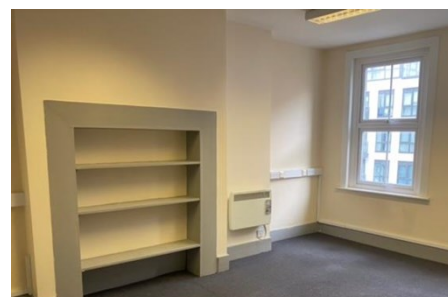


# TO LET

OFFICE SUITES - CENTRAL EALING LOCATION

**MJFINN**  
COMMERCIAL

**020-8995 5678**



## 24 NEW BROADWAY, EALING W5 2XA

**Location:** Prominently positioned on the north side of New Broadway (A4020), above Thai Canteen restaurant, directly opposite the junction with Bond Street (B455). Conveniently located for the wide variety of shops, restaurant and transport facilities of Ealing; adjacent to Dicken's Yard. Benefiting from a high volume of both pedestrian and vehicular traffic flows. Many bus routes serve the area along with Ealing Broadway mainline (GWR and TfL Rail to London Paddington, Heathrow and Reading) and TfL (Central & District lines) station. "Pay & Display/Pay by Phone" parking close to the property as well as the various public car parks. It is located close to A4 and M4, giving access to the national motorway network, Central London and Heathrow Airport.

**Description:** Well-presented office suites (Class E1-Use) arranged over the upper floors of this attractive period building.

Various suites available each with a fitted kitchenette and dual aspect windows. Communal W.C.s/Washrooms facilities located on the half landings.

| Unit         | Area sq. ft. | Area sq. m. | Rent p.a.x. |
|--------------|--------------|-------------|-------------|
| Second Floor | 550          | 51          | £19,500     |
| Third Floor  | 590          | 55          | £17,700     |

[www.mjfinncommercial.co.uk](http://www.mjfinncommercial.co.uk)

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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.

# 24 NEW BROADWAY, EALING W5 2XA

## Features:

- Well presented offices
- Central Ealing location
- Second Floor: 550 sq. ft.
- Third Floor: 590 sq. ft.
- Very good natural light
- Double glazed windows
- Shared WC/washroom facilities
- Rates exemption for small businesses
- Flexible terms
- To Let - New Lease/s

## Terms:

New full repairing & insuring lease/s, by way of service charge, for a minimum term of 3 years; longer subject to periodic rent reviews.

## Service Charge:

£5.00± per sq. ft., inclusive of buildings insurance, water & electricity for the common parts, cleaning of common parts, WC supplies, fire alarm and extinguisher maintenance, fire risk assessment of common parts, building electrical safety checks, bid levy, building maintenance & repair, redecoration of common parts and management administration.

## Rates:

Please contact the London Borough of Ealing.  
▶ Second floor RV: £9,000 (2021/22) ▶ Third floor RV: £7,300 (2021/22)

Exemptions available for small businesses - applicants to make their own enquiries.

## EPC:

D (94)

## VAT:

VAT is not applicable.

## Legal Costs:

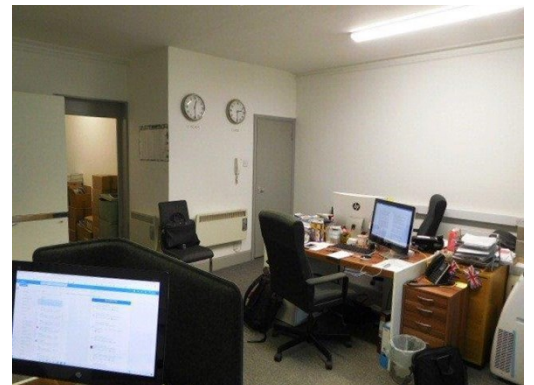
The Tenant to contribute £1,000 plus VAT towards the Landlord's legal costs.

## Viewing:

Strictly by appointment only.  
**Important note:** all viewing attendees must be wearing a face mask to enter the property.

## Contact:

Jojo Finn  
020 8995 5678  
jojo@mjfinncommercial.co.uk



Subject to Contract: Jul-21