



Cost-effective fitted offices

WESTGATE, HANGER LANE, LONDON, W5 1UA

OFFICE TO LET

5,000 TO 57,091 SQ FT (464.52 TO 5,303.93 SQ M)



Summary

PROMINENT OFFICE BUILDING WITH MODERN FITTED SPACE AVAILABLE ON FLEXIBLE LEASE TERMS

Available Size	5,000 to 57,091 sq ft
Rent	£20 per sq ft
Rates Payable	£5.73 per sq ft Currently bases on the whole building is assessed so final figure TBC.
EPC Rating	Upon Enquiry

- Modern fitted space available on flexible terms
- 4 minute walk to Hanger Lane tube station (Zone 3)
- Modern communal areas
- Fan cooled VRV air-conditioning
- 1:496 sq ft car parking ratio
- Four 10-person passenger lifts
- 2.60m-3.00m floor to ceiling heights
- Kitchenettes provided at each floor with a ground floor cafe
- Cost-effective office close to underground network



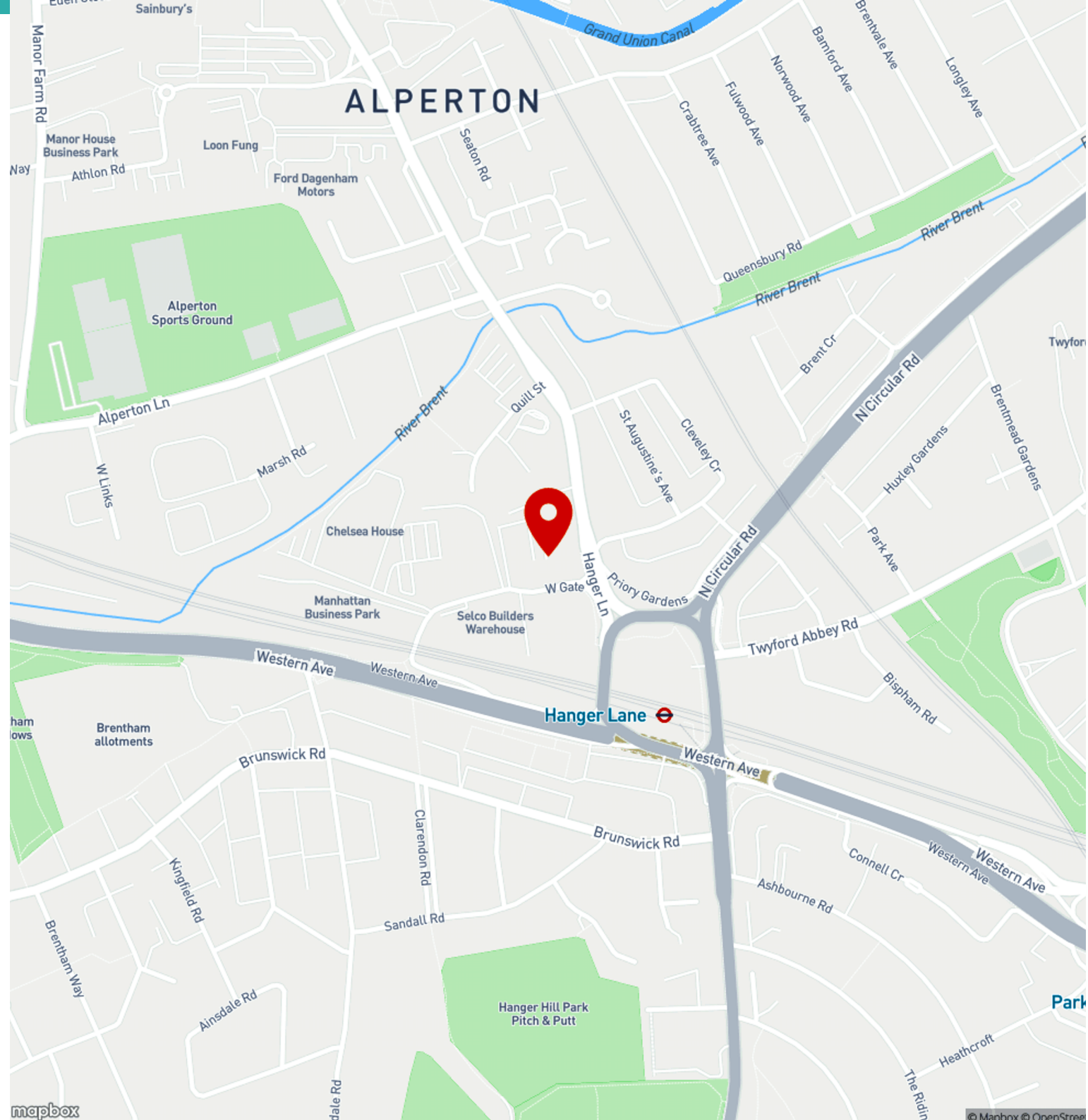
Location



Westgate Hanger Lane, Park Royal, London, W5 1UA

The property benefits from a prime, Zone 3 West London location within the London Borough of Ealing, 7 miles west of Central London. Rapid connectivity, with Central London accessible within 20 minutes by tube (Bond Street Underground Station)

The property is ideally located directly adjacent to the Hanger Lane Gyratory, A40 and A406 North Circular, and access to the UK's wider national motorway network provided via the M4 (8 minutes), M1 (10 minutes) and M40 (12 minutes)





Further Details

Description

The property comprises a prominent, purpose-built office split across two interconnected buildings; with the availability in the five-storey 'L' shaped building fronting West Gate which totals 75,659 sq ft

Accommodation

The accommodation comprises the following areas:

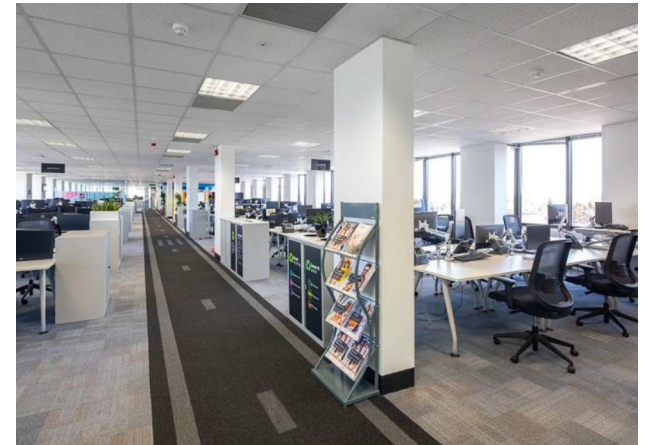
Name	sq ft	sq m	Availability
3rd	19,247	1,788.10	Available
2nd	19,247	1,788.10	Available
1st	18,597	1,727.72	Available
Total	57,091	5,303.92	

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti-Money Laundering

To comply with Anti-Money Laundering regulations, Vail Williams undertake ID checks for all successful purchasers and tenants where legislation requires us to do so.







Enquiries & Viewings



Charlie Nicholson

cnicholson@vailwilliams.com

07769 675680



Charlie Perkins

cperkins@vailwilliams.com

07545 803419

0148 344 6800



**Vail
Williams**

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