



## Medical Space to Let

1,562 sq. ft.

2 Spring Bridge Road  
Ealing  
W5 2AA

Passing Rent  
£56,000 per annum

Rates payable  
£17,875 per annum

Service Charge  
TBC

- \* Fitted out for Medical use
- \* Treatment rooms
- \* W/C and Kitchenette facilities
- \* Air conditioning
- \* Ealing Broadway Station is within 4 minute walk

MEDICAL SPACE TO LET

# OVERVIEW

## Location

This Medical space is situated on Spring Bridge Road, offering a prime position in the heart of Ealing.

With excellent transport links, the location provides ease of access for both medical practitioners and patients.

The property is within walking distance of Ealing Broadway Station, a major transport hub offering connections to the Central, District and Elizabeth line, as well as numerous bus routes.

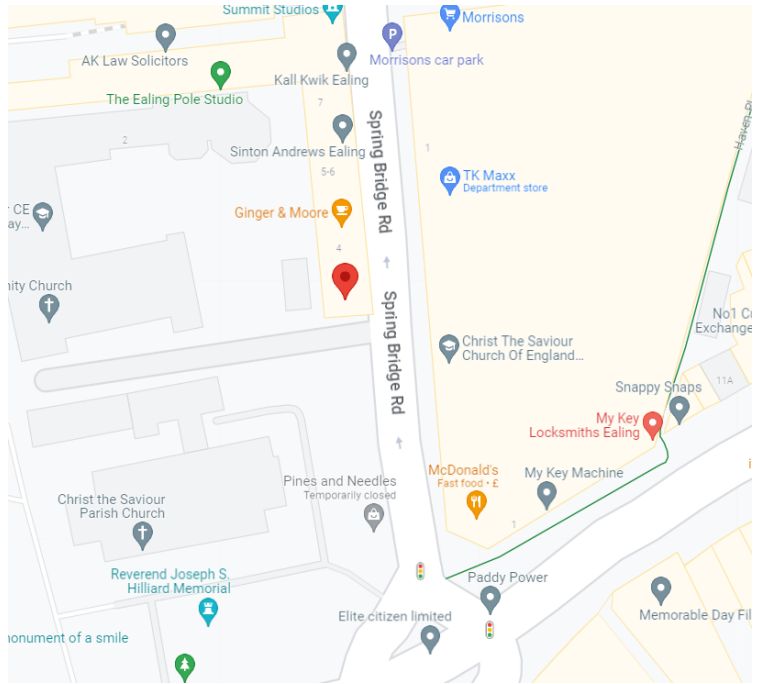
The Ealing Broadway shopping centre is nearby, providing a diverse range of amenities for staff and visitors.

This strategic location amidst a thriving community makes 2 Spring Bridge Road an excellent choice for medical professionals seeking a well-connected and accessible practice or clinic space in Ealing.

## Description

The space is available across the ground and basement floor. The unit is currently fitted out for medical use. It benefits from a reception area at the entrance on the ground floor with 2 medical treatment rooms along with an additional 2 treatment rooms on the lower ground floor and a small office. The reception and treatment rooms are fitted with AC units. There is also W/C facilities and a kitchenette included in the demise.

The Space will suit a variety of uses including, medical, dentistry, retail, office or professional services.



## Lease Terms

The premises is available by way of an assignment until August 2028. The Lease is contracted inside the Landlord and Tenant Act.

## Floor Areas

Ground	789 sq. ft.
Lower Ground	773 sq. ft.
<b>Total</b>	<b>1,562 sq. ft.</b>



Viewings strictly by appointment with sole agents, Medway & Law :

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