



EALING CROSS

IT'S ALL IN A FEALING



85 UXBRIDGE ROAD | LONDON

STEP THROUGH THE DOOR INTO THE DOUBLE-HEIGHT RECEPTION AND ENJOY THE FEELING THAT COMES FROM WORKING IN ONE OF THE BEST BUILDINGS IN WEST LONDON

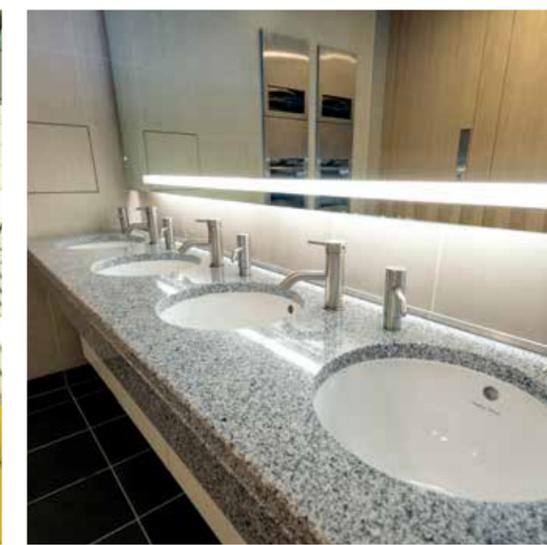
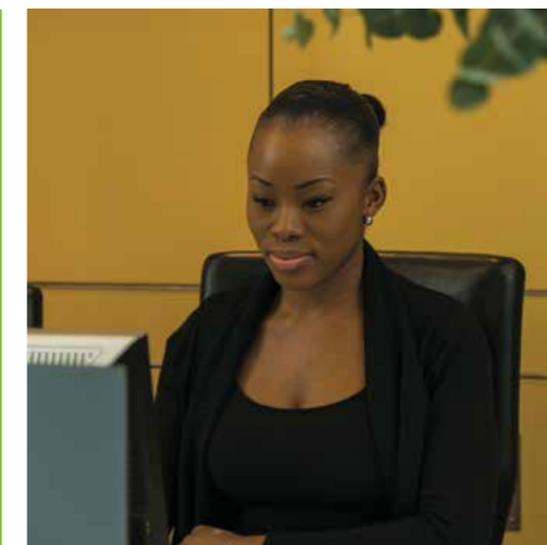
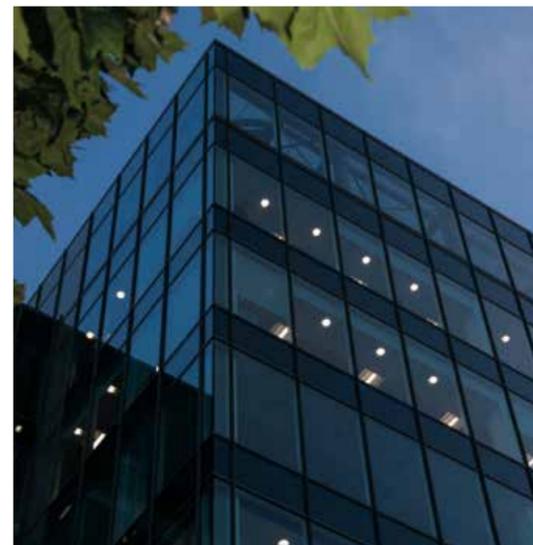


FEELING DYNAMIC

Just a few miles from London's bustling West End is one of the capital's most vibrant and cosmopolitan suburbs with its own unique and appealing identity. You've guessed it, we're talking about Ealing.

Also known as 'Queen of the Suburbs', it's a sought after place to live and work, alive with an eclectic mix of international restaurants, bars, markets and cafés. There are shops

galore, art galleries, a theatre and a handful of gymnasiums. This exciting and dynamic hub is located near to parks, golf courses and unspoilt parkland, yet you are never more than a short walk from an underground station and over-ground connections that reach London Paddington in a matter of minutes.





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Arrive in Ealing by train, bus or tube and on your way to the office, grab some breakfast and a cuppa from one of the many coffee shops or deli's to get your day started. Or perhaps you need a morning workout at one of the local gyms to get your metabolism going. If you're cycling to work, you can grab a quick shower in the new shower rooms and get ready for the day ahead.

