

**28A, New Broadway,  
Ealing,  
London,  
W5 2XA**



**2,332 sq ft (216.7 sq m approximately.)**

**Self-Contained Offices  
TO LET**

**020 8332 7788**

Suite A, 1 Hill Rise, Richmond upon Thames TW10 6UQ

**[www.michaelrogers.co.uk](http://www.michaelrogers.co.uk)**

## Location

The offices are located on the north side of New Broadway in the centre of Ealing, above Bill's restaurant. Ealing's main shopping area providing numerous restaurants, is within a short walk. Ealing Broadway Underground (Central and District Lines) and British Rail Station provides access to the Central London and to the West, and Crossrail will connect Ealing to the West End and Canary Wharf in 11 minutes and 25 minutes, respectively. Both the A40 Western Avenue and the A4 are within one mile providing access to the national motorway network and Heathrow Airport. The building is in the Business Improvement District.

## Description

28A New Broadway is a self-contained office building over ground floor entrance and three upper floors.

The amenities include:

- Comfort cooling and heating.
- Spotlights and fluorescent lights.
- Under floor trunking.
- Fully carpeted.
- Kitchen.
- WCs.
- Power points and phone lines.



## Accommodation

FLOOR	SQ FT	SQ M
First	1,031	95.8
Second	661	61.4
Third	640	59.5
<b>TOTAL</b>	<b>2,332</b>	<b>216.7</b>

## Terms

The offices are available on new effective Full Repairing and Insuring leases for terms by arrangement.

**Rent**

£49,500 per annum exclusive.

**Business Rates**

The office building has a rateable value of £30,250 which at 0.499 gives rates payable of £16,217.50.

**Service Charge**

To be provided.

**EPC Rating**

Upon application.

**Legal Costs**

Each party to be responsible for their own legal costs.

**Anti Money Laundering**

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

**For further information please contact sole agents:****Michael Rogers LLP – 020 8332 7788**

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Subject to Contract – May 2023

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