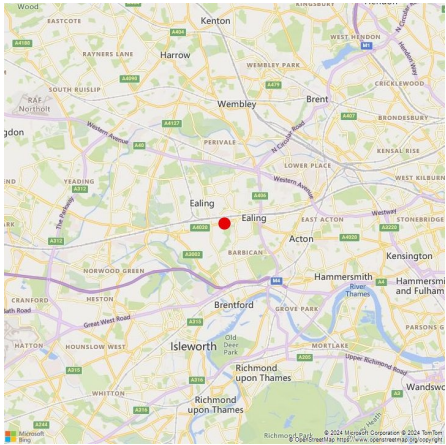




Ealing Cross Part Ground Floor, 85 Uxbridge Road, Ealing, London, W5 5BW

- CAT A + Office accommodation arranged over ground floor
- Brand new reception and cafe
- Bike Storage
- Showers

Fully Fitted self-contained ground floor office suite in Ealing West London. Available by way of sublease or assignment. A new lease directly from the landlord may also be available. The space benefits from modern amenities including; showers, bike storage, breakout space and phone booths



LOCATION

The building is located in Ealing, West London within walking distance of Ealing Broadway Station (located on the Elizabeth, Central and District Lines). Via the Elizabeth Line, Ealing Broadway is now only 13 minutes to Bond Street and 20 minutes to Liverpool Street.

SIZE

3,909 Sq Ft (363.15 Sq M)

Floor	Sq Ft	Sq M
Ground Floor	3,909	363.15
Total	3,909	363.15

RENT

£212,850 Per Annum

TENURE

Leasehold – Assignment

RATES

USE CLASS

Office

LEGAL COSTS

Each party to bear own legal costs.

To arrange a viewing contact:



Kyle Nicholls
kyle.nicholls@g-s.co.uk
07810 602 853



Charlie West
charlie.west@g-s.co.uk
07969 551072

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
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