After a few hours of hard graft you deserve a break and Ealing's café culture could be just what you need to re-charge your batteries or maybe get a breath of fresh air and some thinking time in Walpole Park.

Back to the office for more meetings, why not take some treats from the local bakery in for

your colleagues to make sure the blood sugar levels are high and everyone is productive until lunchtime.

Lunchtime arrives. If you have errands to run, pop into one of the local shops on Uxbridge Road or the shopping centres which is a short stroll away, to pick up that birthday card you forgot to send, or treat yourself to a new shirt for a night out later in the week. Errands and retail therapy complete and there's still time to get a take-out lunch from that lovely little deli down the road and sit on one of the benches outside the office in the landscaped garden.

Right, batteries re-charged for the afternoon ahead, looking forward to after work drinks and a bite to eat.

After a great afternoon's work in a busy, dynamic and comfortable environment, you freshen up and head out with some colleagues to one of the lively bars or real ale pubs depending on the mood. Then onto a restaurant for a bite to eat, whether it's Italian, Polish or Asian food you fancy. There aren't enough days in the week to try them all!

Home time now, so you jump on the tube and are tucked up soundly within half an hour, ready for another busy day tomorrow.

Or are you? Maybe you just called into the Ealing Club to feel the vibes of this happening scene you have found yourself part of.

It's all in a fealing.





▲ Paddington 12 Min The City West Ealing Station New Broadway Uxbridge Road South Ealing Station ▶
▼ Heathrow 24 Min Dickens Yard The Arcadia Centre Ealing Shopping Broadway Centre Ealing Filmworks The Apex Ealing Green Ealing Studios Walpole Park



SAT NAV: W5 5TH





IT'S ALL IN A FEALING

FEALING HUNGRY

- 1 Carluccios
- 2 Wagamama
- 3 Cote Brasserie
- 4 Karaam
- 5 Pizza Express
- 6 Okawari
- 7 Bella italia
- 8 Flavas
- 9 Hungry yeti
- 10 New leaf
- 11 @ Thai Canteen
- 12 Café Grove
- 13 Charlotte's Place
- 14 Atariya Sushi bar
- 15 Kiraku
- 16 Kerbisher and Malt
- 17 Tuk Cho
- 18 Café Rouge
- 19 Drayton Court
- 20 Santa Maria
- 21 2NX
- 22 Gourmet Burger Kitchen
- 23 Gospoda Vita
- 24 McDonalds
- 25 The Grove
- 26 Nandos
- 27 Maggies
- 28 Turtle Bay
- 29 Bills

FEALING REFRESHED

- 1 Pret a Manger
- 2 Costa
- 3 Harris and Hoole
- 4 Caffe Nero Ealing Broadway
- 5 Cafe Magnolia
- 6 Natural Natural Japanese grocers
- 7 Café Freddo
- 8 Starbucks Coffee
- 9 The Red Lion
- 10 Zaytoon
- 11 Viona Iranian patisserie
- 12 Cafe Onik
- 13 Mugi
- 14 Electric Coffee Company

FEALING SATISFIED

- 1 Tesco Express
- 2 M&S
- 3 Fat Face
- 4 H&M
- 5 TK Maxx
- 6 Primark
- 7 Boots
- 8 Arcadia Centre
- 9 Morrisons
- 10 Sainsburys local

