

FOR SALE — RETAIL / COMMERCIAL UNIT

100 Warwick Road, Ealing, London W5 5PT



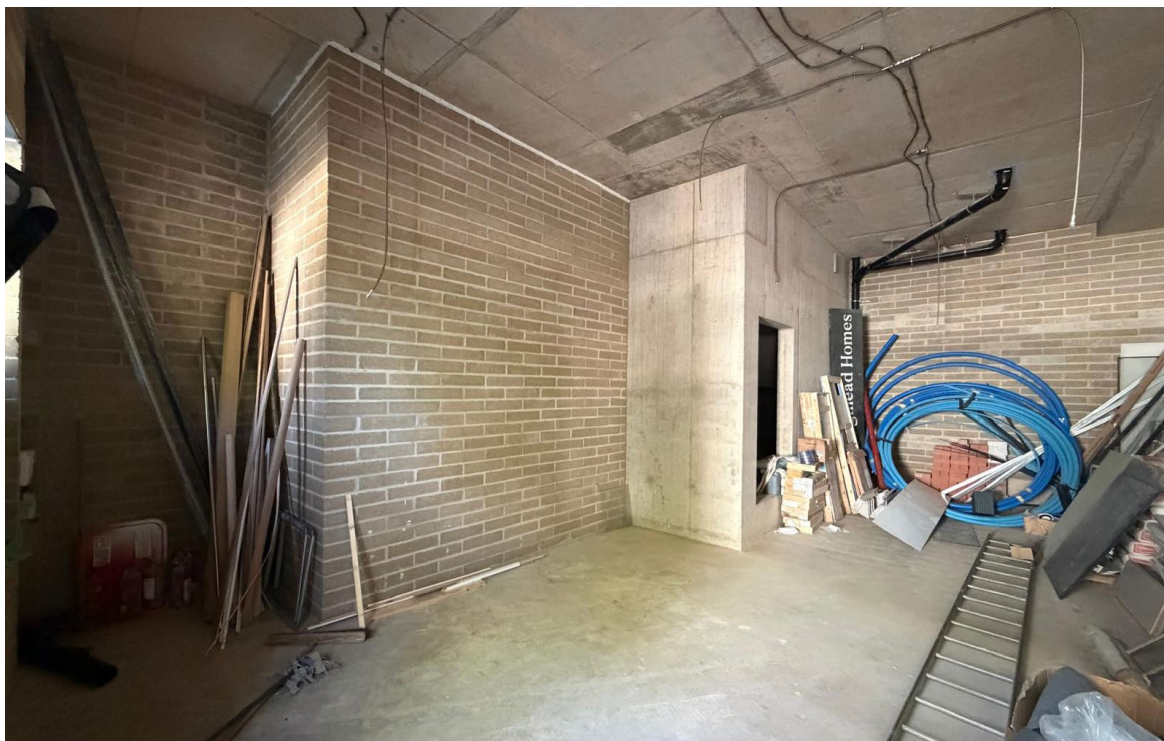
- New build retail unit in a premium new development
- Opposite West London University
- Prominent pitch fronting Warwick Road
- Shell and core
- Use Class E

LOCATION

Situated on the highly visible A4020 (Warwick Road), the unit benefits from relentless vehicular and pedestrian traffic, anchored directly opposite the University of West London and a short walk from Ealing Broadway Shopping Centre. The location is further strengthened by its proximity to Ealing Broadway Station, serving the Elizabeth, Central and District lines, as well as National Rail, ensuring a steady flow of commuters and shoppers from across London and Heathrow, while forming the commercial cornerstone of a brand-new residential development of 21 flats and 5 mews houses.

DESCRIPTION

A prime new build ground floor retail unit offered in shell and core condition, providing a rare opportunity to create a bespoke space for the purchaser. The property forms the commercial anchor of a prestigious residential development comprising 21 luxury flats and 5 mews houses. Its position directly opposite the University of West London guarantees high daily footfall and visibility, making it an ideal acquisition for an owner-occupier seeking a high-profile presence.



ACCOMMODATION

We have measured the property on net internal basis and calculated the following areas:

AREAS / FLOORETC	SQ M	SQ FT
Commercial Ground Floor	54.81	590
Commercial Bin Store	3.07	33
Total	57.90	623

RATEABLE VALUE

To be assessed.

PLANNING

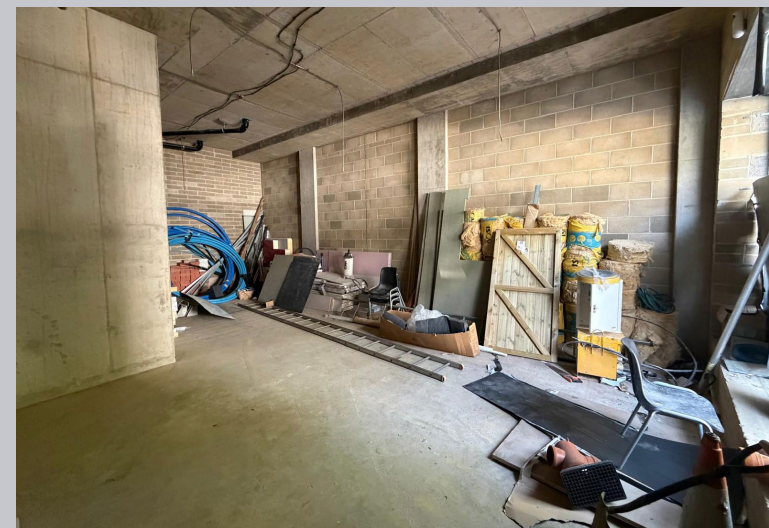
Use Class E (Commercial, Business and Service) and Class F1 (Learning and non-residential institutions)

VAT

TBC.

