

TELEPHONE

020 8995 5678

Newly refurbished self contained office suites with on site car parking

9 OFFICES: 456 – 3,021 sq. ft.

WALPOLE COURT EALING, W5 5ED



To Let – Flexible Terms

LOCATION:

Walpole Court is a modern terraced office block consisting of nine self contained blocks, each arranged on three floors. The building is currently a popular office location for smaller occupiers in the TV/media industry due to its proximity to **Ealing Studios**. The offices are within walking distance (500m) of Ealing town centre and all its facilities. It is located close to A4 and M4, giving access to the national motorway network, central London and Heathrow Airport. Ealing Broadway station offers a mainline rail service into London Paddington and Heathrow. It is also the terminus of the Central and District Underground Lines.

ACCOMMODATION: Only 9 self contained office suites remaining:

Unit 1c (ground floor): **538 sq. ft.** (49.98m²)

Unit 2c (ground floor): **1,003 sq. ft.** (93.18m²)

Unit 2b (first floor): **1,086 sq. ft.** (100.89m²)

Unit 3b (first floor): **679 sq. ft.** (63.08m²)

Unit 5a (second floor): **708 sq. ft.** (65.78m²)

Unit 5b (first floor): **660 sq. ft.** (61.32m²)

Unit 6a (second floor): **616 sq. ft.** (57.23m²)

Unit 6b (first floor): **581 sq. ft.** (53.98m²)

Unit 6c (ground floor): **456 sq. ft.** (42.36m²)

LET ~~**Unit 9a** (second floor): **888 sq. ft.** (82.50m²)~~

Car Parking: Ratio approximately 1:800 sq. ft.

(The above floor areas, etc. are for guidance only –floor plans are available)

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FEATURES: NEWLY REFURBISHED B1 OFFICE SUITES * CENTRAL LOCATION – GOOD TRANSPORT LINKS * COMFORT COOLING TO SOME UNITS * WC FACILITIES * PERIMETER POWER * MIXTURE OF CATEGORY II LIGHTING & SPOTLIGHTS * CAR PARKING RATIO APPROX. 1:800 SQ. FT. * CLOSE TO THE COMPREHENSIVE AMENITIES AVAILABLE IN EALING BROADWAY * TO LET – **FLEXIBLE TERMS** * Joint sole agents



Photos reduced in size to increase download speed

TERMS

LEASE: New full repairing and insuring leases are available direct from the freeholder for a term to be agreed. There is an annual estate charge to cover maintenance of common parts.

RENT: £20 per square foot exclusive.

SERVICE CHARGE: £6.05 per square foot, inclusive of gas and water to each building, plus repair, maintenance & management of external & internal common part & retained areas.

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

EPC: Available upon request

LEGAL COSTS: Each party responsible for their own solicitor's costs in this transaction.

POSSESSION: Immediately upon completion of legal formalities.

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

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VOKINS

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Subject to Contract