FEALING CULTURED

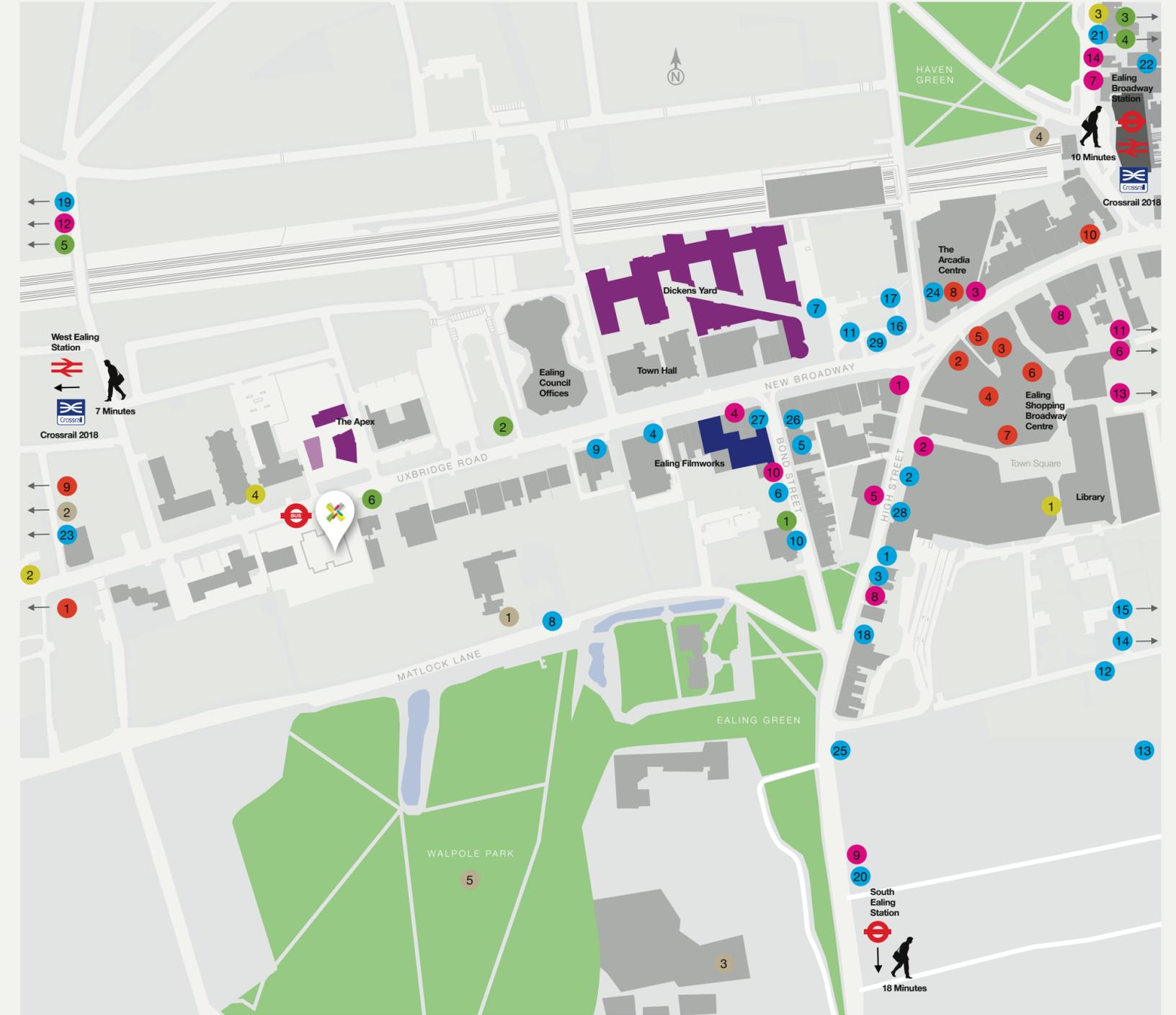
- 1 Ealing Questors Theatre
- 2 Open Ealing
- 3 Ealing Studios
- 4 The Ealing Club
- 5 Walpole Park

FEALING TIRED

- 1 Hotel Xanadu
- 2 Premier Inn London
- 3 DoubleTree
- 4 Hotel 55
- 5 The Drayton Court Hotel
- 6 Travelodge

