

CRAVEN HOUSE

40 UXBRIDGE ROAD, EALING, W5 2BS
3,871 SQ FT OFFICE TO LET PART 3RD FLOOR



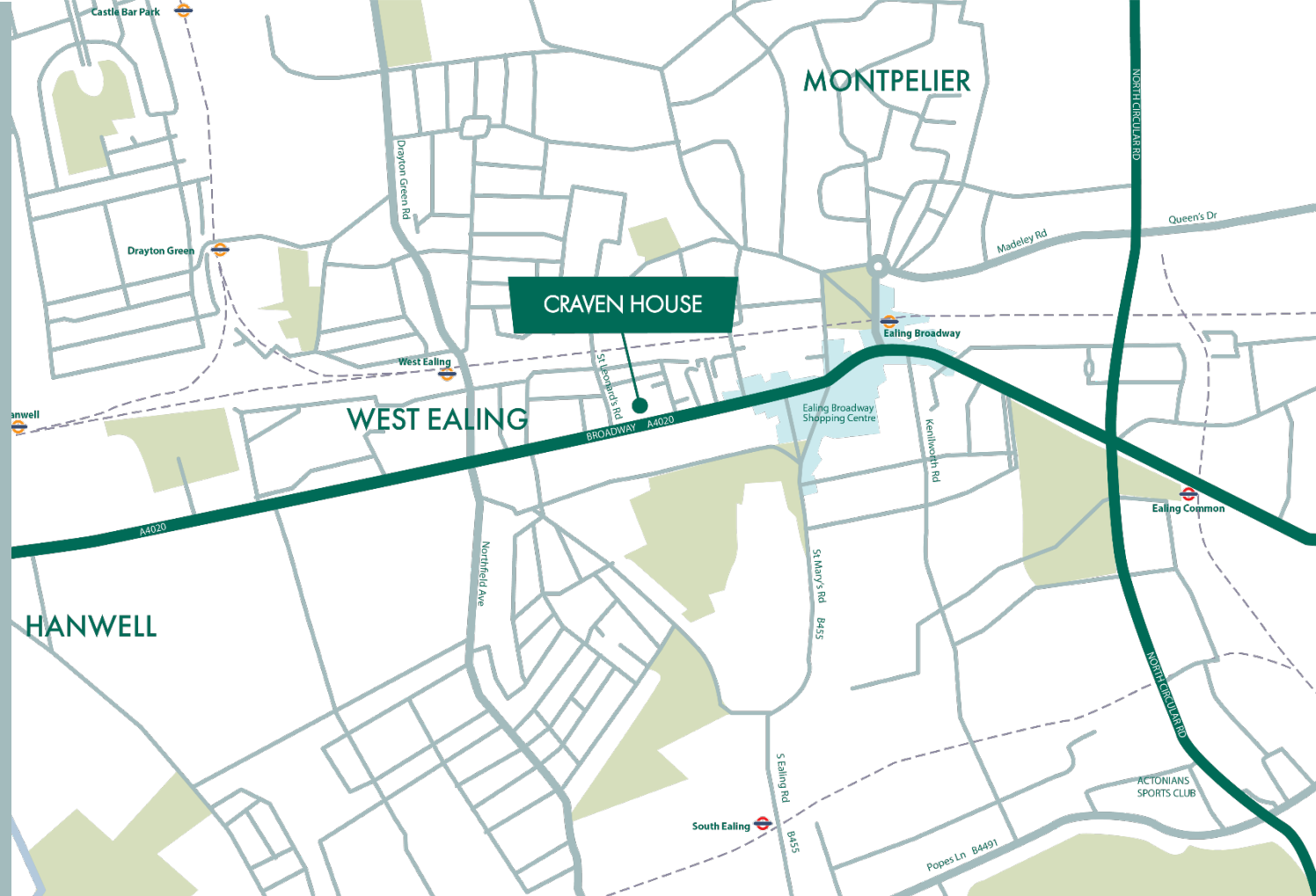
LOCATION

Craven House benefits from a prominent location on the Uxbridge Road with good access to local amenities. These include a wide variety of cafes, restaurants, gyms and extensive shopping facilities.

