

54 The Broadway

Now with Dual Office and Education Consent

2



If you value the power of connections, 54 The Broadway is primed to grow your business. 7,070 sq ft of Grade A refurbished, sustainability-focused office space. Finished with an urban-style exposed concrete décor and benefiting from a welcoming double height reception.

The 3rd floor offices will benefit from use of the building's lockers, showers and secure cycle stores as well as 5 demised car spaces..

54 The Broadway now has dual Office and Educational consent and is designed to accommodate a wide range of occupiers. It's a space that fosters collaboration, helping colleagues work better together and enjoy every minute they're here.

Space for connections

Welcome to Ealing

There's something for everyone at 54 The Broadway, starting with Ealing Broadway's 38 retailers, 19 eateries and bars, and 13 leisure brands.

To relax, simply cross the road to 28 acre Walpole Park, with its Grade II-listed Pitzhanger Manor, once Sir John Soane's country home.



1. Pitzhanger Manor
2. Benji's Buns
3. Ealing Broadway

**BLANK
STREET**


THE BODY SHOP

CASTANO LOUNGE
CAFÉ BAR

DECATHLON

Holland
& Barrett

H&M

M&S

 Nuffield
Health

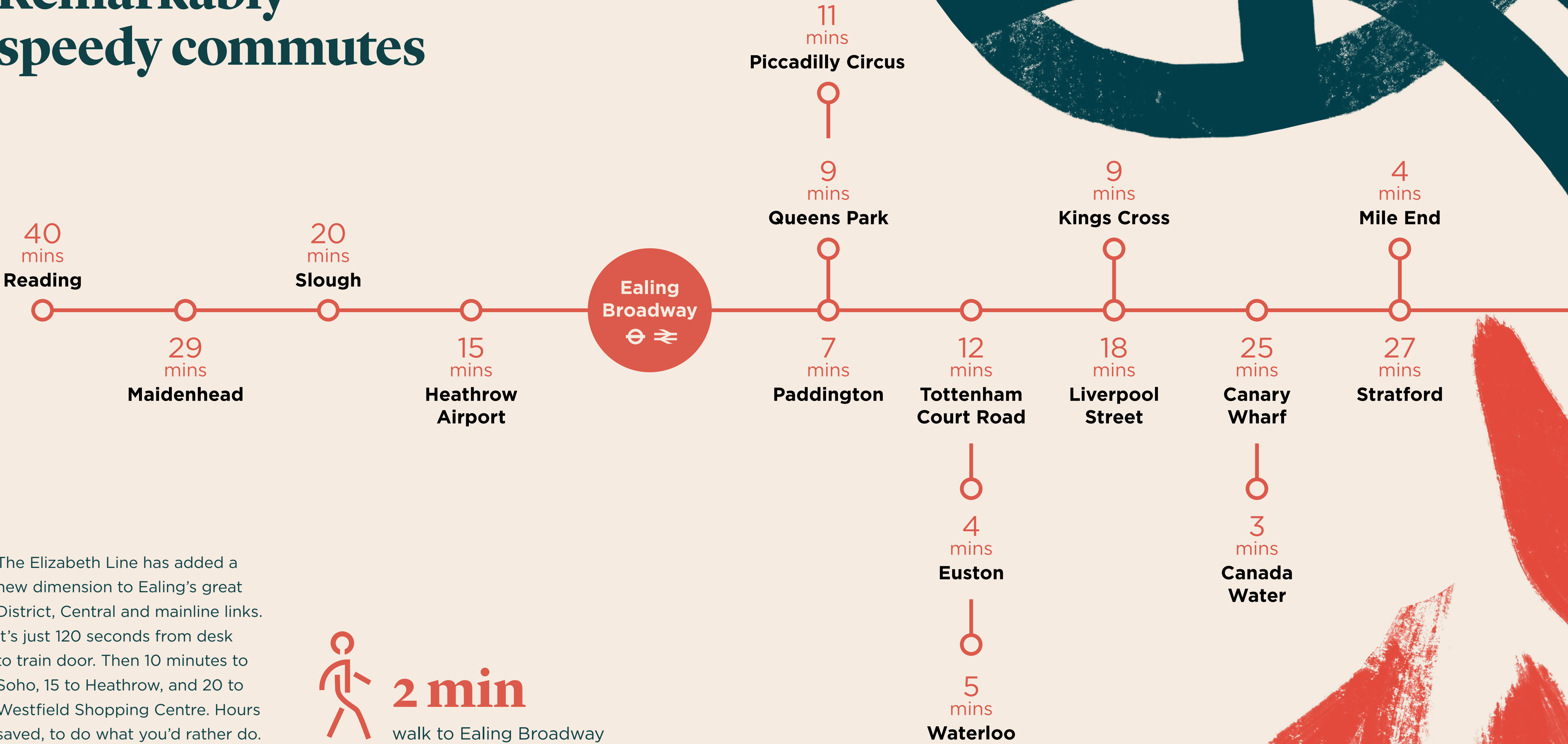
COMPTOIR
LIBANAIS

wagamama

Waterstones

Boots

Remarkably speedy commutes



The Elizabeth Line has added a new dimension to Ealing's great District, Central and mainline links. It's just 120 seconds from desk to train door. Then 10 minutes to Soho, 15 to Heathrow, and 20 to Westfield Shopping Centre. Hours saved, to do what you'd rather do.

 **2 min**
walk to Ealing Broadway

BUILDING ARRIVAL

EALING
BROADWAY



54 THE BROADWAY

EALING BROADWAY
SHOPPING CENTRE



Thoughtfully crafted spaces

54 The Broadway's reception provides a subtly grand arrival experience. The double height space is warm, inviting and delivers a truly world-class welcome.

The understatedly impressive ambience extends across the office floor, each featuring huge south-facing windows that flood the office floor creating an inspirational place to work.

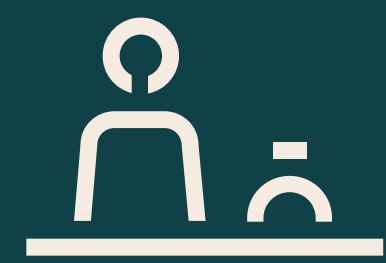






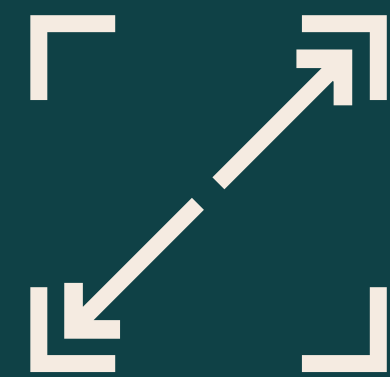
CAT A OFFICE SPACE

CGI IS INDICATIVE ONLY AND SUBJECT TO CHANGE.