FEALING FIT

- 1 Virgin Active
- 2 The Gym
- 3 Ealing Squash & Fitness
- 4 Eden Fitness



■ New Residential ■ Film works
■ New Hotel Bus Stop



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A FEALING

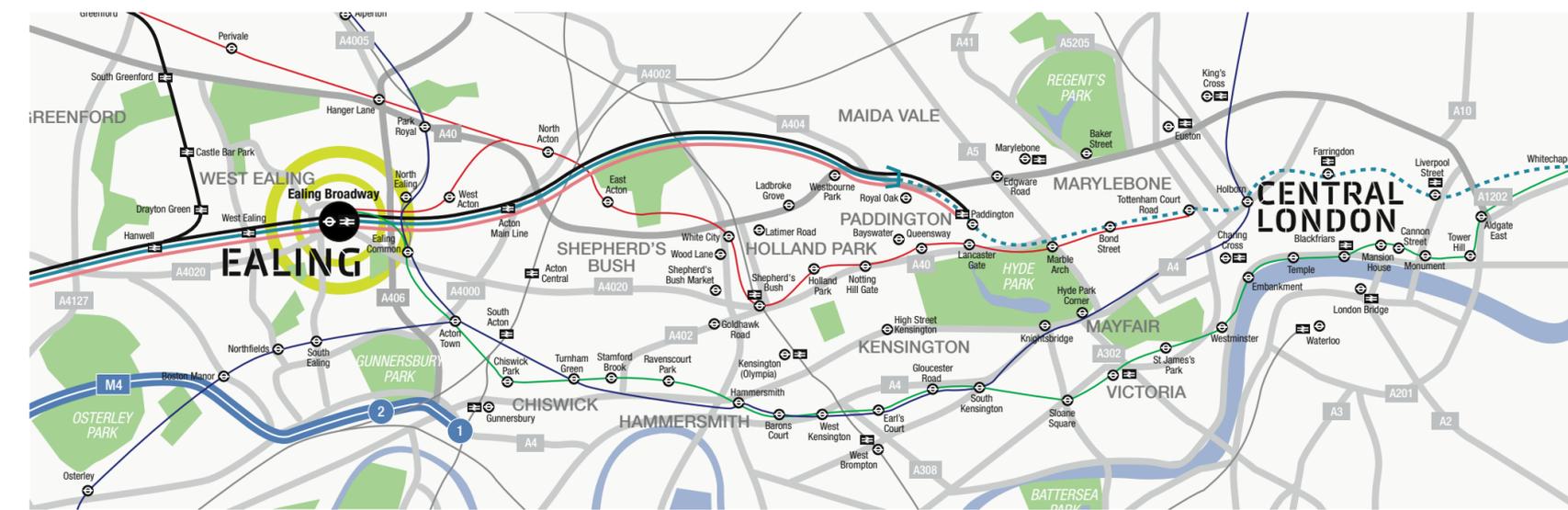
FINDING THE FEALING

At Ealing Cross, you find yourself seriously well connected as it sits right in the middle of West Ealing, South Ealing and Ealing Broadway tube stations and overground rail stations.

Ealing Broadway is already one of the capital's major transport hubs but connectivity is getting even better with Crossrail opening from 2018 at Ealing Broadway and West Ealing, halving journey times to City and Canary Wharf.

Ealing is the centre of a bus network; numerous buses stop at Ealing Broadway and five bus services directly outside Ealing Cross.

For drivers, Ealing Cross is still an easy commute, as it sits on Uxbridge Road which runs straight into central London and is easily reached from the M4, M40 and M25 motorways too.



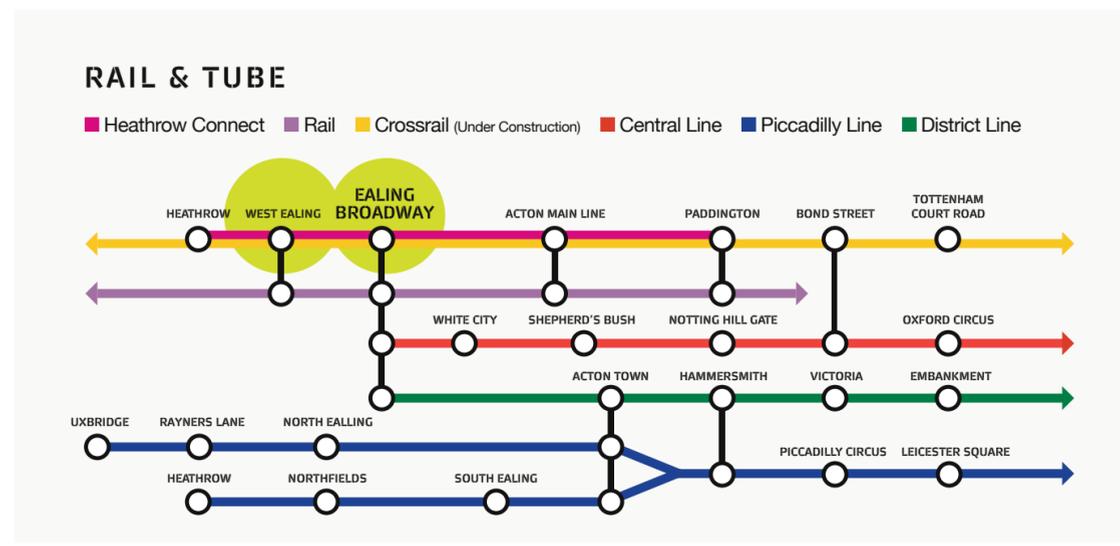
- 10 MINUTES TO PADDINGTON BY TRAIN
- 8 TRAINS PER HOUR TO AND FROM LONDON PADDINGTON
- 18 MINUTES TO HEATHROW BY TRAIN
- CROSS RAIL SERVICES FROM 2018
- 10 MINUTES ON FOOT TO EALING BROADWAY STATION

