

020 3130 6400

TO LET

**EALING CROSS,
85 UXBRIDGE ROAD,
EALING,
LONDON W5 5TH**

3,853 SQ FT (358 SQ M)

DESCRIPTION

Comprising part ground floor office accommodation in this landmark town centre building.

The tenant will benefit from being part of the Ealing.Works facilities and amenities that are available at Ealing Cross, Ealing Gateway and Aurora.

LOCATION

Situated in the heart of Ealing town centre close to amenities including retail and leisure facilities. Ealing Broadway and West Ealing provide regular tube and rail services (District, Central and Mainline) to Central London and Heathrow airport.

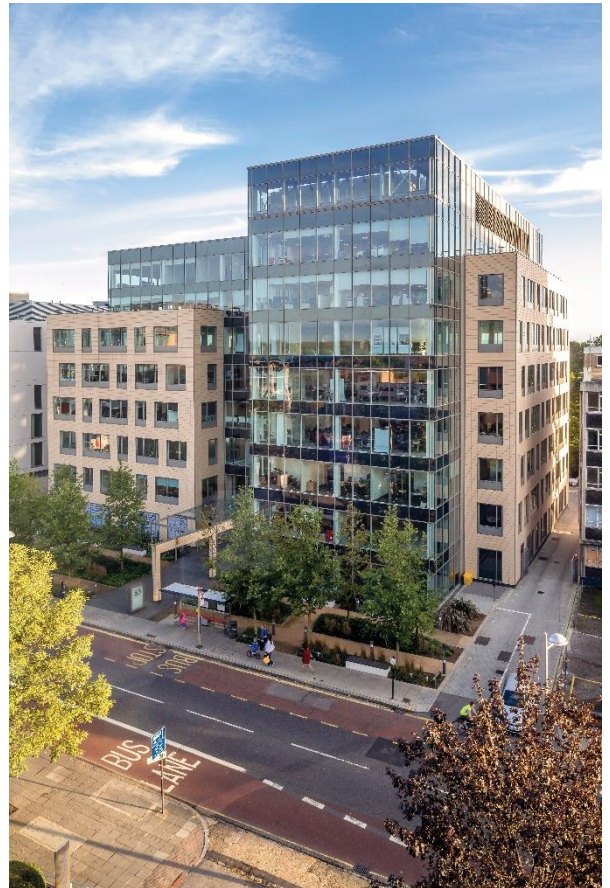
Crossrail is due to serve both stations in 2021.

FLOOR AREA

The approx NIA comprises 3,853 sq ft (358 sq m).

AMENITIES

- Air conditioning
- Suspended ceilings
- Large reception
- Onsite car parking (3 cars)
- Raised floors
- Recessed lighting
- Showers and toilets
- Part of Ealing.Works



RESTAURANTS

- 1 Carlucio's
- 2 Wagamama
- 3 Côte Brasserie
- 4 Franco Manca
- 5 Pizza Express
- 6 Pho Ealing
- 7 Bella Italia
- 8 Limeyard
- 9 Harrison's Wine & Deli
- 10 New leaf
- 11 @Thai Canteen
- 12 Café Grove
- 13 Charlotte's Place
- 14 Atariya Sushi bar
- 15 Ealing Park Tavern
- 16 Kerbisher and Malt
- 17 Tuk Cho
- 18 Café Rouge
- 19 Drayton Court
- 20 Santa Maria
- 21 Gourmet Burger Kitchen
- 22 McDonalds
- 23 The Grove
- 24 Nandos
- 25 Charlotte's W5
- 26 Gail's Bakery

RETAIL

- 1 Tesco Express
- 2 M&S
- 3 Fat Face
- 4 H&M
- 5 TK Maxx
- 6 Primark
- 7 Boots
- 8 Arcadia Centre
- 9 Morrisons
- 10 Sainsbury's local
- 11 Jigsaw

CAFES

- 1 Pret a Manger
- 2 Costa
- 3 Harris and Hoole
- 4 Caffè Nero Ealing Broadway
- 5 Cafe Magnolia
- 6 Natural Natural Japanese groceries
- 7 Cafe Freddo
- 8 Starbucks Coffee
- 9 The Red Lion
- 10 Zaytoon
- 11 Viona Iranlan patisserie
- 12 Cafe Onik
- 13 Mugli
- 14 Electric Coffee Company
- 15 Artisan Coffee School

