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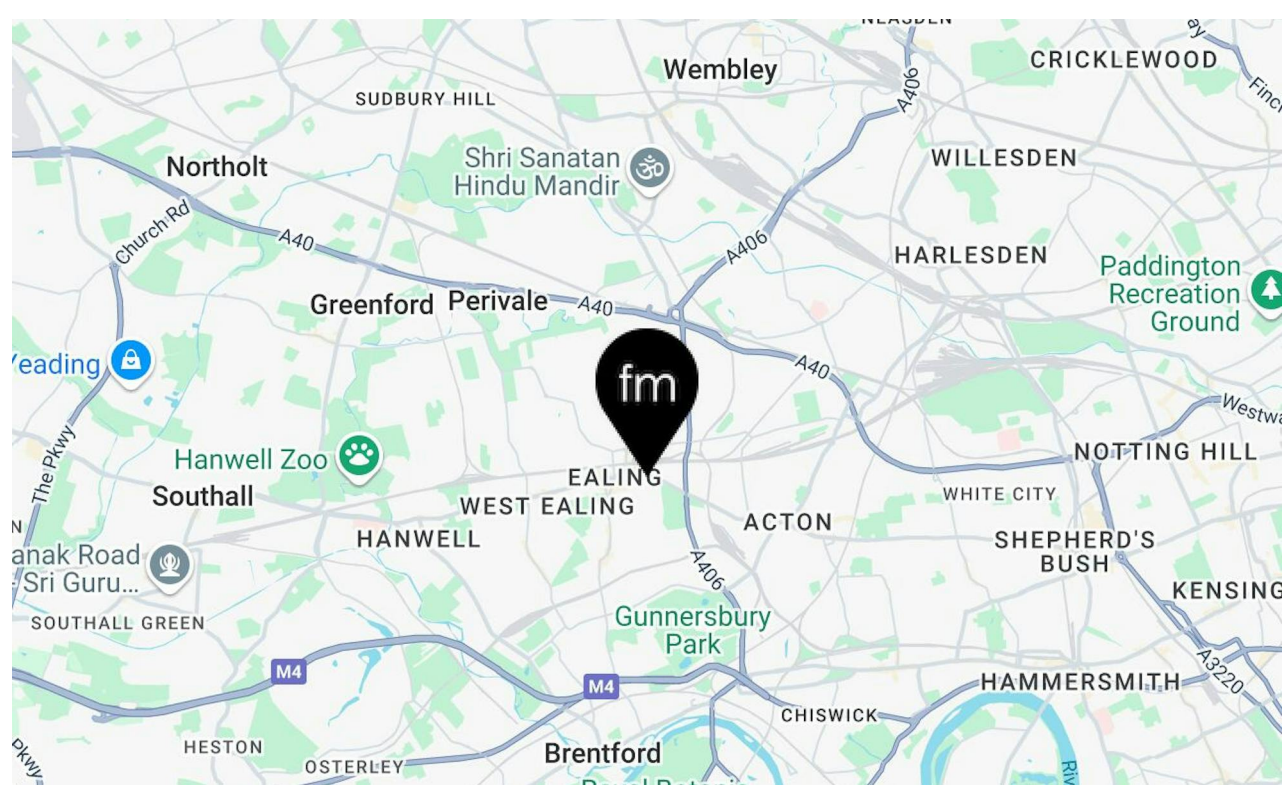
Commercial Opportunity, Ealing, W5
THE EDITION, 45 THE MALL, EALING, W5 3TJ
6,889 SQ FT (640.01 SQ M)

LOCATION

The property is nestled between Ealing Broadway and Ealing Common, benefiting from a prominent frontage on The Mall while enjoying the tranquility of a boutique residential development. It is surrounded by a thriving mix of independent cafes, restaurants, and lifestyle destinations—making it an attractive location for both residents and visitors. The area is undergoing dynamic transformation with the arrival of the Elizabeth Line at Ealing Broadway Station, just a 5-minute walk away, bringing a new wave of connectivity and commercial energy. The unit is ideally placed to serve a well-established, affluent community, alongside a growing population of professionals, creatives, and families drawn to Ealing's leafy charm. Walpole Park and Ealing Studios are also nearby, offering cultural and leisure amenities.

DESCRIPTION

An exceptional opportunity to occupy a newly built commercial unit within a boutique development in the heart of Ealing. This shell-and-core unit offers a flexible blank canvas, ideal for a variety of occupiers looking to establish a presence in West London. The unit benefits from an exposed ceiling, concrete flooring, and a private terrace providing valuable and desirable outdoor space. The commercial unit is accessed from the front of the development and features prominent frontage. Located in a high-footfall area, it is ideal for a wide range of occupiers, including wellness, creative, and leisure businesses. The property is part of a wider high-spec residential scheme comprising 35 apartments and is just moments from Ealing Broadway Station (Elizabeth Line, Central, District, and Rail).





