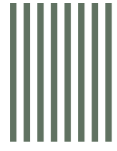


EALING GATEWAY

26-30 UXBRIDGE ROAD | EALING
LONDON W5

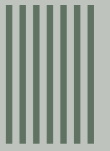


Newly refurbished offices in the heart of Ealing
Ground and Fifth floors from 4,299 to 60,981 sq ft (399 - 5,665 sq m)



Ealing Gateway has undergone a comprehensive refurbishment of the common parts together with the ground and fifth floor office suites. The building benefits from a newly remodelled and expanded reception to include breakout areas for use of our occupiers, 4 new passenger lifts, newly constructed shower and changing facilities and secure covered cycle storage facilities.

The refurbishment sets a new benchmark for the Ealing market and, alongside Elizabeth Line connections, will see the building offer a unique proposition to occupiers looking for high quality office accommodation with excellent transport links in a town centre location.



As part of the comprehensive repositioning of the ground floor of the building a new fully connected business lounge has been created for the use of all occupiers.

Adjacent to the business lounge a brand new purpose built shower and changing block has been constructed and offers occupiers a modern and spacious facility which will include lockers and drying area.





Getting there faster

With close proximity to local transport hubs, Ealing Gateway is extremely well connected, making Central London and Heathrow reachable within minutes. Ealing's connectivity will be further enhanced with the arrival of the Elizabeth Line in November, transforming journey times overnight.



DISTRICT AND CENTRAL LINES



BOND STREET 11 MINS
HEATHROW AIRPORT 15 MINS
SLOUGH 20 MINS
STRATFORD 27 MINS

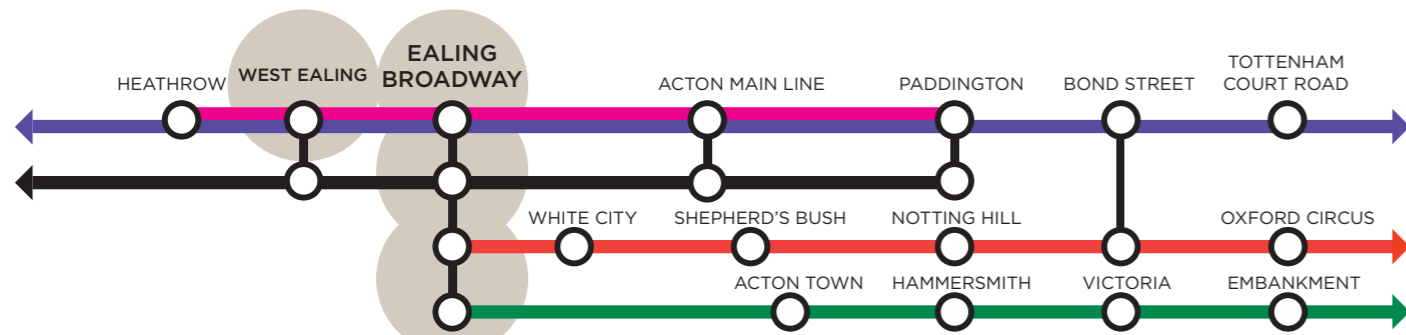


PADDINGTON 8 MINS
HEATHROW 15 MINS
READING 43 MINS



HEATHROW INTERNATIONAL AIRPORT

Heathrow Connect Rail Elizabeth Line Central Line District Line



An abundance of local amenities make Ealing the ideal location

Map of Ealing Gateway area showing various amenities. The map includes a legend for Restaurants, Cafés, Culture, Hotels, Retail, and Gyms. Key locations marked include Ealing Gateway, Ealing Broadway Station, Ealing Council Offices, Town Hall, Ealing Fibreworks, The Arcade Centre, The Grove, Nandos, and various parks and green spaces.