Duplex reception

Double height, light filled reception with feature brick work



CAT A specification

CAT A specification workspace



Coffered ceiling

exposed coffered ceiling housing new VRF heat recovery system and BMS interface



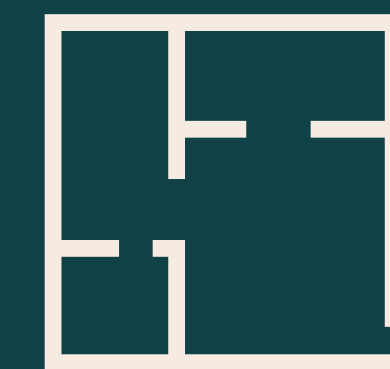
Occupational density

1:8 sq m per person of occupational density



Ceiling height

3.10m floor to ceiling height to soffit & 2.4m to the central ceiling raft



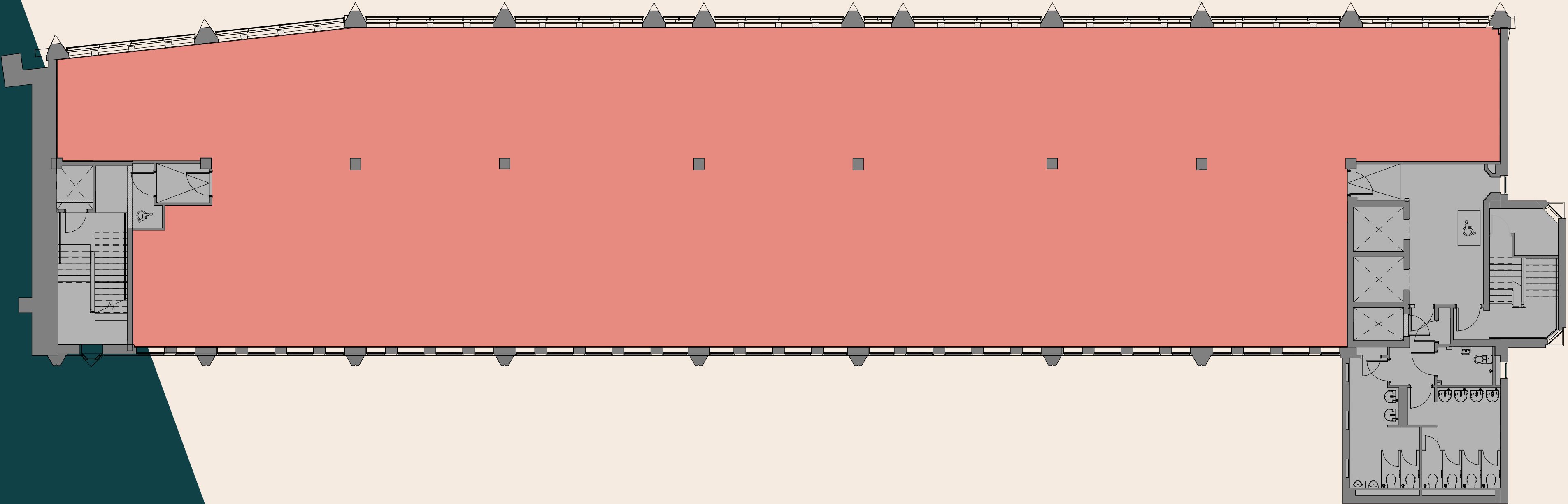
Raised flooring

100mm raised access flooring

Schedule of areas

Floor	NIA (sq ft)	
3rd	7,070	3rd 2nd 1st Ground Basement
Total	7,070	

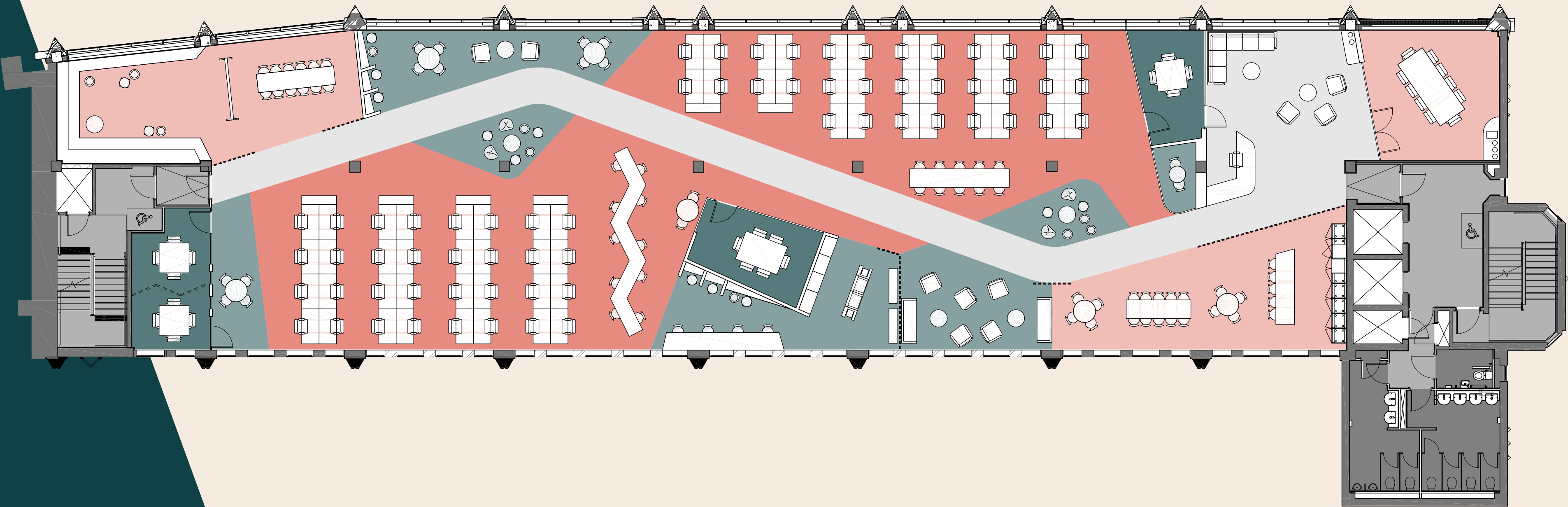
3rd Floor



Total workspace 7,070 sq ft

- Office
- Core

Indicative Spaceplan



Total workspace 7,070 sq ft

- Office
- Communal
- Reception
- Core
- Toilets
- Breakout
- Meeting room

Make the move

EPC	B50
Rates payable	est. £21.53 per sq ft
Service charge	est. £9.00 per sq ft
Rent	£42.50 per sq ft
Term	The offices are available by way of a sublease expiring April 2036. Shorter terms are available.



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