



44 The Mall, Ealing W5 3TJ



Area
1905 sq ft



Rent
£32,500 per annum
exclusive



Location
Prominent location



Tube
Ealing Broadway

LOCATION

Situated on the periphery of Ealing Broadway Town Centre in a visible location on the Uxbridge Road. There are countless offices, restaurants, banks and businesses within the immediate vicinity. Ealing Broadway station is within a short walk.

DESCRIPTION

Deceptively spacious property comprising of basement storage 495 sq ft, ground floor office/retail area with rear office 1179 sq ft and first floor office accommodation 231 sq ft. Suitable for a variety of Class E uses.

TERMS

Available by way of a brand new lease by way of terms to be agreed.

LEGAL COSTS

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

RATES

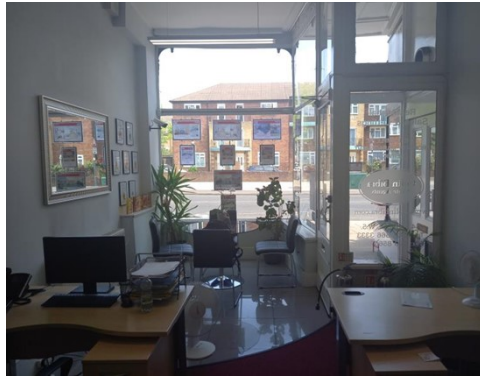
According to the Valuation Office the Rateable Value is £10,500 per annum. Interested parties are encouraged to make their own enquiries with the London Borough of Ealing.

EPC

C 75

For further information please contact:

Simon O'Brien
simon@obre.co.uk



O'Brien Real Estate - Commercial Property Surveyors

London: Aurora House, 71-75 Uxbridge Road, W5 5SL | Tel 020 8534 0008

Maidenhead: Clyde House, Reform Road, SL6 8BY | Tel 01628 334154

Email hello@obre.co.uk | www.obre.co.uk

Misrepresentation Act O'Brien Real Estate and for the vendors/landlords of this property whose agents they are, give notice that: The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute nor constitute part of an offer or contract; All descriptions, dimensions, references to condition and necessary permissions for use and occupation and their details are given in good faith and are believed to be correct, but any intending purchaser/tenant should not rely on them as statements of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; Unless otherwise stated, all prices, rents and other charges are quoted exclusive of Value Added Tax (VAT). Any intending purchasers or tenants must satisfy themselves independently as to the incidence of VAT in respect of any transaction; All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. They have not however been tested and therefore, we give absolutely no warranty as to their condition or operation; No person in the employment of O'Brien Real Estate has any authority to make or give any representations whatsoever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or landlord; No responsibility can be accepted for any expenses incurred by intending purchasers or tenants in inspecting properties which have completed or been withdrawn.