BUS ROUTES

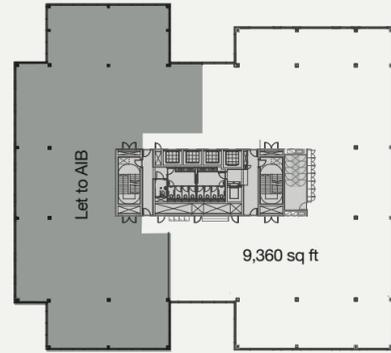
Buses from Ealing Broadway

65	Kingston	E1	Greenford
83	Ealing Hospital Golders Green	E2	Brentford Greenford
112	Brent Cross	E7	Ruislip
207	Hayes By-Pass White City	E8	Brentford
226	Golders Green	E9	Yeading
297	Willesden	E10	Northolt
427	Acton Uxbridge	E11	Ealing The Common Greenford
607	Uxbridge White City		

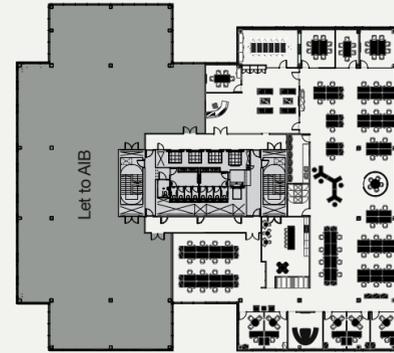
- 15 MINUTES DRIVE TO THE M4, A40/M, M1 AND M25
- 18 MINUTES ON FOOT TO SOUTH EALING (PICCADILLY LINE)
- 9 CAR PARKS WITHIN WALKING DISTANCE
- 15 BUS ROUTES SERVICING THE AREA WITH BUSES PASSING EVERY 3.5 MINUTES
- 22 MINUTES TO THE WEST END BY TUBE



