

**TO LET - OFFICES WITHIN A LANDMARK BUILDING
WITH ON-SITE CAR PARKING – INCENTIVES AVAILABLE**



Part 5th Floor, West World
Westgate, Ealing, London, W5 1DT

1,793 SQ.FT.
(166.57 SQ.M.)

Part 5th Floor, West World, Westgate, Ealing, London, W5 1DT

Location

West world occupies a prominent position close to the Hanger Lane gyratory system at its junction with the A40 Western Avenue, the A406 North Circular Road and A4005 Ealing Road.

Hanger Lane underground station (Central Line) is within a short walk and Park Royal underground station (Piccadilly Line) is also not far from the subject property .

There are cafes and other facilities at Hanger Lane. Wembley Stadium complex, Brent Cross and Westfield shopping centre is within a reasonable driving distance of the property.



A40 Western Avenue	0.1 miles
North Circular – Hanger Lane	0.5 miles
M1 – Brent Cross	4.6 miles
Covent Garden	9.0 miles
M25/M40- Junction	10.6 miles



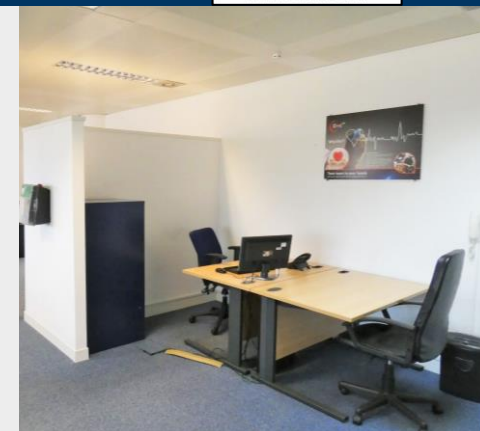
Hanger Lane (Central Line)	0.3 miles
Park Royal (Piccadilly Line)	0.7 miles
Alperton (Piccadilly Line)	1.0 mile
Ealing Broadway (Central Line)	1.6 miles
Perivale (Central Line)	1.7 miles

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The Property

West World comprises a landmark purpose- built office building of concrete construction with glazed windows, set within landscaped grounds with on- site car parking.

The property provides a ground floor reception, 4 x 12-person passenger lifts, an on-site café, 24-hour access and security, separate male and female facilities on each floor.



Accommodation

5th Floor	Area sq. ft.	Area sq. m.
Part 5th Floor (West)	1,793	166.57

Amenities

The suite is partitioned, fitted, cabled and ready for occupation on a 'plug and play' basis if required. Furniture is available as required.

The property offers the following amenities: -

- Access to meeting room subject to availability
- Air conditioning
- Suspended ceilings with CAT II recessed lighting.
- Passenger lift (12 person).
- Separate male & female WCs.
- 3 car parking spaces demised.
- Additional car parking potentially available on license.
- Available with furniture.



Terms

Either: - Lease assignment

The existing lease is granted for a term expiring on 30th April 2022 at an annual exclusive rent of £33,171 (£18.50 per sq. ft.)

Or: - A new underlease

A new underlease is available for a term to be agreed at a rental of £40,342.50 (£22.50 per sq. ft.)

Rates

We understand from the Valuation Office Agency website that the rateable value for the suite is **£41,250**.

2020 /2021 rates payable = approximately **£21,120 per annum**.

VAT

VAT is applicable in addition on rent and service charge.

Service Charge

Approximately **£9.29 per sq. ft.** Further details available from the agents.

EPC

Rating: E(117)

Legal Costs

Each party to bear their own legal costs.



Viewing

Strictly through prior arrangement with sole agents Vokins

Misrepresentation Act 1967

Every care has been taken in presentation of these particulars, however any intending purchaser/tenant should satisfy themselves as to the correctness of each statement contained herein. They are expressly excluded from any contract. VAT may be applicable to rents/prices quoted in these particulars.

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