

AURORA

EALING, LONDON

ILLUMINATING THE MODERN WORKSPACE





HERE COMES THE SUN...

- AURORA is the most head-turning fully refurbished building in Ealing, the hyper-connected West London borough currently undergoing a regeneration-driven renaissance.
- The building comprises 52,298.6 sq ft of Grade A, contemporary and design-led office space.
- AURORA is named after the Roman goddess of dawn. The reason? A lightwell that runs from the ground floor to the roof, flooding every floor with glorious natural light.
- AURORA sits right at the epicentre of Ealing's business district.
- You'll love the connectivity. You're 10 minutes from Paddington by train, 18 minutes from Heathrow. And when the Crossrail Elizabeth Line opens in 2019, Bond Street will be reachable in 11 minutes; Canary Wharf in just over 20.
- AURORA offers the best in-class in modern office design: in functionality and form – come see the light for yourself!

52,298.6 SQ FT OF
GRADE A OFFICE
SPACE



SO... WHERE DO YOU SEE YOUR SELF?

AURORA: Five floors of Grade-A office space – totalling 52,298.6 sq ft – with on-site parking for 80 cars.

The space is expansive enough to accommodate several businesses – alternatively, it could become the impressive headquarters of a single company.

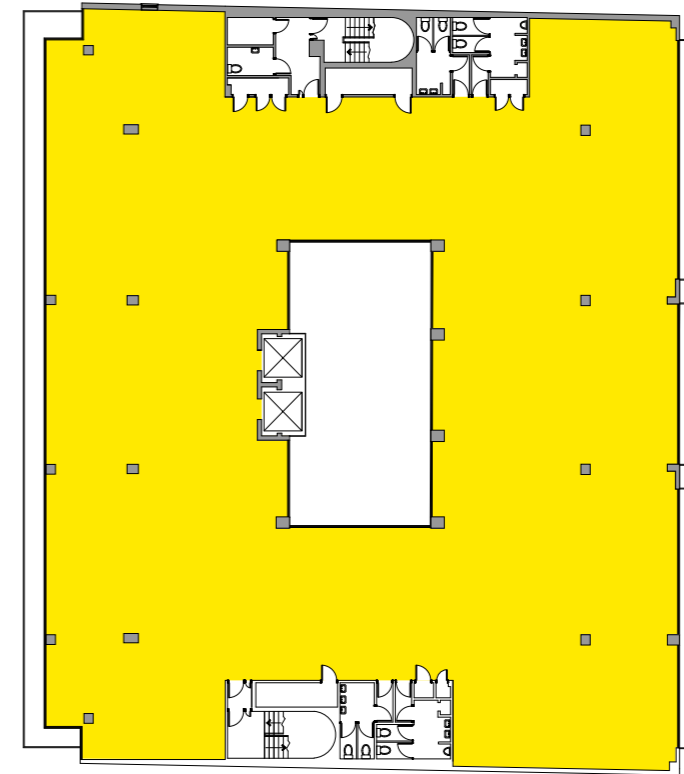
SPECIFICATION

- 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





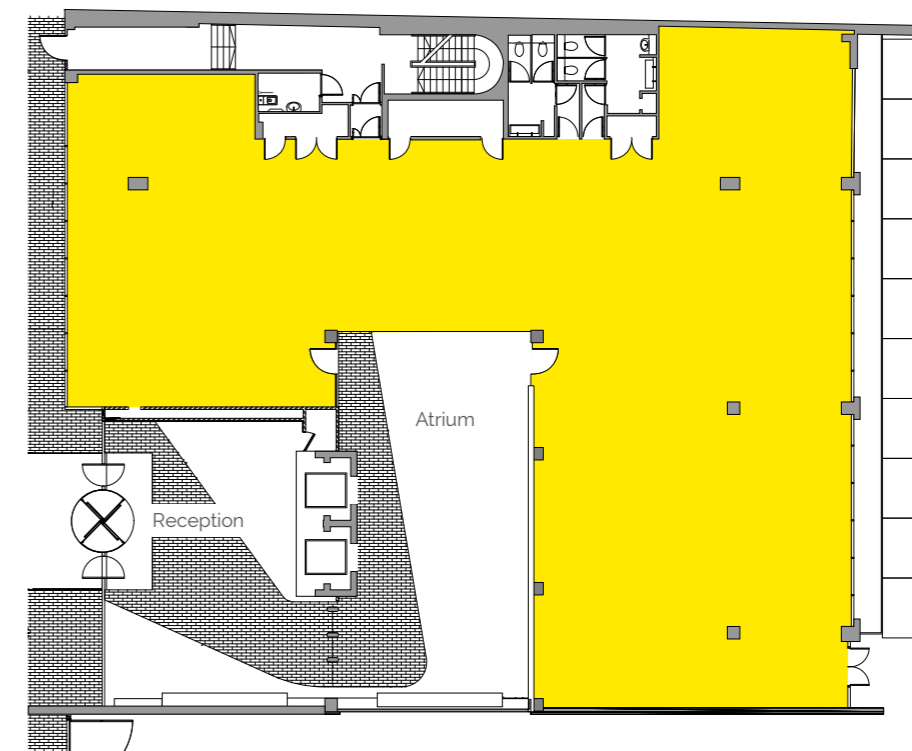
TYPICAL
UPPER
FLOOR
PLAN



AREA SCHEDULE*

FLOOR	SQ M	SQ FT
FOURTH FLOOR	915.0	9,849.0
THIRD FLOOR	1,073.7	11,557.2
SECOND FLOOR	1,072.2	11,541.1
FIRST FLOOR	1,074.0	11,560.4
GROUND FLOOR (RECEPTION)	104.1	1,120.5
GROUND FLOOR (ATRIUM)	101.0	1,087.2
GROUND FLOOR (OFFICE)	518.7	5,583.2
NET INTERNAL AREA	4,858.7	52,298.6

