



TO LET

**23 High Street, Ealing,
London, W5 5DB**

1,990 sq ft

Ealing based pre-let
retail opportunity

**READY FOR
OCCUPATION IN
OCTOBER 2024**



Description

Pre-let retail/Class E unit on Ealing High Street.

This is an ideal opportunity to secure a commercial/retail presence in Ealing High Street. The unit forms part of a new mixed use development - offering residential units above the ground floor and basement commercial unit.

The commercial unit offers a total of 1,990 square feet - divided as 1,646 square feet on the ground floor and also 344 square feet of basement storage space. With three metre ground floor ceiling height, the unit will be ready for fit out/occupation in October 2024. Nearby occupiers include Planet Organic, Turtle Bay and Wagamama.

A new lease will be available direct from the Landlord. All tenancies will be subject to a three month rent deposit and rent paid quarterly in advance.

Location

The unit is located in a busy location on High Street, Ealing, close to Ealing Green. A range of national brands/occupiers are all in close proximity.

Ealing Broadway Station is within ten minutes' walk.

Key points

- 1,646 square feet on ground floor plus 344 square feet basement storage
- New Class E commercial unit
- Ideal for a range of occupiers
- Prominent retail/commercial location
- New lease - rental of £100,000 per annum
- Available October 2024
- Three metre ceiling height
- Ten minutes' walk from Ealing Station





Accommodation

Name	sq ft	sq m	Availability
Ground	1,646.88	153	Coming Soon
Basement	344.44	32	Coming Soon
Unit - Storage	86.11	8	Coming Soon

Viewing & Further Information



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Rents, Rates & Charges

Lease	New Lease
Rent	£100,000.00 per annum
Rates	On application
Service Charge	On application
VAT	Applicable
EPC	D (98)

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