PART 5TH FLOOR



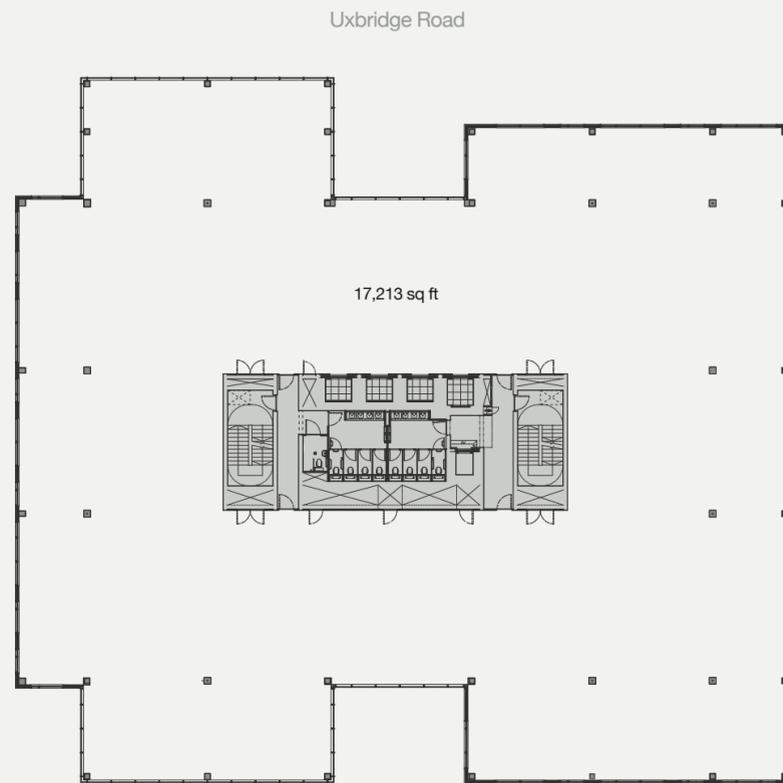
5TH FLOOR SPACE PLAN



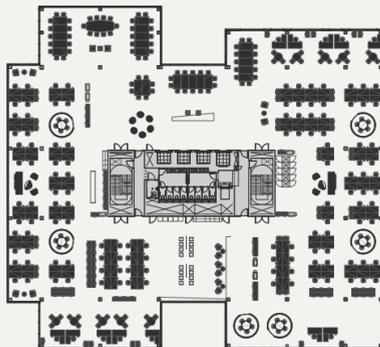
SCHEDULE OF AREAS

Floor	sq ft	sq m
7th	Let to Red Bee Media	
6th	Let to Red Bee Media	
5th West	Let to AIB	
5th	9,360	869
4th	Let to Dunnhumby	
3rd	Let to Dunnhumby	
2nd East	Let to Ringcentral	
2nd West	Let to Toluna	
1st (Available April 2015)	17,213	1,599
Ground East	Let to Employee Advisory Resource Ltd	
Ground West	Let to Global Medics	
Ground Part West	Let to AIB	
Total Available	26,573	2,468

1ST FLOOR PLAN



1 ST FLOOR SPACE PLAN



FEELING AT EASE

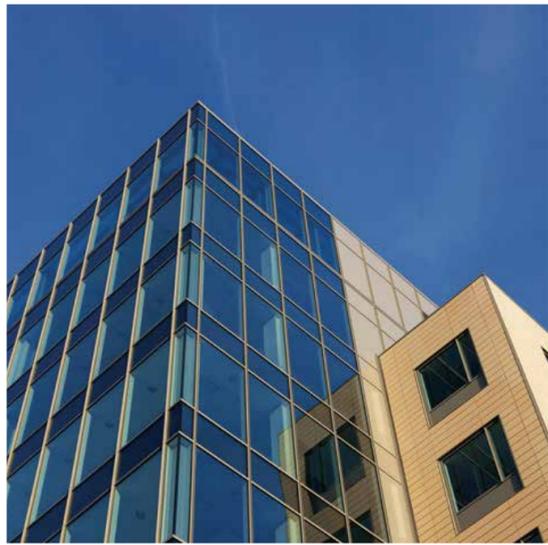
Step through the door into the double-height reception and enjoy the feeling that comes from working in the only Grade A office in the area.

As you look out through the floor-to-ceiling windows, you can see some of the new prestigious hotel, residential and office developments that are changing the face of this London borough.



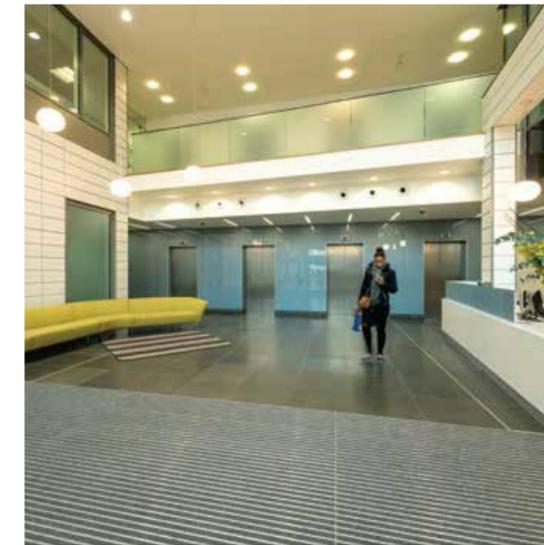
A wide-angle photograph of a large, empty office hallway. The ceiling is a white grid with numerous recessed rectangular light fixtures. The floor is a highly reflective, light-colored material, possibly polished concrete or stone, which mirrors the ceiling lights and the surrounding environment. The walls are white and feature a series of doors and windows along the perimeter. The windows are large and provide natural light. The overall atmosphere is clean, bright, and professional.

