

## BOOMZONE EALING

From 50 sq ft to 12,000 sq ft



### ADDRESS

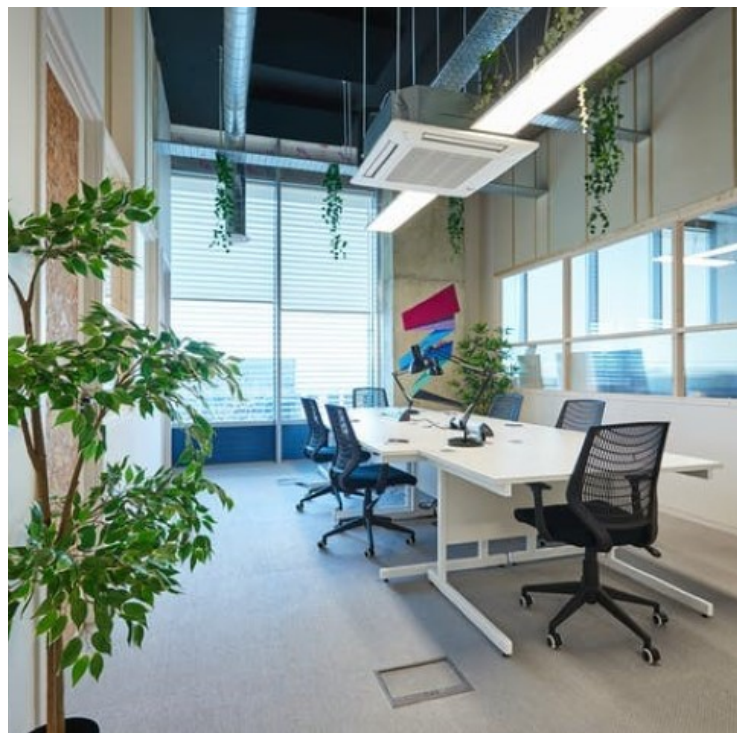
Boom Zone  
22 Uxbridge Road  
Ealing  
W5 2RJ

### DESCRIPTION

**Quality air-conditioned offices to let.** Boom Zone is located on the Uxbridge Road close to all the amenity of Ealing Broadway. The property is within easy walk of Ealing Broadway underground (Central & District Line). Many bus routes pass along the A4020 (Uxbridge Road), serving the local area. The area is within easy reach of the M4 and M40.

The premises comprise a modern high specification office building which provides flexible office space. Small to mid-sized office suites are available which can be combined to create larger suites if required. Whole floors can also be made available.

Dated: 23/11/2024



## SPECIFICATION

- Air-conditioning
- Raised floors
- LED lighting
- Shower & bike facilities
- Fast connectivity
- Front of house reception
- Breakout space
- EPC Rating TBC

**Tenure** Leasehold

**Rent** Price on Application - All inclusive of rate and service charge

**Rates** N/A

**Size** From 50 sq ft to 12,000 sq ft

## CONTACT

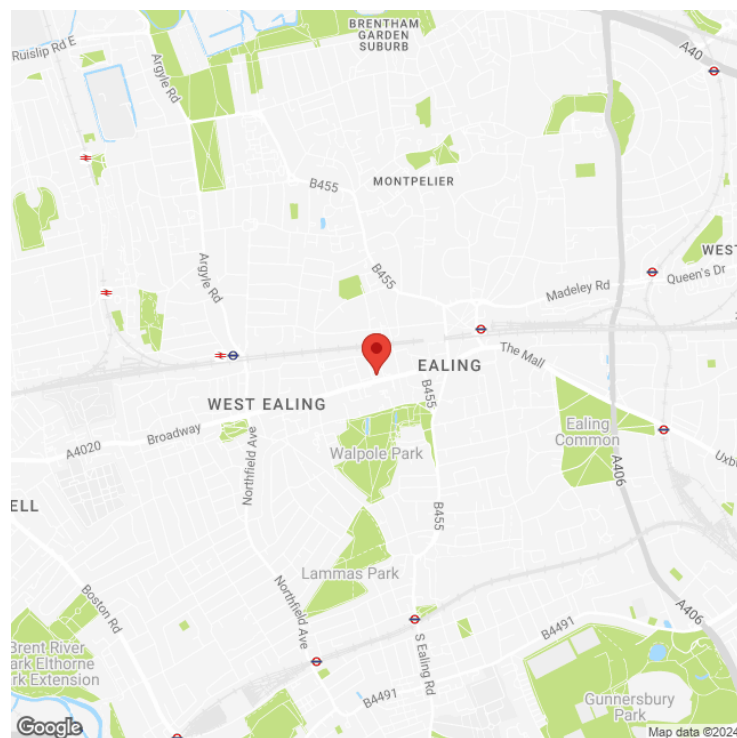
**Niall Christian**

BSc MRICS

**T** 020 8332 4591

**M** 07780 678684

**E** [niall.christian@michaelrogers.co.uk](mailto:niall.christian@michaelrogers.co.uk)



Dated: 23/11/2024

The accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein is not guaranteed and is for general guidance only and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy. Neither Michael Rogers LLP nor any of their employees or representatives has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the Property. Prices quoted in these particulars may be subject to VAT in addition. The reference to any mechanical or electrical equipment or other facilities at the Property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ

Michael Rogers LLP is a Limited Liability Partnership registered in England (Number OC344608). Registered Office: Chapter House, 33 London Road, Reigate, Surrey, RH2 9HZ