



EALING GATEWAY

26-30 UXBRIDGE ROAD | EALING
LONDON W5



Newly refurbished offices in the heart of Ealing with
suites available from 2,101 to 53,998 sq ft (195 - 5,016 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.

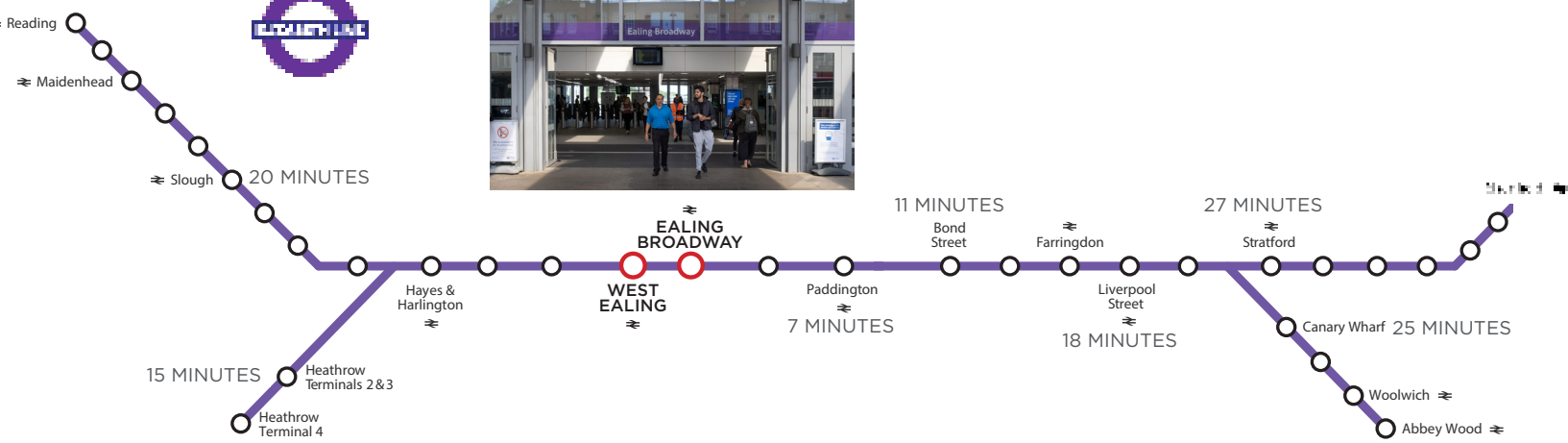
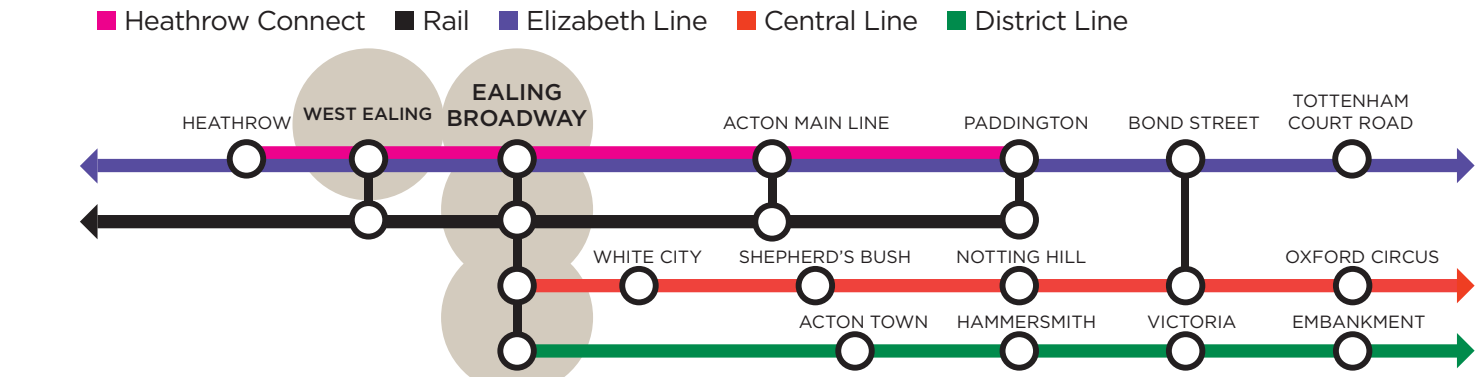
Adjacent to the business lounge a brand new purpose built shower and changing block has been constructed and offers occupiers a modern and spacious facility which will include lockers and drying area.





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.