**PERIMETER GLAZING TO ALL ELEVATIONS SURROUND LARGE, REGULAR FLOORS AND
CREATE HIGHLY EFFICIENT OFFICE SPACE WITH A SUPERB INTERIOR SPECIFICATION**



FEELING INSPIRED

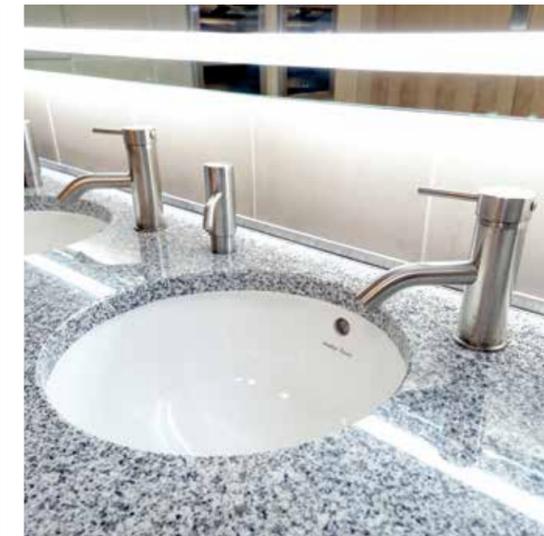
Carefully designed floorplates maximize the use of natural light and space throughout the building. Perimeter glazing to all elevations surround large, regular floors and create highly efficient office space with a superb interior specification.



- COMBINED COOLING, HEATING AND POWER (CCHP) DEALING CROSS IS A HIGHLY SUSTAINABLE AND EXCEPTIONALLY ENERGY EFFICIENT BUILDING WITH AN EPC RATING OF B (SCORE 39) AND IS DESIGNED TO ACHIEVE A 'VERY GOOD' BREEM RATING
- COMPLIANT WITH GLA ENERGY POLICIES AND PART L INCLUDING 10% RENEWABLE ENERGY.

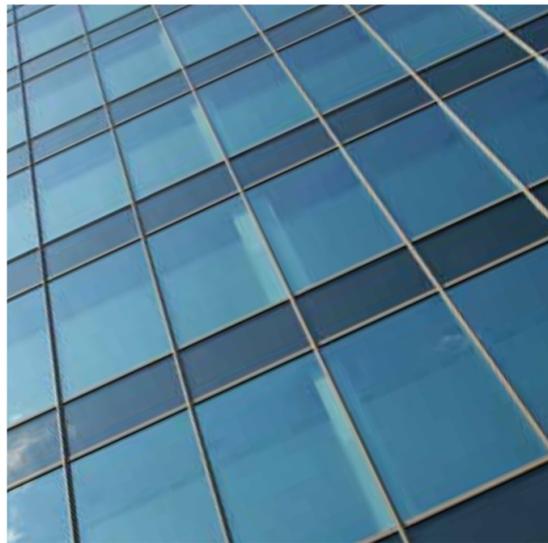
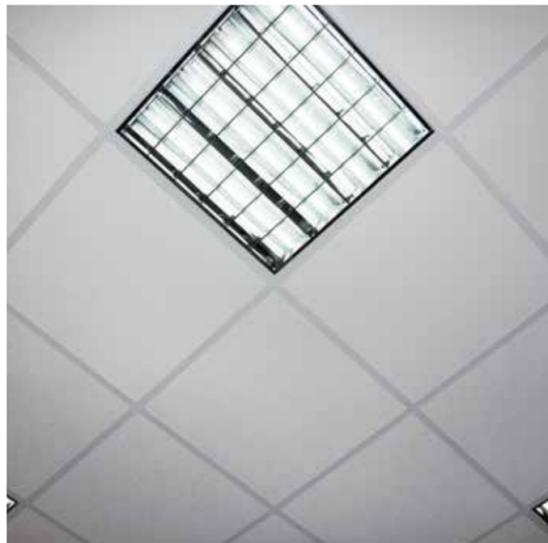


- DOUBLE HEIGHT RECEPTION
- CIRCA 18,000 SQ FT FLOOR PLATES
- VISITOR AND DISABLED PARKING
- GRADE A SPECIFICATION INCLUDING FOUR PIPE FAN COIL AIR-CONDITIONING, FULL ACCESS RAISED FLOORING AND LG7 COMPLIANT INTELLIGENT LIGHTING



- FOUR PASSENGER LIFTS (3X13 PERSON/ 1X16 PERSON) AND FIRE FIGHTING/GOODS LIFT
- CIRCA 135,000 SQ FT OF HIGH QUALITY OFFICE ACCOMMODATION OVER 8 FLOORS
- 74 CYCLE RACKS
- ON SITE SHOWER AND DRYING FACILITIES
- 32 CAR PARKING SPACES ON SITE





FEALING RESPONSIBLE

The built environment contributes heavily to emission of carbon and other harmful pollutants. Occupiers of Ealing Cross can take comfort from the building having been constructed in a way to reduce their running costs and carbon footprint.