Situated on the north side of Uxbridge Road (A4020) the building is well located for easy access to M4 (J2) and the A40 at Hanger Lane. The property is a short walk from Ealing Broadway Underground (Central and District Line) and Mainline Station. The Elizabeth Line will be serviced at West Ealing and Ealing Broadway Stations.

TRANSPORT

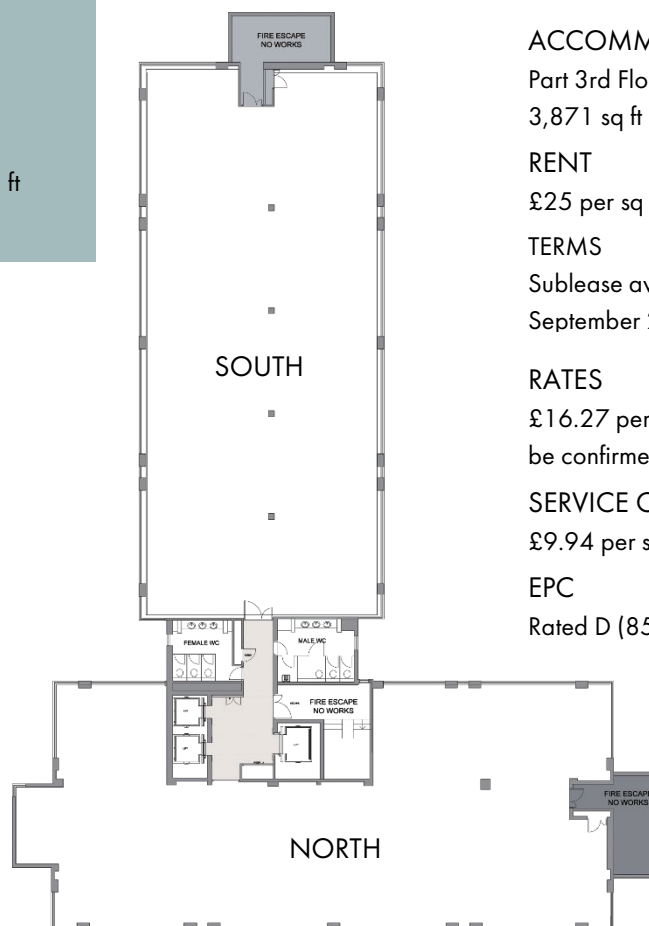
- Paddington: 10 minutes by Main line
- Heathrow (Terminal 1): 18 minutes by Heathrow Connect
- West End: 22 minutes – Underground
- Bond Street: 11 mins – Elizabeth Line
- Extensive bus links





AMENITIES

- Air conditioning
- Suspended ceilings
- Raised floors
- On site security
- LED lighting
- Male and Female WC's
- 3 passenger lifts
- Car Parking ratio 1: 600 sq ft



Indicative plan

ACCOMMODATION

Part 3rd Floor (South)
3,871 sq ft (359.62 sq m)

RENT

£25 per sq ft

TERMS

Sublease available on flexible terms until
September 2024.

RATES

£16.27 per sq ft approx. (2023/24) to
be confirmed with local authority.

SERVICE CHARGE

£9.94 per sq ft approx.

EPC

Rated D (85)

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.
Brochure September 2023

CONTACTS

Richard Zoers

rzoers@hanovergreen.co.uk

Harry Pruden

hpruden@hanovergreen.co.uk



Shaun Wolfe

swolfe@frostmeadowcroft.com

Jack Realey

jrealey@frostmeadowcroft.com

www.frostmeadowcroft.com

**frost
meadowcroft**
020 8748 1200