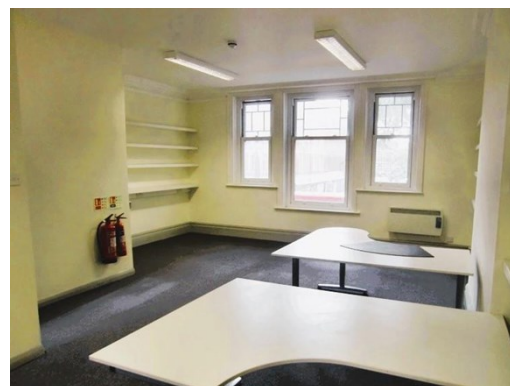


# TO LET

COMPETITIVE RENT - FLEXIBLE TERMS

**MJFINN**  
COMMERCIAL

020-8995 5678



## 24 NEW BROADWAY, EALING W5 2XA

510 sq.ft. (47 sq.m.)

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

New suite available on the FIRST floor. With a fitted kitchenette, open plan and dual aspect windows. Communal W.C.s/Washrooms facilities located on the half landings.

**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 station (Elizabeth Line, GWR, TfL Rail, Central and District lines) . Pay by Phone parking close by and a short walk from a number of public car parks. Easy road access via the A4/M4 and A40/M40 into Central London and Heathrow Airport.

### FLOOR

Building Area	510	47
<b>TOTAL</b>	<b>510 sq. ft.</b>	<b>47 sq. m.</b>

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

[info@mjfinncommercial.co.uk](mailto:info@mjfinncommercial.co.uk) | 11 Devonshire Mews, Chiswick, London W4 2HA

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# 24 NEW BROADWAY, EALING W5 2XA

## Features:

- Competitive rent and terms
- Class E Use suites on upper floors
- New suite available
- FIRST Floor: 510 sq. ft.
- Very good natural light
- Double glazed windows
- Shared WC/washroom facilities
- Rates exemption for small businesses
- Central Ealing location
- To Let - New Lease

## Terms:

New full repairing & insuring lease, by way of service charge, for a term by mutual agreement (min. 3 years). Deposit required.

## Area:

510 sq. ft. (47 sq. m.)

## Rent:

£17,500 p.a.x.

## Service Charge:

£7.25 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. Rateable value for the First Floor Office: £11,000 (2024).

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

## EPC:

D (84)

## VAT:

VAT is not applicable.

## Legal Costs:

The Tenant to contribute £2,000 plus VAT towards the Landlord's legal costs.

## Possession:

Immediately upon completion of legal formalities.

## Viewing:

Strictly by appointment only. Please contact us on 020 8995 5678



Subject to Contract: May-24

**CONTACT US**  
020 8995 5678

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