GROUND
FLOOR
PLAN



*Approximate IPMS 3 areas



Open and bright floor space

AURORA



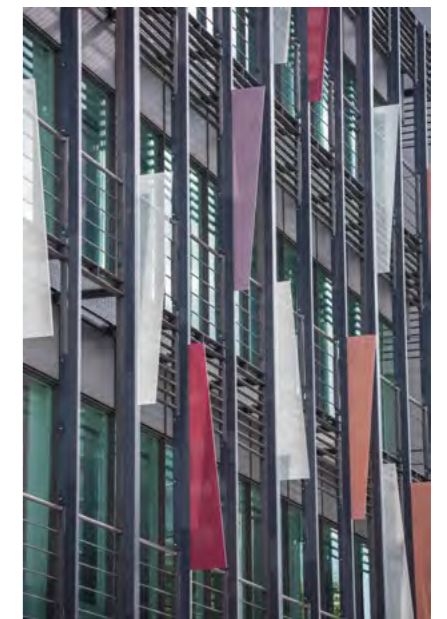
New, remodelled reception



Light filled atrium



Changing facilities





TOWARDS CENTRAL LONDON

ARRIVING 2019

ELIZABETH



EALING COMMON

HAVEN GREEN

EALING BROADWAY

1-8 THE BROADWAY

EALING BROADWAY SHOPPING CENTRE

DICKENS YARD

EALING TOWN HALL

EALING FILMWORKS DEVELOPMENT

THE APEX DEVELOPMENT

TOWARDS READING & HEATHROW

EALING GREEN

THE QUESTORS THEATRE

WALPOLE PARK

AURORA

FULLY PLUGGED-IN TO LONDON AND BEYOND



TRAVEL TIMES



7 Minutes
To Ealing Broadway Station

10 Minutes
To West Ealing Station

18 Minutes
To South Ealing
(Piccadilly Line)



15 Minutes
Drive to the M4,
A40/M and M25

15 Bus routes
Servicing the area
with buses passing
every 3/5 minutes



10 Minutes
To Paddington by train

8 Trains
Per hour to and from
London Paddington

18 Minutes
To Heathrow by
Heathrow connect train

22 Minutes
To Bond Street by tube

COMING 2018/19

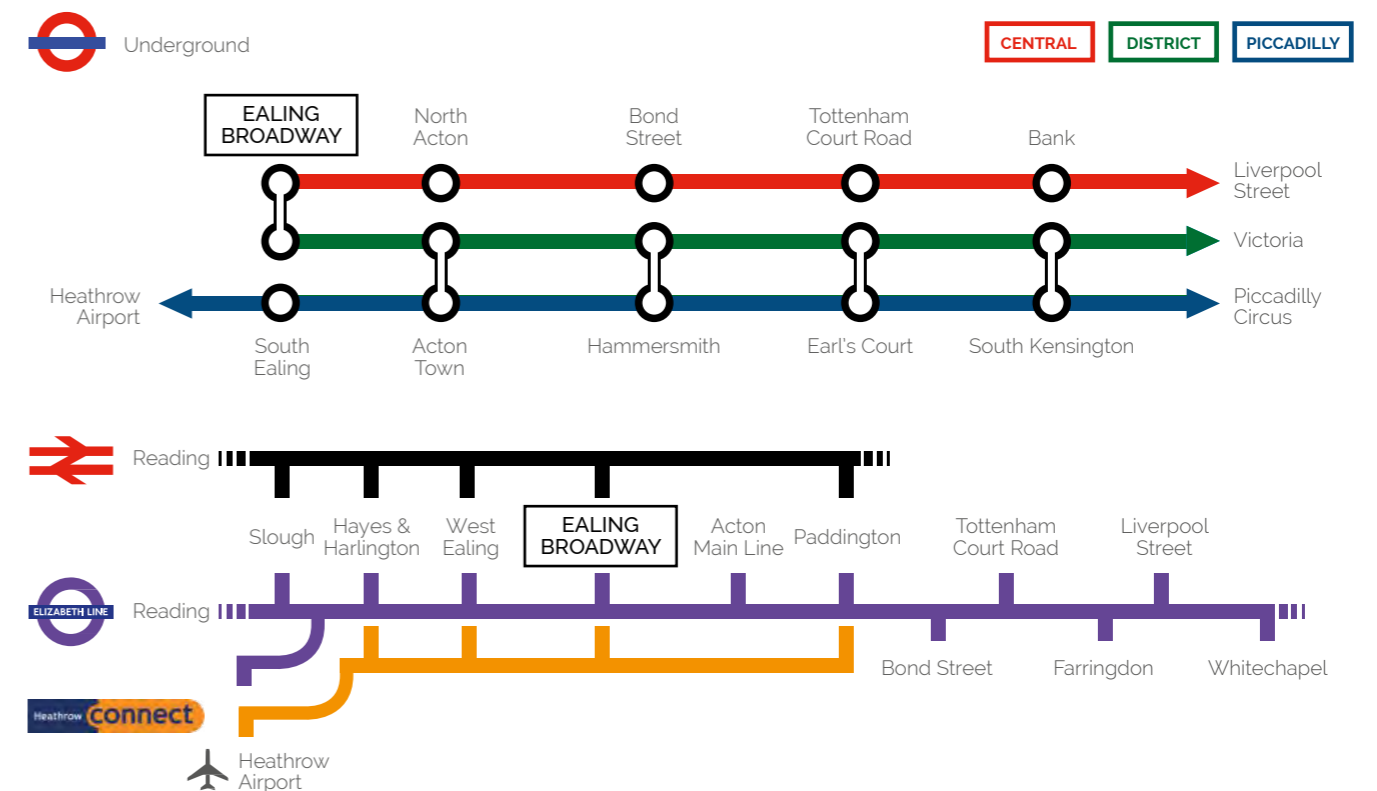


11 Minutes
To Bond Street

15 Minutes
To Heathrow

18 Minutes
To Liverpool Street

WELL CONNECTED



Elizabeth Line expected to connect Ealing 2018/19



AMENITIES

- | | |
|------------------------------|----------------------|
| 1 The Gym | 13 Pret a Manger |
| 2 Eden Fitness | 14 Carluccio's |
| 3 Travelodge | 15 Côte Brasserie |
| 4 Ealing Questors Theatre | 16 Starbucks Coffee |
| 5 Premier Inn London | 17 Costa |
| 6 Franco Manca | 18 M&S |
| 7 Caffè Nero Ealing Broadway | 19 Boots |
| 8 Pho Ealing | 20 Virgin Active |
| 9 Zaytoon | 21 The Ealing Club |
| 10 Pizza Express | 22 Starbucks Coffee |
| 11 Bella Italia | 23 Sainsbury's local |
| 12 Cafe Magnolia | |



EALING: RADIATING ENERGY RIGHT NOW

- Ealing is seizing the 21st Century with a thrilling confidence.
- Hundreds of new homes are being built – across several different schemes – to cope with the surge in interest in the area.
- The local economy is locked into an upwards spiral, attracting evermore upscale retailers, restaurants and businesses to Ealing.
