

# To Let

## Office 5,477 - 51,941 sq ft NIA

Aurora, Aurora House, 71-75 Uxbridge Road, Ealing, Greater London, W5 5SL



### Summary

- Aurora has just undergone a full refurbishment bringing West End quality space to Ealing
- Type: Office
- Tenure: To Let
- Size: 5,477 - 51,941 sq ft NIA
- Rent: Quoting £45 per sq ft

### Highlights

- Fully refurbished
- Remodelled reception and breakout space
- Full height atrium floods the building with natural light
- Generous on-site car parking ratio
- From 2019 Ealing will be connected to the City and West End via Crossrail which will

## Location

Ealing is a borough with its sights set firmly on a shining future. The area is currently home to a number of ambitious development projects, with a wealth of expertise, investment and enthusiasm collectively powering them along. The most ambitious of these projects is Filmworks, situated on bustling Broadway. Scheduled for completion in 2019, this ambitious new 'cultural quarter' will comprise a new public square; 75,000 sq ft of retail, bar and dining options; 161 homes; and an eight-screen cinema, retaining the Art Deco façade of the original Empire picture house – a local landmark. With Ealing's Crossrail station opening in 2018 – providing sub-10-minute links to the West End – the area's future looks very bright indeed. Ealing Broadway Station - Opening 2018 Time to feel the sun on your face

## Availability

Floor / Unit	Description	Sq ft	Availability
4th	Fourth Floor	9,730	Available
3rd	Third Floor	11,469	Available
2nd	Second Floor	11,474	Available
1st	First Floor	11,493	Available
Ground	Ground Floor Office	5,477	Available
<b>Total</b>		<b>49,643</b>	

## Specification

- Brand new air conditioning system
- Full access raised floors
- Suspended ceilings
- LED light fittings
- Large reception and atrium
- Roof terrace
- 80 on-site car parking spaces
- Male and female shower facilities
- Bike racks
- BREEAM very good
- 2 new passenger lifts

## Video

### Amenities

- Air-Conditioning
- Bike Storage
- Cycle spaces and lockers
- Car Parking
- Lifts
- Manned reception
- Raised floors
- VRF fan coil air conditioning
- Self-contained

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- Outdoor Space

## Energy Performance Rating

This property has been graded as 39(B).

## Rent

Quoting £45 per sq ft

## Business Rates

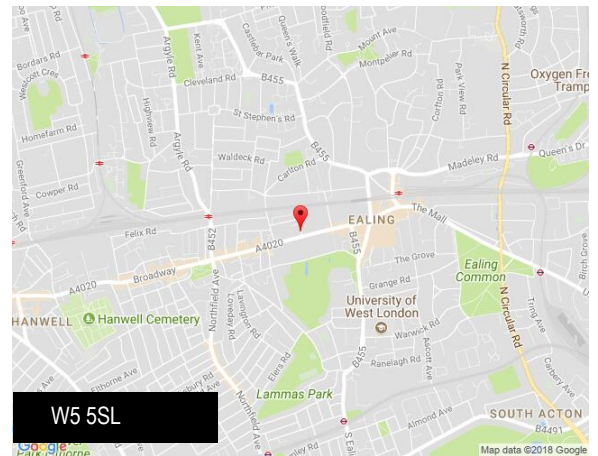
Rates Payable: £13.50 per sq ft

Estimate

## Service Charge

£7.50 per sq ft

Estimate



## Viewing & Further Information

If you are interested and would like more information please get in touch.

### Contacts

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### Joint Agents

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