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



- RESTAURANTS**
 - 1 Honest Burgers
 - 2 Wagamama
 - 3 Côte Brasserie
 - 4 Franco Manca
 - 5 Pazzo Express
 - 6 Pho Ealing
 - 7 Tonkotsu
 - 8 Bread Street Café
 - 9 Bills
 - 10 Soames Kitchen
 - 11 @Thai Canteen
 - 12 Coju
 - 13 Pasta Remoli
 - 14 Reineta
 - 15 No.17 Dickens Yard
 - 16 Brewdog Ealing
 - 17 Itsu
 - 18 Farm W5
 - 19 Drayton Court
 - 20 Five Guys
 - 21 Gourmet Burger Kitchen
 - 22 McDonalds
 - 23 The Grove
 - 24 Nandos
 - 25 TanVan
 - 26 Gail's Bakery
 - 27 Teatro Hall
- CAFÉS**
 - 1 Pret a Manger
 - 2 Costa
 - 3 Ginger and Moore
 - 4 Caffè Nero Ealing Broadway
 - 5 Café Zee
 - 6 Natural Natural Japanese grocers
 - 7 Amorino
 - 8 Starbucks Coffee
 - 9 Mugi
 - 10 Electric Coffee Company
 - 11 Artisan Coffee School
- CULTURE**
 - 1 Ealing Questors Theatre
 - 2 Open Ealing
 - 3 Ealing Studios
 - 4 The Ealing Club
 - 5 Walpole Park
 - 6 Pitzhanger Manor and Gallery
- HOTELS**
 - 1 Hotel Xanadu
 - 2 Premier Inn London
 - 3 DoubleTree
 - 4 Hotel 55
 - 5 The Drayton Court Hotel
 - 6 Travelodge
 - 7 Ibis Hotel
 - 8 Hampton by Holiday Inn
- GYMS**
 - 1 Nuffield Health
 - 2 The Gym Group
 - 3 Ealing Squash & Fitness
 - 4 Eden Fitness
 - 5 Gymbox
- RETAIL**
 - 1 Tesco Express
 - 2 M&S
 - 3 Amazon Fresh
 - 4 H&M
 - 5 TK Maxx
 - 6 Primark
 - 7 Boots
 - 8 Arcadia Centre
 - 9 Morrisons
 - 10 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