RESTAURANTS	CAFÉS
1 Honest Burgers	1 Pret a Manger
2 Wagamama	2 Costa
3 Côte Brasserie	3 Ginger and Moore
4 Franco Manca	4 Caffè Nero Ealing Broadway
5 Pizza Express	5 Café Zee
6 Pho Ealing	6 Natural Natural Japanese grocers
7 Tonkotsu	7 Amorino
8 Bread Street Café	8 Starbucks Coffee
9 Bills	9 Mugi
10 Soames Kitchen	10 Electric Coffee Company
11 @Thai Canteen	11 Artisan Coffee School
12 Coju	
13 Pasta Remoli	CULTURE
14 Reineta	1 Ealing Questors Theatre
15 No.17 Dickens Yard	2 Open Ealing
16 Brewdog Ealing	3 Ealing Studios
17 Itsu	4 The Ealing Club
18 Farm W5	5 Walpole Park
19 Drayton Court	6 Pitzhanger Manor and Gallery
20 Five Guys	
21 Gourmet Burger Kitchen	HOTELS
22 McDonalds	1 Hotel Yanadu
23 The Grove	2 Premier Inn London
24 Nandos	3 DoubleTree
25 TanVan	4 Hotel 55
26 Gail's Bakery	5 The Drayton Court Hotel
27 Teatro Hall	6 Travelodge
	7 Ibis Hotel
	8 Hampton by Holiday Inn
RETAIL	GYMS
1 Tesco Express	1 Nuffield Health
2 M&S	2 The Gym Group
3 Amazon Fresh	3 Ealing Squash & Fitness
4 H&M	4 Eden Fitness
5 TK Maxx	5 Gymbox
6 Primark	
7 Boots	
8 Arcadia Centre	
9 Morrisons	
10 Sainsbury's local	

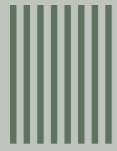
Ealing has a wealth of amenity on its doorstep with the Ealing Broadway Shopping Centre offering a wide array of high street and top branded shops and a variety of fine eateries and cafes. Recently this offer has been further improved with the exciting addition of Dickens Yard which has circa 100,000 sq ft of retail housing brands such as Jigsaw, Gymbox, Gails Bakery and Brewdog. In 2022 the brand new Filmworks scheme opened with more excellent retail space, food and beverage offerings and a new independent 8 screen cinema on the way.



