

TELEPHONE

020 8995 5678

Central Ealing position - Well presented

OFFICES

550 – 1,140 sq. ft. [51 - 106m²]

**24 NEW BROADWAY
EALING
W5 2XA**



TO LET – NEW LEASE/S – FLEXIBLE TERMS

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" 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.

ACCOMMODATION:

Well-presented office suites arranged over the self-contained upper parts of this attractive period building. Stair access only.

SECOND FLOOR - 550 sq. ft. (51.10m²)

Arranged as 2 rooms with a fitted kitchenette and dual aspect windows

THIRD FLOOR - 590 sq. ft. (54.81m²)

Arranged as 3 rooms with a fitted kitchenette and dual aspect windows

Plus: ▶ 3 x W.C.s/Washrooms (communal) on half landings

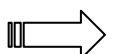
(Floor areas etc. are for guidance only)

www.zoopla.co.uk www.egpropertylink.com www.movehut.co.uk

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FEATURES:

- ▶ Prominent position on the north side New Broadway – opposite Bond Street
- ▶ Well-presented
- ▶ Each office with kitchenette facilities
- ▶ Very good natural light – dual aspect double glazed sash windows
- ▶ Good public transport and several parking options close by
- ▶ Rates exemption for small business
- ▶ **TO LET – NEW LEASE/S - Sole Agent**



TERMS

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

RENT: **Second Floor:** £19,500 per annum exclusive.

Third Floor: £17,700 per annum exclusive.

We have been advised that the rent is not subject to V.A.T.

SERVICE CHARGE: £5.00± per sq. ft., inclusive of buildings insurance, water & electricity for the common parts, cleaning of common parts, redecoration of common parts, WC supplies, fire alarm and extinguisher maintenance, fire risk assessment of common parts, Building Electrical Safety Checks, bid levy, building maintenance/repairs and management fees.

LEGAL COSTS: The Tenant to contribute £1,000 + V.A.T. towards the Lessor's legal costs.

RATES: Please contact the London Borough of Ealing.
Second Floor rateable value: £9,000 (2020/21) Third Floor rateable value: £7,300 (2020/21)
Full exemption available for small businesses – applicants to make their own enquiries.

POSSESSION: Immediately upon completion of legal formalities.

EPC: Band D (94).

VIEWING: Strictly by appointment through the Lessor's sole agent:

MJFINN COMMERCIAL

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N.B. Rent, etc. quoted exclusive of V.A.T.

Subject to Contract 10/2k20