

PRIME CLASS E OPPORTUNITY EALING BROADWAY UNIT 44A

Description

Located directly west of London’s West End, Ealing is densely populated and is very well connected by the central, district and Elizabeth underground lines, main line railways and major bus routes.

Ealing Broadway offers a 455,000 sq. ft. of retail space and an average 16 million visitors per year.

The scheme is anchored by **M&S, Primark** and **Tesco** with other notable retailers including **H&M, JD Sports, Boots** and **River Island**. The retail offer is supported by a strong restaurant provision including **Wagamama, Loungers, Comptoir Libanis, Itsu** and **Wasabi**.

The scheme is also home to over 125,000 sq. ft. of offices and benefits from 800 car park spaces.

Please refer to the attached copy of the street traders plan for further details.

Accommodation

The premises are arranged over basement and ground floors providing the following approximate areas:

Ground Floor	1,550 sq. ft.	(144 sq. m)
Basement	947 sq. ft.	(88 sq. m)

Lease

The premises are available on a new effectively full repairing and insuring lease for a term of 10 years, subject to upward only rent reviews at the 5th anniversary.

Rent

Upon application.

Subject to Contract



Service Charge

The current service charge for the financial year is £25,943 per annum.

Business Rates

We have been informed by the Valuation Office Agency of the following rating information:

Rateable Value	£62,500
UBR (24/25)	0.546p

All parties are to be advised to make their own enquires to the relevant authority.

EPC

An EPC has been commissioned. A full report is available on request.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing

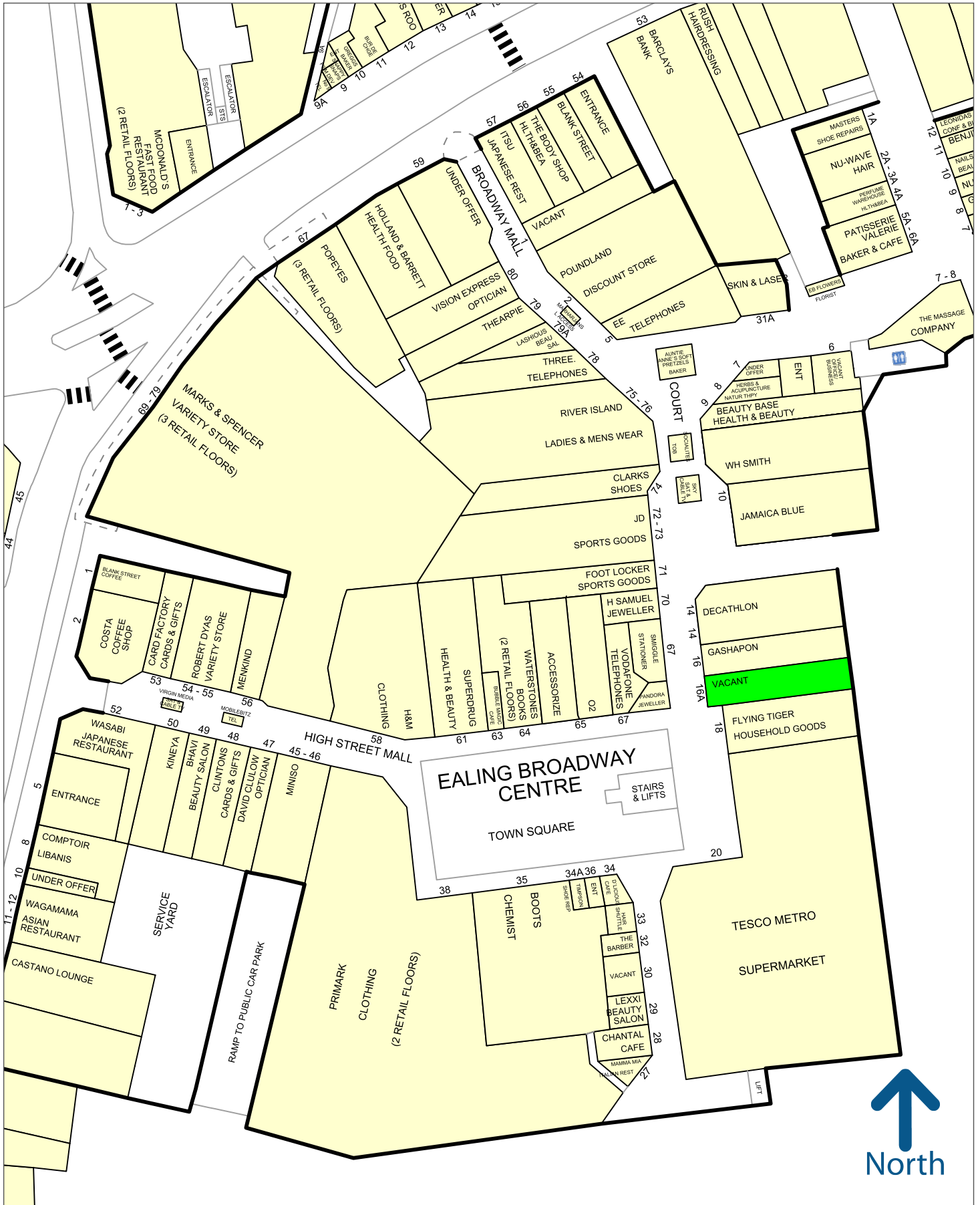
Strictly by appointment through joint agents, **Green & Partners**, contacting:

Nicole de Blaquièrre nicole.deblaquiere@greenpartners.co.uk	07789 478916
Adam Bindman adam.bindman@greenpartners.co.uk	07825 442413
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Or, **Cushman & Wakefield**, contacting:

Toby Sykes toby.sykes@cushwake.com	020 7152 5240
Alice Hershman alice.hershman@cushwake.com	020 7152 5298

Subject to Contract



50 metres

Experian Goad Plan Created: 22/01/2024
Created By: Green and Partners



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