ACCOMMODATION

The accommodation comprises the following areas:

NAME	SQ FT	SQ M	AVAILABILITY
Ground	6,889	640.01	Available
Total	6,889	640.01	

RENT

£25 per sq ft (£172,225 per Annum)

PRICE

Offers in excess of £1,750,000

SERVICE CHARGE

£8,074 per annum

LEGAL FEES

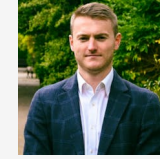
Each party to bear their own costs

VAT

Applicable

ADDITIONAL INFORMATION

CONTACT



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Date of Publication: July 2025

Misrepresentation Act 1967: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Unless otherwise stated, all prices and rents are quoted exclusive of VAT.

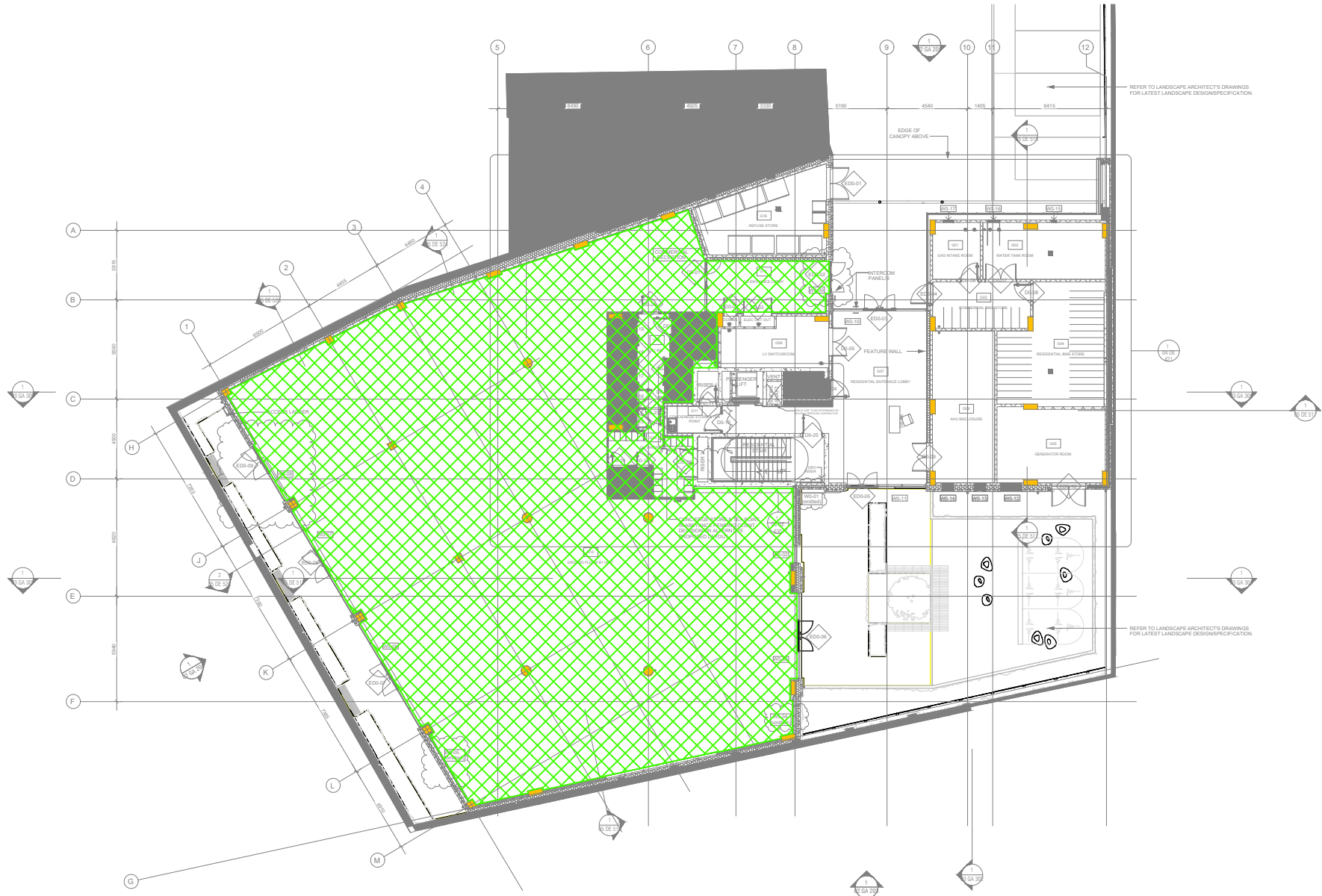
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**FROSTMEADOWCROFT.COM | 020 8748 1200
ISLAND STUDIOS, 22 ST PETERS SQUARE
HAMMERSMITH, LONDON W6 9NW**



COMMERCIAL UNIT
GIA -
692.5 m²
7454 sqft



 **COMMERCIAL UNIT**
NIA -
640 m2
6889 sqft