The triple-glazed windows let an abundance of natural light into the building whilst heat loss is minimised by use of high performance glass. The on-site combined heat and power plant utilises renewable energy sources, with a biomass boiler providing energy efficient

heating. For those looking to arrive at Ealing Cross by sustainable means, electric vehicle charging points, 74 bike racks and shower/drying rooms are provided.

As a result of intelligent design the building has been awarded an Energy Performance Certificate of 'B' and a BREEAM assessment of 'Very Good'.

Whist feeling responsible, you'll reap the financial benefit too.



FEALING DIFFERENT

So we've dropped a few hints already about the great news that Crossrail is coming to Ealing but it means much more than just another transport link in an already brilliantly connected place.

It means capital and opportunities are flowing, so before those passengers start arriving, the investors have come to get the party started. Come and join in!

Those investors we've mentioned are also re-developing the old Forum cinema site into

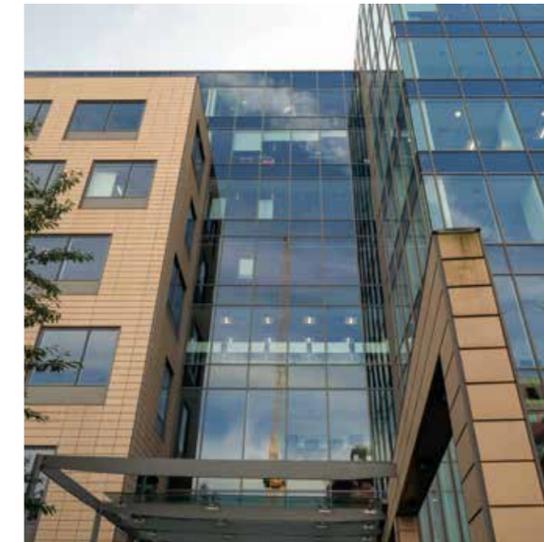
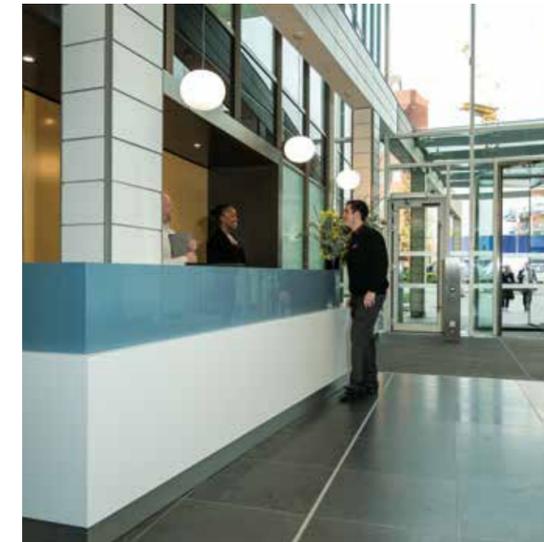
a new multiplex, which is only right and proper in a place that is home to Ealing Studios, the birthplace of the British film industry.

Fantastic new residential developments are underway too, so you may even decide that you like it so much you're going to move here.

So the future's bright, get in early and come and be part of the buzz while you have the chance.



Bike rack increased to 74 spaces



WE NOW HAVE CONSENT FOR

- 32 CAR SPACES INCLUDING 5 DISABLED SPACES AND 3 ELECTRIC CHARGING BAYS
- 74 BIKE RACKS
- 10 MOTOR BIKE BAYS



FEALING IN TOUCH



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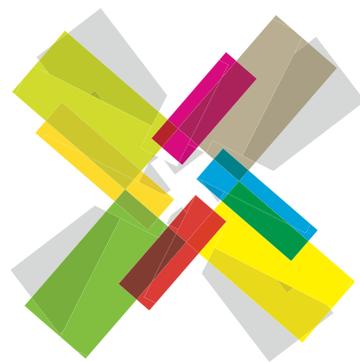
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