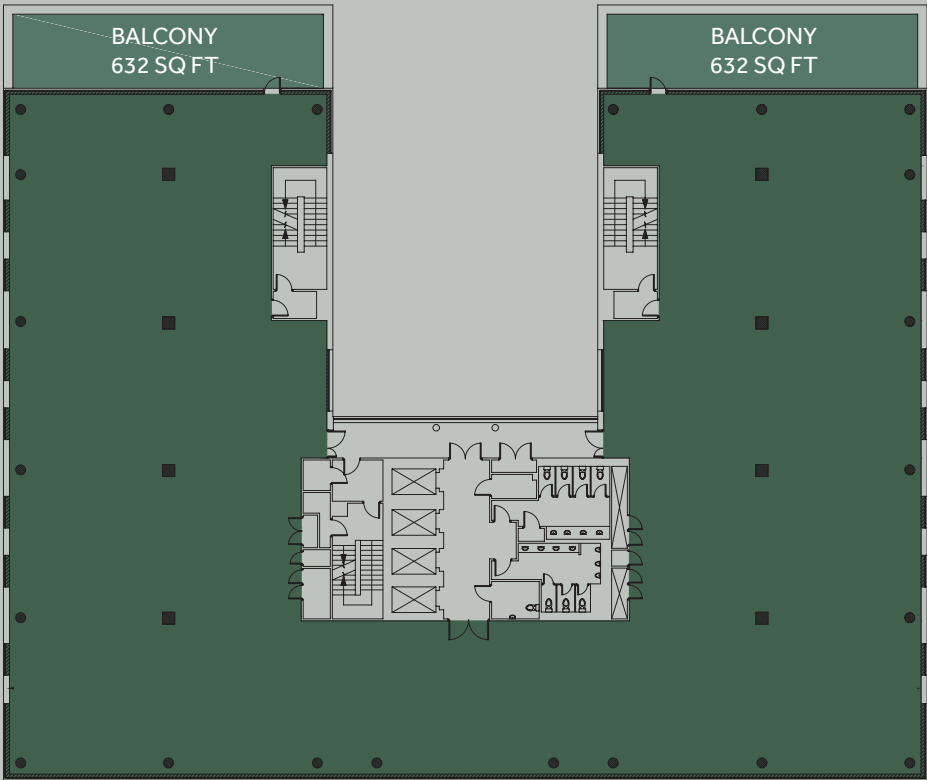


Building run on 100% renewable energy

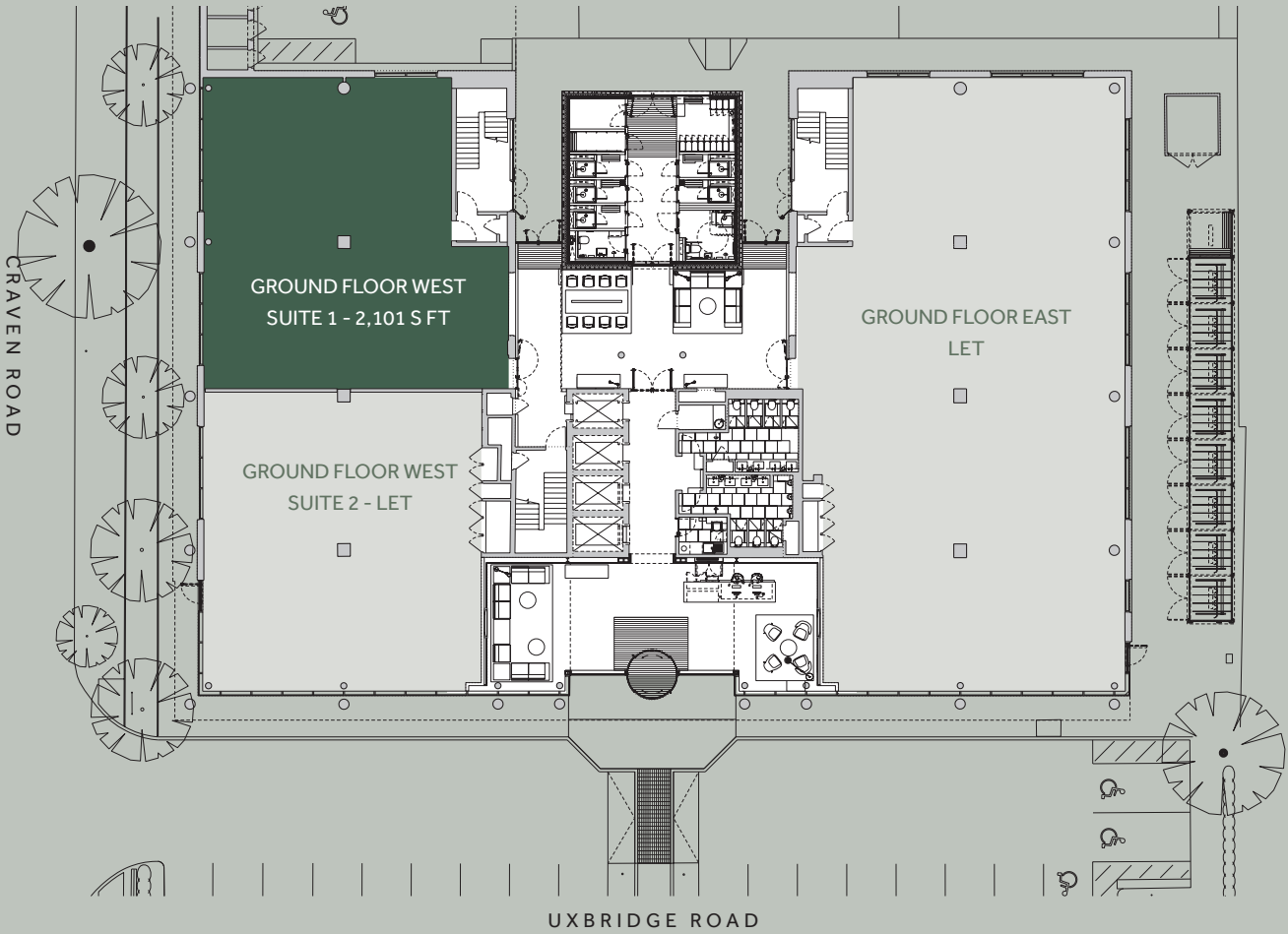


Flexible space

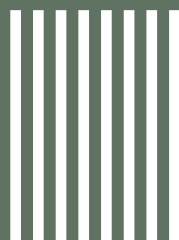
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Floor	sq m (NIA)	sq ft (NIA)
Fifth	1,136.63	12,235
Fourth	1,279.23	13,770
Second	1,278.95	13,767
First	1,126.41	12,125
Ground - West - Suite 1	195.18	2,101
Ground - West - Suite 2		LET
Ground - East		LET
Total	5,016.40	53,998



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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:

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