Filmworks



Dickens Yard



The working environment



New air conditioning



4 new passenger lifts



New shower and changing facilities



New business lounge/communal breakout areas



WiredScore Gold



New recessed LED lighting



Full raised access floor



On site parking at 1:1,350 sq ft



New secure cycle storage facility

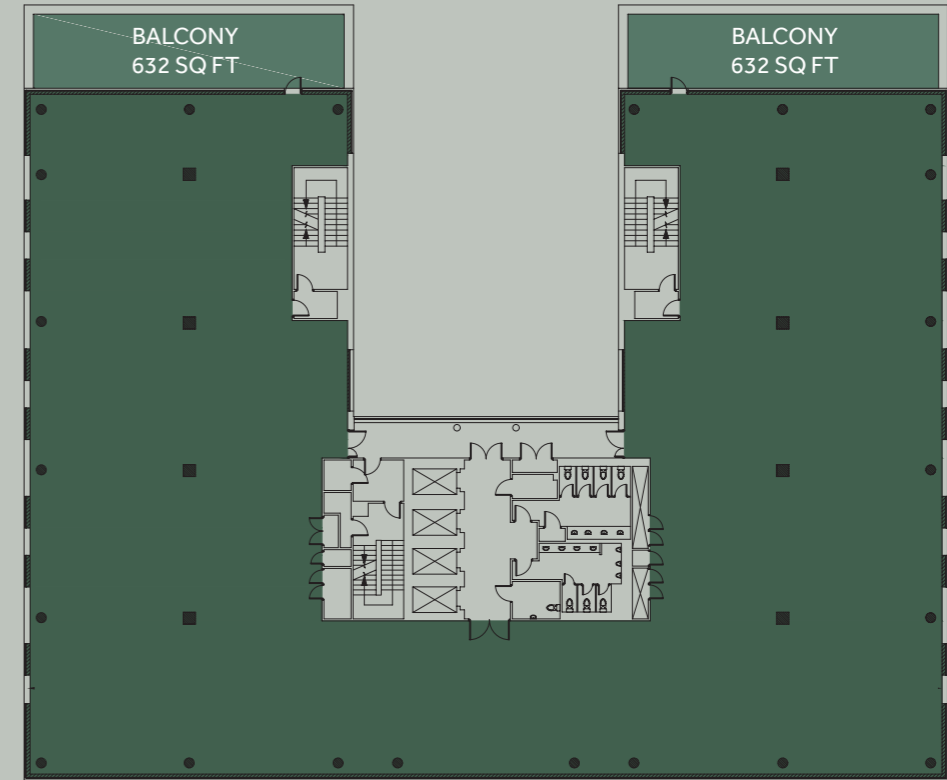


Building run on 100% renewable energy

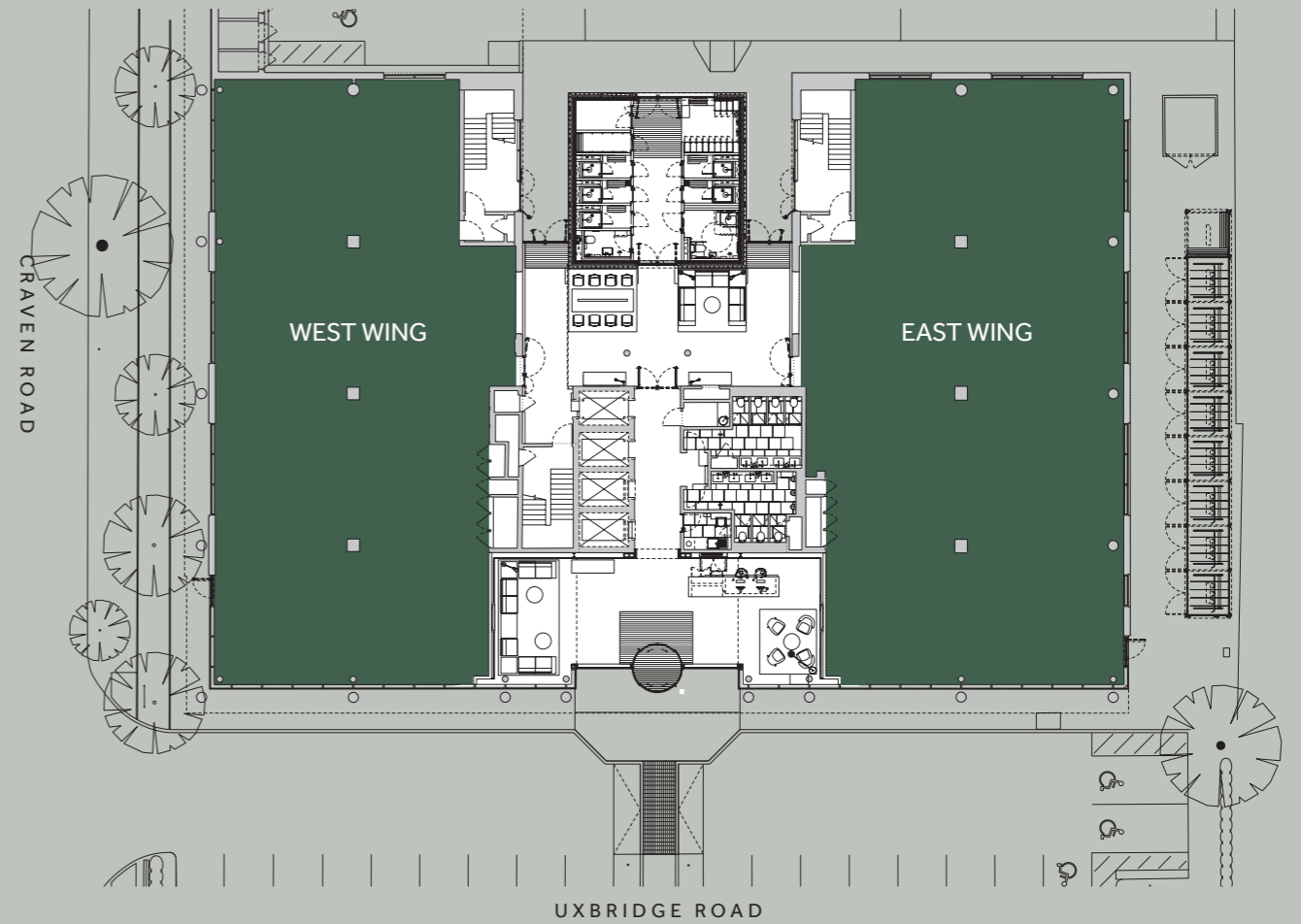


Flexible space

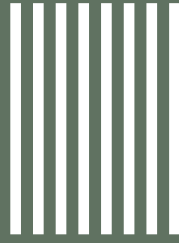
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Floor	sq m (NIA)	sq ft (NIA)
Fifth	1,136.63	12,235
Fourth	1,279.23	13,770
Second	1,278.95	13,767
First	1,126.41	12,125
Ground - West Wing	399.37	4,299
Ground - East Wing	444.54	4,785
Total	5,665.13	60,981



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26-30 UXBRIDGE ROAD | EALING
LONDON W5

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TERMS

Available by way of a new lease direct from the landlord.

EPC

The accommodation benefits from an EPC C (63), valid until July 2032.

VIEWING

Strictly by appointment through the joint sole agents.

For further information please contact:



David Cuthbert
07710 183 423
dcuthbert@hanovergreen.co.uk

Richard Zoers
07730 567 607
rzoers@hanovergreen.co.uk

Harry Pruden
07721 128 796
hpruden@hanovergreen.co.uk



Jack Riley
07867 002 484
jack.riley@knightfrank.com

Jack Vestey
jack.vestry@knightfrank.com
07971 770409