particulars and any further information communicated by any means to potential purchasers of the property described in the particulars, or their advisers, in connection with the possible sale of the property are provided solely for the purpose of assisting potential purchasers in deciding whether they wish to proceed with further investigation of the property and do not constitute either the whole or any part of an invitation, offer or contract for sale of the property; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars (or the date of the relevant information if earlier). However, potential purchasers are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, surveys and inspections or otherwise with regard to the accuracy of such details.

No responsibility or liability is or will be accepted by Jones Lang LaSalle, the vendor(s) of the property or any of their respective subsidiaries, affiliates, directors, officers, representatives, employees, advisors, or agents for any loss or damage suffered by any party, resulting from reliance on the particulars or any other information communicated by any means to that party, or its advisers, in connection with the possible sale of the property.

No person in the employment of Jones Lang LaSalle or the vendor(s) has authority to make or give any representation or warranty, express or implied, in relation to the property. References to Jones Lang LaSalle include any joint agents acting with Jones Lang LaSalle.