

CRAVEN HOUSE

40 UXBRIDGE ROAD EALING W5 2BS

WWW.CRAVENHOUSEEALING.COM



MODERN REFURBISHED OFFICES TO LET
1,892 - 14,176 sq ft (175 - 1315 sq m)

www.cravenhouseealing.com

The Space

Craven House provides up to 14,176 sq ft of Grade A accommodation which can be offered in suites from 1,892 sq ft upwards. The office accommodation, reception and common areas have been refurbished to a high specification including a new comfort cooling system, new LG7 compliant lighting, suspended ceiling and full access raised floors.

The property is conveniently located within Ealing town centre and benefits from Ealing's excellent transport links and retail amenities. In addition Craven House has an exceptional town centre car parking ratio of 1:591 sq ft net.

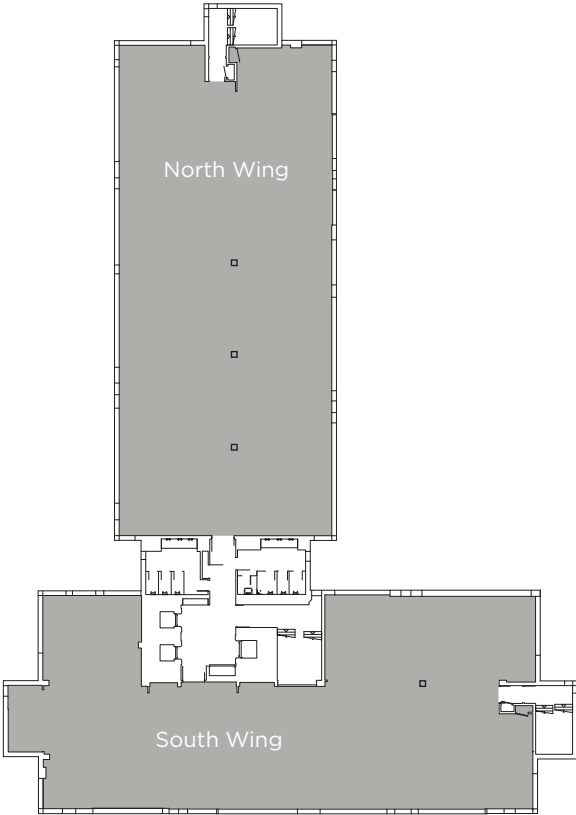
Specification

- New refurbished reception
- New comfort cooling system
- Full access raised floors
- Suspended ceilings
- New LG7 lighting
- 3 passenger lifts
- Male, female and disabled WCs
- DDA compliant
- Parking at 1:591 sq ft.
- On site security
- CCTV

Accommodation

Floor	Sq Ft	Sq M
6th (South)	1,892	175
3rd (North)	4,538	421
3rd (South)*	3,871	359
2nd (South)	3,875	360
Total	14,176	1315

* 3rd (South) available from July 2013



Indicative floor plan. Not to scale.



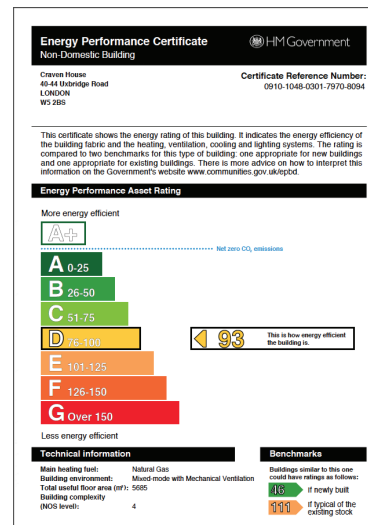


Amenities

1. Ealing Squash & Fitness Club
2. Ealing Lawn Tennis Club
3. Virgin Active
4. Eden Fitness
5. Questors Theatre
6. Marks & Spencer
7. Dickens Yard
8. Ealing Green
9. Ealing Common
10. Walpole Park
11. Ealing Broadway - Shopping Centre



EPC



The Location

Ealing is an excellent transport hub and benefits from underground, rail and bus links. Ealing Broadway and West Ealing also form part of crossrail; the single biggest addition to London's transport infrastructure for 50 years.

Situated on the north side of Uxbridge Road (A4020) the building is well located for easy access to the M4 (J2) and the A40 at Hanger Lane.

Travel times

- 10 minutes to Paddington by train
- 18 minutes to Heathrow Terminal 1 by train
- 22 minutes to the West End by tube
- 15 minutes drive to the M4, A40/M, M1 and M25
- 5 bus routes servicing the area with buses passing every 3.5 minutes
- Public Transport Assessment Level (PTAL) rating of 6; the highest achievable

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