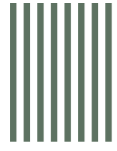


# EALING GATEWAY

26-30 UXBRIDGE ROAD | EALING  
LONDON W5

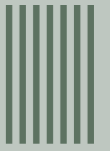


Newly refurbished offices in the heart of Ealing  
Ground and Fifth floors from 4,299 to 60,981 sq ft (399 - 5,665 sq m)



Ealing Gateway has undergone a comprehensive refurbishment of the common parts together with the ground and fifth floor office suites. The building benefits from a newly remodelled and expanded reception to include breakout areas for use of our occupiers, 4 new passenger lifts, newly constructed shower and changing facilities and secure covered cycle storage facilities.

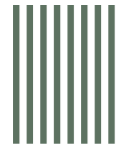
The refurbishment sets a new benchmark for the Ealing market and, alongside Elizabeth Line connections, will see the building offer a unique proposition to occupiers looking for high quality office accommodation with excellent transport links in a town centre location.



As part of the comprehensive repositioning of the ground floor of the building a new fully connected business lounge has been created for the use of all occupiers.

Adjacent to the business lounge a brand new purpose built shower and changing block has been constructed and offers occupiers a modern and spacious facility which will include lockers and drying area.





## Getting there faster

With close proximity to local transport hubs, Ealing Gateway is extremely well connected, making Central London and Heathrow reachable within minutes. Ealing's connectivity will be further enhanced with the arrival of the Elizabeth Line in November, transforming journey times overnight.



DISTRICT AND CENTRAL LINES



BOND STREET 11 MINS  
HEATHROW AIRPORT 15 MINS  
SLOUGH 20 MINS  
STRATFORD 27 MINS

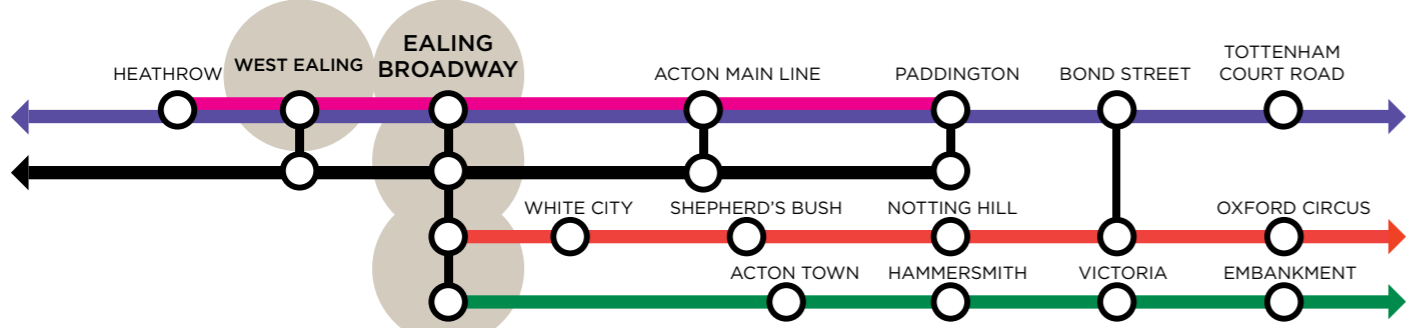


PADDINGTON 8 MINS  
HEATHROW 15 MINS  
READING 43 MINS



HEATHROW INTERNATIONAL AIRPORT

Heathrow Connect Rail Elizabeth Line Central Line District Line



Ealing has a wealth of amenity on its doorstep with the Ealing Broadway Shopping Centre offering a wide array of high street and top branded shops and a variety of fine eateries and cafes. Recently this offer has been further improved with the exciting addition of Dickens Yard which has circa 100,000 sq ft of retail housing brands such as Jigsaw, Gymbox, Gails Bakery and Brewdog. In 2022 the brand new Filmworks scheme opened with more excellent retail space, food and beverage offerings and a new independent 8 screen cinema on the way.



Filmworks



Dickens Yard



## An abundance of local amenities make Ealing the ideal location

Map of Ealing Gateway area with numbered markers for amenities. The map shows the location of Ealing Gateway, Ealing Broadway Station, and various local amenities. A legend on the right lists the amenities by category.

**RESTAURANTS**

- Honest Burgers
- Wagamama
- Côte Brasserie
- Franco Manca
- Pizza Express
- Pho Ealing
- Tonkotsu
- Bread Street Café
- Bills
- Soames Kitchen
- @Thai Canteen
- Coju
- Pasta Remoli
- Reineta
- No.17 Dickens Yard
- Brewdog Ealing
- Itsu
- Farm W5
- Drayton Court
- Five Guys
- Gourmet Burger Kitchen
- McDonalds
- The Grove
- Nandos
- Tan Van
- Gail's Bakery
- Teatro Hall

**CAFÉS**

- Pret a Manger
- Costa
- Ginger and Moore
- Caffè Nero Ealing Broadway
- Café Zee
- Natural.Natural Japanese grocers
- Amorino
- Starbucks Coffee
- Mugi
- Electric Coffee Company
- Artisan Coffee School