CULTURE

- 1 Ealing Questors Theatre
- 2 Open Ealing
- 3 Ealing Studios
- 4 The Ealing Club
- 5 Walpole Park

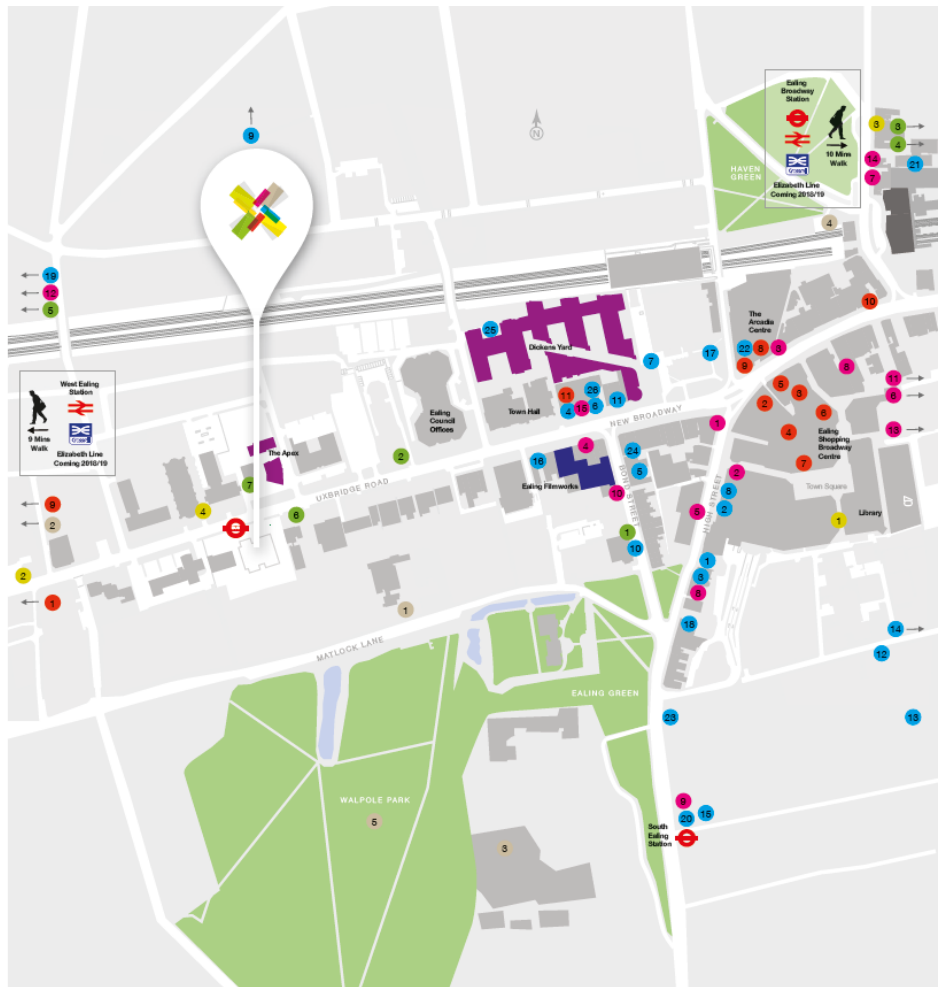
HOTELS

- 1 Hotel Xanadu
- 2 Premier Inn London
- 3 DoubleTree
- 4 Hotel 55
- 5 The Drayton Court Hotel
- 6 Travelodge
- 7 Ibis Hotel

GYMS

- 1 Virgin Active
- 2 The Gym
- 3 Ealing Squash & Fitness
- 4 Eden Fitness

- New Residential
- Filmworks
- New Hotel
- ⊖ Bus Stop



TERMS

Lease

New lease for a term by arrangement.

Rent

On application.

Rates

TBA

Service Charge

TBA

VIEWINGS

Strictly by appointment through joint sole agents:-

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SUBJECT TO CONTRACT

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