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 51,941 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 under 10 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!
51,941 SQ FT OF GRADE A OFFICE SPACE
SO...
WHERE DO YOU SEE YOURSELF?

AURORA: Five floors of Grade-A office space – totaling 51,941 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
## Area Schedule*

<table>
<thead>
<tr>
<th>Floor</th>
<th>Sq M</th>
<th>Sq Ft</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fourth Floor</td>
<td>904.0</td>
<td>9,730</td>
</tr>
<tr>
<td>Third Floor</td>
<td>1,065.4</td>
<td>11,469</td>
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<tr>
<td>Second Floor</td>
<td>1,066.0</td>
<td>11,474</td>
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<tr>
<td>First Floor</td>
<td>1,067.7</td>
<td>11,493</td>
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<tr>
<td>Ground Floor (Reception)</td>
<td>104.2</td>
<td>1,122</td>
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<tr>
<td>Ground Floor (Atrium)</td>
<td>109.3</td>
<td>1,176</td>
</tr>
<tr>
<td>Ground Floor (Office)</td>
<td>508.9</td>
<td>5,477</td>
</tr>
<tr>
<td><strong>Net Internal Area</strong></td>
<td><strong>4,825.5</strong></td>
<td><strong>51,941</strong></td>
</tr>
</tbody>
</table>

*Approximate areas.

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## Typical Upper Floor Plan

![Typical Upper Floor Plan](image1)

## Ground Floor Plan

![Ground Floor Plan](image2)
FULLY PLUGGED-IN TO LONDON AND BEYOND

- **7 MINUTES** TO EALING BROADWAY STATION
- **10 MINUTES** TO WEST EALING STATION
- **18 MINUTES** TO SOUTH EALING (PICCADILLY LINE)
- **15 MINUTES** TO BOND STREET
- **8 TRAINS** PER HOUR TO AND FROM LONDON PADDINGTON
- **11 MINUTES** TO BOND STREET
- **15 MINUTES** TO HEATHROW
- **18 MINUTES** TO LIVERPOOL STREET
- **22 MINUTES** TO BOND STREET BY TUBE

Elizabeth Line expected to connect Ealing 2018/19

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Elizabeth Line expected to connect Ealing 2018/19
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.
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.
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