

TELEPHONE

020 8995 5678**EXCELLENT OPPORTUNITY - Very well presented****1st, 2nd & 3rd FLOORS****OFFICES 510 - 1,650 sq. ft.** [47.38m² – 153.29m²]

24 NEW BROADWAY

Ealing, W5 2XA

TO LET – New Lease/s

LOCATION:

Prominently positioned on the north side of New Broadway (A4020), above Il Bortorelli restaurant directly opposite the junction with Bond Street (B455). Conveniently located for the wide variety of shops, restaurant and transport facilities of Ealing. Benefiting from a high volume of both pedestrian and vehicular traffic flows. ‘Bus routes serve the area along with Ealing Broadway mainline (into London Paddington and Heathrow) & TfL (Central & District lines) station. “Pay & Display” parking close to the property as well as the various public car parks close by. It is located close to A4 and M4, giving access to the national motorway network, central London and Heathrow Airport.

ACCOMMODATION:

Very well presented office suites (B1-Use) over the self contained upper parts.

FIRST FLOOR (open plan)	-	510 sq. ft.	(47.38m ²)
SECOND FLOOR (3 rooms)	-	550 sq. ft.	(51.10m ²)
THIRD FLOOR (3 rooms)	-	<u>590 sq. ft.</u>	(54.81m ²)
TOTAL		1,650 sq. ft.	(153.29m ²)

3 x W.C.s/Washrooms (communal)
Each floor with built in kitchenette

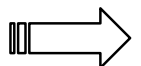
(All measurements are taken overall and for guidance only)

2 GLEBE STREET, CHISWICK, LONDON W4 2BH

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The Agents for themselves and for the Vendors/Lessors give notice that these particulars do not constitute, nor constitute any part of an offer of contract. All statements contained in these particulars are made without responsibility on the part of the Agents or the Vendor/Lessor. None of the statements contained in these particulars is to be relied upon as statements or representation of facts. Any intending Purchaser/Lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Vendor/Lessor does not make or give and neither the Agents or any person in their employ has any authority to make or give any representation or warranty whatever in relation to this property. V.A.T. may be payable on the purchase price and/or rent, all figures quoted are exclusive of V.A.T.

FEATURES: PROMINENT POSITION ON NEW BROADWAY * DIRECTLY OPPOSITE BOND STREET * NEWLY REFURBISHED OFFICES ARRANGED OVER SELF CONTAINED UPPER FLOORS * OPEN PLAN & PRIVATE ROOMS * CONVENIENT FOR ALL THE EXCELLENT AMENITIES OF EALING & THE BROADWAY CENTRE * GOOD PUBLIC TRANSPORT * 'Pay & Display' PARKING CLOSE BY * **TO LET – NEW LEASE/S * SOLE AGENT ***



TERMS

LEASE: New full repairing & insuring lease/s for a minimum term of 3 years; longer subject to rent reviews every 4th year.

RENT: Each floor = **£10,400** per annum exclusive

LEGAL COSTS: The tenant/s to contribute £1,000 + V.A.T. towards the Lessor's legal costs.

EPC: Available upon request

RATES: Please contact the London Borough of Ealing on 020 8825 7020.

POSSESSION: Immediately upon completion of legal formalities.

VIEWING: Strictly by appointment through the Lessor's sole agents:

MJFINN COMMERCIAL

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N.B Rent, etc. quoted exclusive of V.A.T.

Subject to Contract

(06/2k10)