

# VILLIERS HOUSE

Ealing Broadway, Ealing W5 2PA

TO LET



**560 - 42,117 SQ FT**  
(52 - 3,913 SQ M)

CAT A offices, adjacent to Ealing Broadway station

**Lambert  
Smith  
Hampton**

# Villiers House, W5 2PA

## Description

Villiers House is a 42,000 sq ft office building in the heart of Ealing Broadway, adjacent to Ealing Broadway Underground. It offers excellent visibility and foot traffic, with direct connections to Central London and Heathrow via the Underground and Crossrail. This prime location provides unbeatable accessibility, making it ideal for businesses seeking growth and convenience in a vibrant commercial hub.

## Specification

- Prime Location
- Excellent Transport Links
- Flexible Leases
- 2 x 10 passenger lift
- Up to 77 Car Parking spaces available
- Suspended ceilings
- Carpeted raised access floors
- Perimeter heating and cooling system



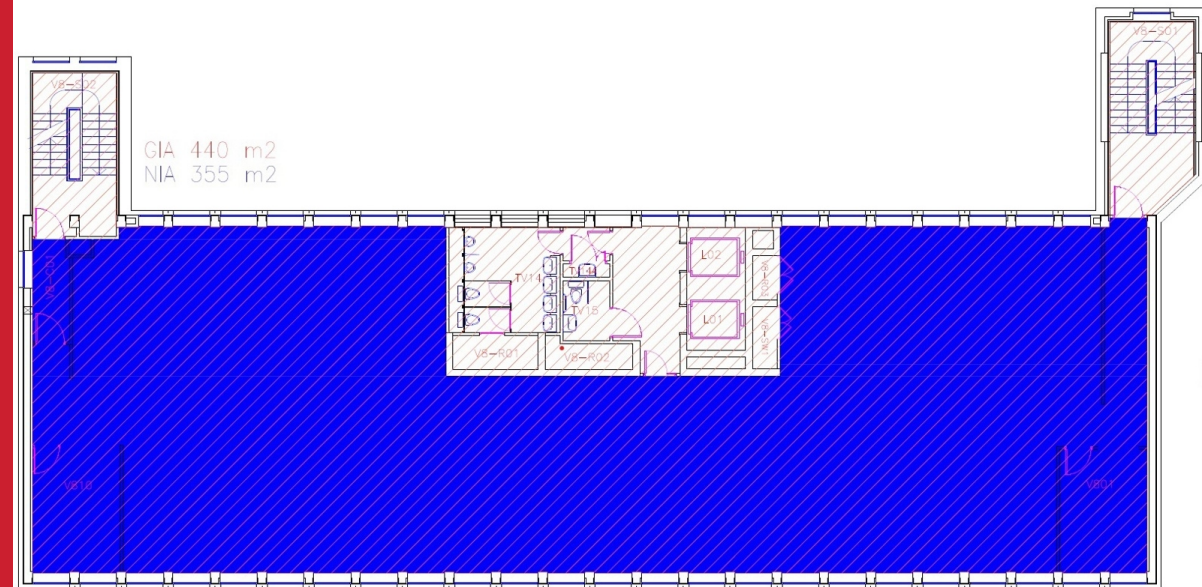
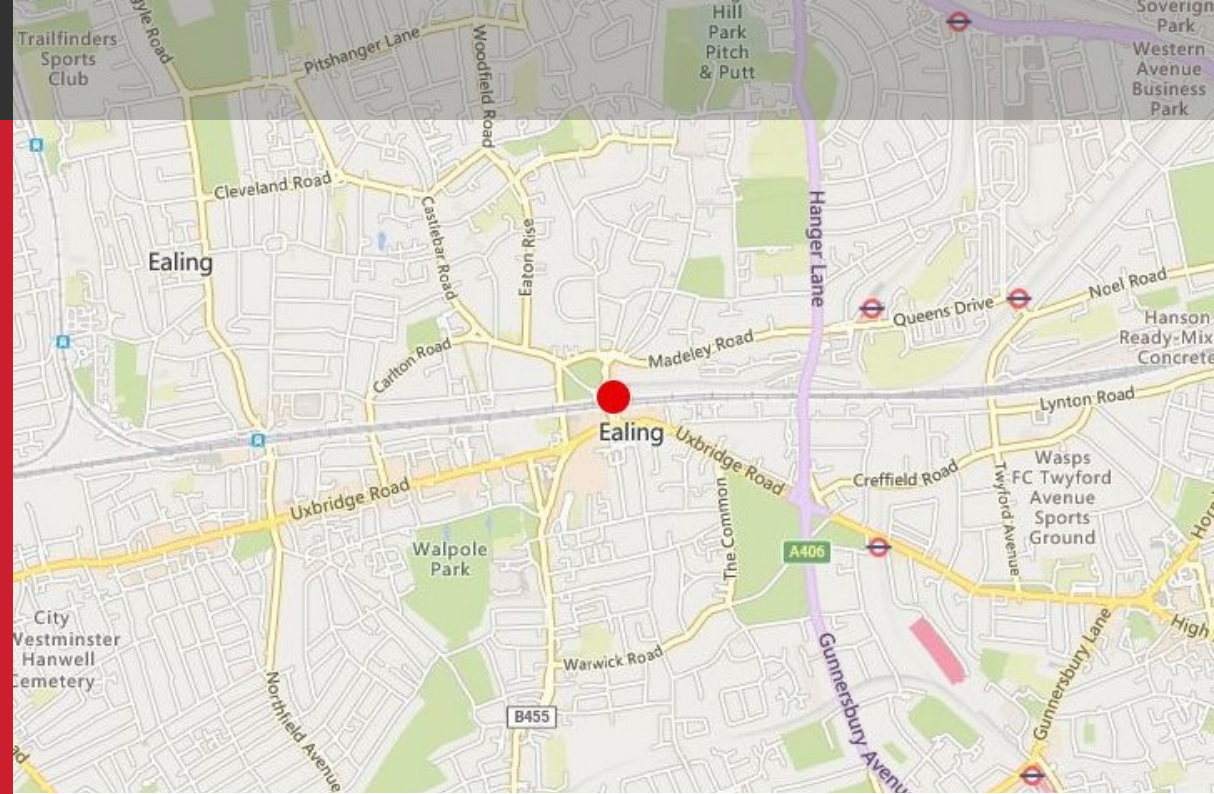
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## Location

Villiers House is ideally located in the heart of Ealing Broadway, surrounded by vibrant retail, dining, and leisure amenities. With excellent transport links, including regular services to Paddington via the Great Western Main Line and easy access to the West End and City via the District and Central Underground lines, it offers fast connections and a dynamic work environment.

## Accommodation

	Sq Ft	Sq M
9th Floor	3,821	355
8th Floor	3,821	355
7th Floor	3,821	355
6th Floor	3,821	355
5th Floor	3,821	355
4th Floor	3,821	355
3rd Floor	3,821	355
2nd Floor	3,821	355
1st Floor	6,210	577
Ground Floor	560	52
<b>TOTAL (NIA)</b>	<b>42,117</b>	<b>3,913</b>



Typical floor plate -  
8th floor shown



## Additional Information

### EPC

D-98

### TERMS

A new lease is available for a term to be agreed.

### RENT

£25.00 Per Sq Ft

### BUSINESS RATES

£10.50 Per Sq Ft

For further information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

### SERVICE CHARGE

On Application

### LEGAL COSTS

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

### VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

### VIEWINGS

Strictly by prior appointment through the sole agents.

## Contact

For more information please contact:

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