**CULTURE**

- Ealing Questors Theatre
- Open Ealing
- Ealing Studios
- The Ealing Club
- Walpole Park
- Pitzhanger Manor and Gallery

**HOTELS**

- Hotel Yanadu
- Premier Inn London
- DoubleTree
- Hotel 55
- The Drayton Court Hotel
- Travelodge
- Ibis Hotel
- Hampton by Holiday Inn

**GYMS**

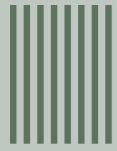
- Nuffield Health
- The Gym Group
- Ealing Squash & Fitness
- Eden Fitness
- Gymbox

**RETAIL**

- Tesco Express
- M&S
- Amazon Fresh
- H&M
- TK Maxx
- Primark
- Boots
- Arcadia Centre
- Morrisons
- Sainsbury's local

**Other Amenities:**

- Filmworks
- Dickens Yard
- Bus Stop



### The working environment



New air conditioning



4 new passenger lifts



New shower and changing facilities



New business lounge/communal breakout areas



WiredScore Gold



New recessed LED lighting



Full raised access floor



On site parking at 1:1,350 sq ft



New secure cycle storage facility

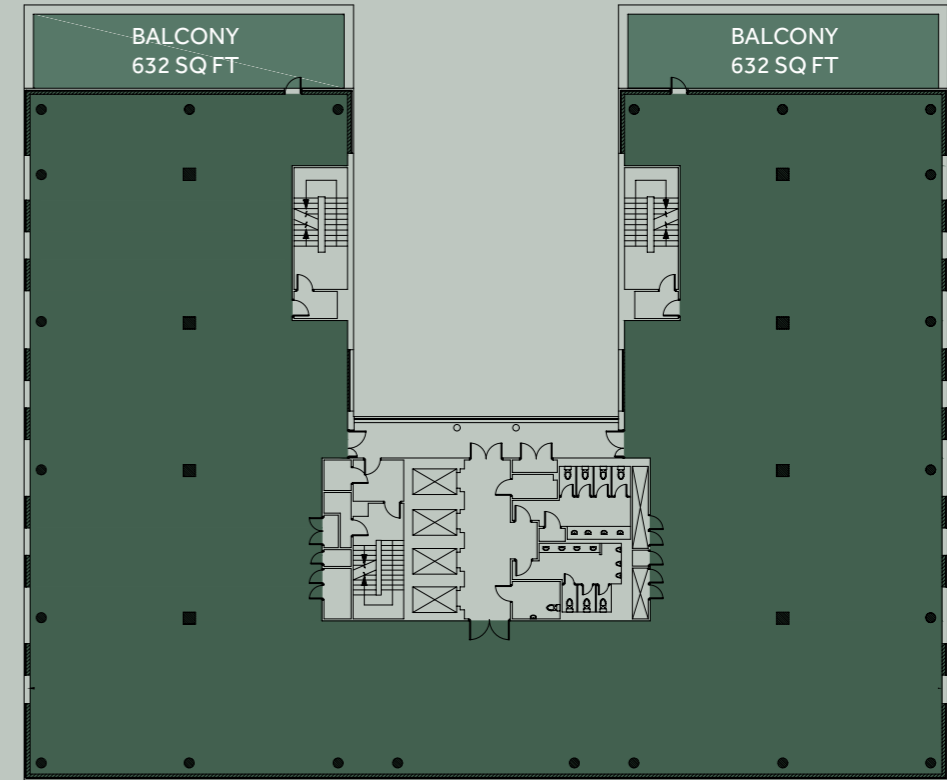


Building run on 100% renewable energy



### Flexible space

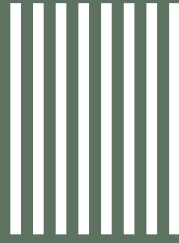
# 5



# G



Floor	sq m (NIA)	sq ft (NIA)
Fifth	1,136.63	12,235
Fourth	1,279.23	13,770
Second	1,278.95	13,767
First	1,126.41	12,125
Ground - West Wing	399.37	4,299
Ground - East Wing	444.54	4,785
<b>Total</b>	<b>5,665.13</b>	<b>60,981</b>



# EALING GATEWAY

26-30 UXBRIDGE ROAD | EALING  
LONDON W5

**EALINGGATEWAY.CO.UK**

## TERMS

Available by way of a new lease direct from the landlord.

## EPC

The accommodation benefits from an EPC C (63), valid until July 2032.

## VIEWING

Strictly by appointment through the joint sole agents.

For further information please contact:



David Cuthbert  
07710 183 423  
dcuthbert@hanovergreen.co.uk

Richard Zoers  
07730 567 607  
rzoers@hanovergreen.co.uk

Harry Pruden  
07721 128 796  
hpruden@hanovergreen.co.uk



Jack Riley  
07867 002 484  
jack.riley@knightfrank.com

Tom Slater  
07870 803 314  
tom.slater@knightfrank.com