



SELF-CONTAINED 2ND FLOOR OFFICE IN EALING BROADWAY
TO LET £18,000 PER ANNUM
26 NEW BROADWAY, EALING, LONDON, W5 2XA





- APPROX. 555 SQ.FT. (51.6 SQ.M.) OVER SECOND FLOOR
- NEW LEASE AVAILABLE, NO PREMIUM SOUGHT
- 0.3 MILES TO ELIZABETH LINE & CLOSE TO DICKENS YARD DEVELOPMENT
- CLASS E, VARIOUS USES CONSIDERED

Location

The premises occupy a prominent position on New Broadway, Ealing, adjacent to Ealing Town Hall and within a prime retail and leisure pitch in West London. The property benefits from its close proximity to the prestigious Dickens Yard development, which has introduced a substantial mixed use residential and commercial scheme that continues to enhance footfall and the overall appeal of the area. A number of well established national occupiers and the Ealing Shopping Centre are situated nearby, with surrounding traders including Marks & Spencer, Oxfam, Gails, Nandos and TK Maxx. It is exceptionally well connected, being located within a short distance of Ealing Broadway Underground Station (District and Elizabeth Lines) and Ealing Broadway National Rail Station.

Description

The premises is self-contained and accessed via a communal door at ground level, fronting onto New Broadway. The office is partitioned into several rooms, with a WC located on the landing outside but that is used only by the office. There are windows at the front and rear of the building, providing adequate natural light.

User

We believe the premises fall under Class E of The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

EPC

The property has an EPC rating of D (73) and a copy of the certificate is available on request.

Rateable Value

We are advised by the VOA website that the property has a Rateable Value of £13,500; however interested parties should make their own enquiries into the rates payable.

Local Authority

London Borough of Ealing.

Accommodation Schedule

The property offers the following (NIA) approximate dimensions:

Location	Sq M	Sq Ft.
Second Floor	51.6	555
Total	51.6	555

Rent

£18,000 per annum, exclusive of VAT and other outgoings.

Terms

A new effectively full repairing and insuring lease, for a term to be agreed, subject to upward only rent reviews.

Service Charge

There is no service charge, and repairs are currently dealt with on an ad hoc basis. The landlord reserves the right to implement a service charge.

Legal

Each party to bear its own legal costs.

VAT

The property has not been elected for VAT.

AML

In accordance with Anti-Money Laundering Regulations, we shall require additional information from the purchaser/tenants so that an online verification can be undertaken.

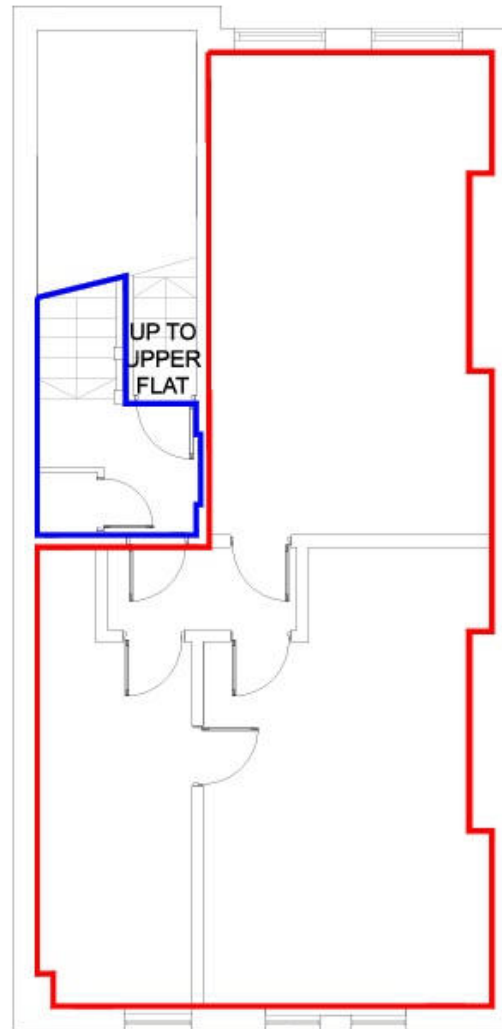
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Indicative Plans (not to scale)

Viewing

By appointment only via landlord's/sellers sole agent: Willmotts Chartered Surveyors – 020 8748 6644.

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