



Property Consultants & Chartered Surveyors

**BUILDING E
EALING STUDIOS
EALING GREEN, EALING W5 5EP**



4,017 sq ft (373.19 sq m) approx

Self-Contained Fitted Offices

TO LET

FLEXIBLE LEASE TERMS

Tel: 020 8567 5792

NEB Consulting (Property) Limited, Spaces Aurora, 71-75 Uxbridge Road, London W5 5SL. Registered in England No. 7183316
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Location:

Building E is located within the vibrant, creative community of the world-famous Ealing Studios and is situated just off The Green in Ealing. Ealing's main shopping area providing numerous shops, bars and restaurants is within a short walk. Also within a short walk, Ealing Broadway Underground (Central and District Lines) and The Elizabeth Line / Crossrail provides access to Central London and to the West. The Elizabeth Line / Crossrail itself connects Ealing to the West End and Canary Wharf in 11 minutes and 25 minutes, respectively. South Ealing Underground Station (Piccadilly Line) is within easy walking distance providing a regular service to Central London / the West End and to Heathrow Airport to the West. Both the A40 Western Avenue and the A4 are within 1 mile providing access to the national motorway network and Heathrow Airport. Beautifully landscaped Walpole Park is nearby.

Description:

Building E is an attractive, purpose built office building which has a high profile and presence being directly behind the famous White House at the main entrance of Ealing Studios. The available suite is on the second floor. The second floor consists of approximately 4,017 sq ft (373.19 sq m). The amenities include:

- Fitted offices – desks, chairs etc
- Air conditioning & raised access floor
- Partitioned, mostly open plan media style offices
- Exposed ceilings with track / pendant lighting
- Kitchen facility and break out area
- Meeting rooms
- 8 person passenger lift
- Excellent natural light
- 24 hour access
- Manned reception at White House
- Demised WC's, Showers x 2
- 3 car spaces

Terms:

The offices are available on a new effective Full Repairing and Insuring sub lease, on flexible terms by arrangement, not exceeding 31st May 2029, outside the security of tenure provisions of The Landlord and Tenant Act 1954. The sub lease will reserve the right for a rent review on 1st June 2026.

Rent:

£130,500 per annum (£32.49 per sq ft) exclusive of service charge, rates and VAT.

Business Rates:

Business Rates are recharged by the Landlord.

We are advised that the rates payable is currently £16.52 per sq ft, i.e. £66,371.53 per annum for 2023/2024.

Service Charge:

The service charge is approximately £2.83 per sq ft. Electricity for the second floor and the common parts is separately recharged by the Landlord at the rate of £2.46 per sq ft for the year ending 30/09/2023.

EPC Rating:

Upon application.

VAT:

Rent and service charge are subject to VAT.

Legal Costs:

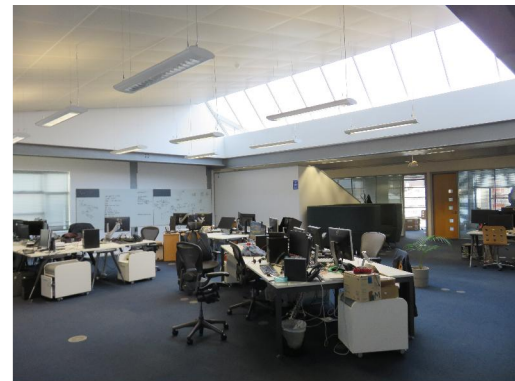
Each party to be responsible for their own legal costs.

For further information please contact the sole agent:

NEB Consulting - 07860 177921 or 020 8567 5792

Nick Blackwell nick.blackwell@nebconsulting.co.uk

Subject to Contract – January 2024



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