ENERGY PERFORMANCE CERTIFICATE

To be assessed.



SERVICE CHARGE

To be assessed.

PRICE

Offers in excess of £350,000.

TENURE

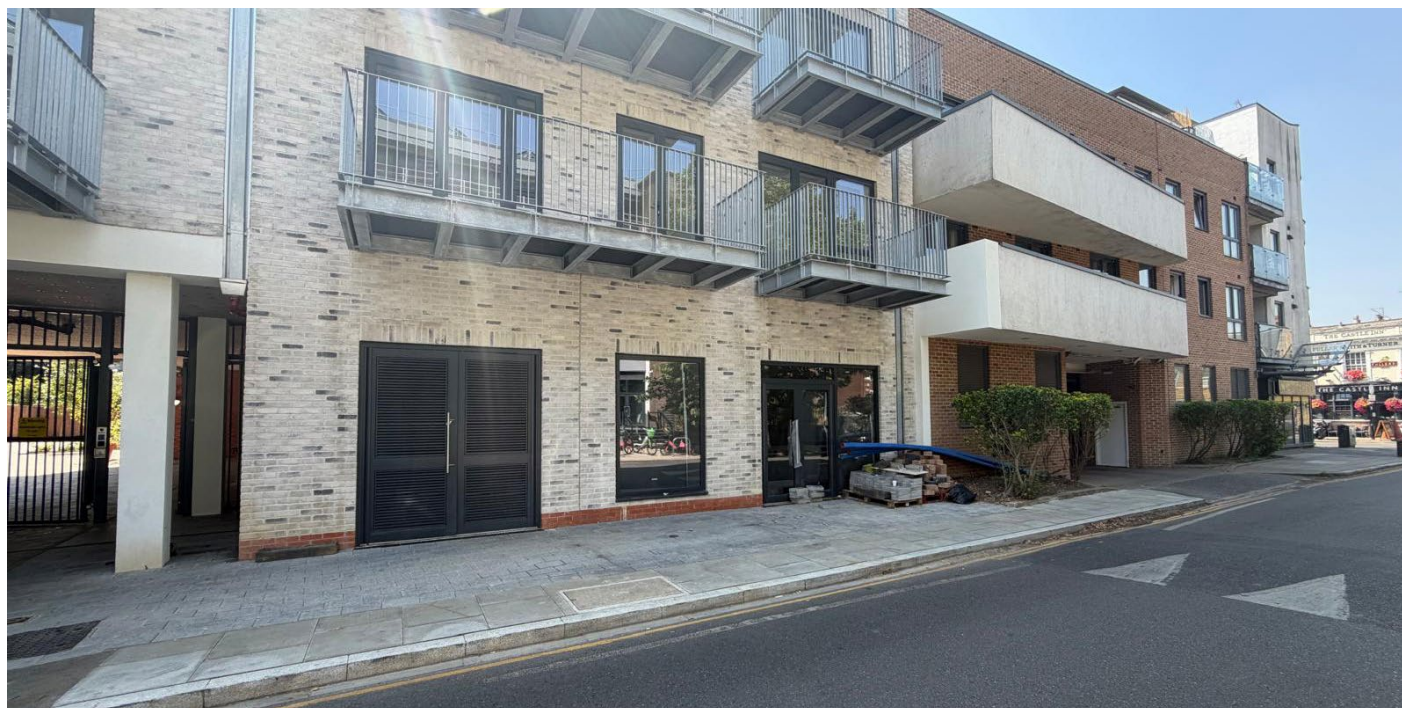
999 year leasehold.

LEGAL COSTS

Each party is to be responsible for its own legal costs incurred in any transaction.

VIEWING

Strictly through the sole selling agents.



To arrange a viewing please contact:



MAX BUCKLAND

Max.Buckland@g-s.co.uk

07977 687267



GERARD BARRY

Gerard.Barry@g-s.co.uk

07812 687794

IMPORTANT NOTICE

1. These particulars are intended as guide only. Their accuracy is not warranted or guaranteed. Intending Purchasers/Tenants should not rely on these particulars but satisfy themselves by inspection of the property. Photographs only show parts of the property which may have changed since they were taken.
2. Graham + Sibbald have no authority to give any representation other than these particulars in relation to this property. Intending Purchasers/Tenants take the property as they find it.
3. Graham + Sibbald are not authorised to enter into contracts relating to this property. These particulars are not intended to nor shall they form part of any legally enforceable contract and any contract shall only be entered into by way of an exchange of correspondence between our client's Solicitors and Solicitors acting for the Purchaser/Tenants.
4. All plans based upon Ordnance Survey maps are reproduced with the sanction of Controller of HM Stationery.
5. Date Published: July 2026

ANTI-MONEY LAUNDERING (AML) PROCESS

Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.