- Heading out in Ealing? Current popular hotspots include the Drayton Court, a combination pub, live venue and boutique hotel that boasts the UK's largest beer garden; the Questors Theatre, the largest community theatre in Europe; and all-day American kitchen Limeyard, a luxe take on the classic diner concept from Gordon Ramsey's ex-head chef, Mark Askew.

SHINING EVER BRIGHTER BY THE YEAR



Ealing Broadway Station – Opening 2019



Proposed CGI of The Broadway



Proposed CGI of Dickens Yard



Cultural Quarter – Opening 2019

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.

Time to feel the sun on your face.



CONTACT

All Enquiries



Stuart Austin
stuart.austin@eu.jll.com
020 3147 1112

Matthew Swash
matthew.swash@eu.jll.com
020 7852 4827



David Cuthbert
dcuthbert@hanovergreen.co.uk
020 3130 6401

Richard Zoers
rzoers@hanovergreen.co.uk
020 3130 6414

A Development by



Asset Managed by



Misrepresentation Act: JLL and Hanover Green gives notice that (1) These particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (2) JLL and Hanover Green cannot guarantee and accepts no liability whatsoever for the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must therefore not rely on them as agent, advisor or other representative statement of fact or representations and must satisfy themselves as to their accuracy; (3) No employee of JLL and Hanover Green has any authority to make or give any representations or warranty or enter into any contract whatever in relation to the property; (4) Rents quoted in these particulars may be subject to VAT in addition and (5) JLL and Hanover Green will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; (6) Space planning contained in this brochure is indicative only and may require modifications to the building design; (7) All floor plans are not to scale and are for identification purpose only and (8) all CGIs are indicative of the building and site only and are not an exact representation of the completed building. Designed by 90degrees Design and Marketing 0161 833 1890. September 2017.

A photograph of a modern building facade featuring vertical glass panels and colorful banners. The banners are in shades of purple, red, white, and orange, hanging from the building's structure. The building has a dark metal frame and large windows with green-tinted glass. The overall aesthetic is contemporary and architectural.

AURORA

www.auroraaling.co.uk