

3,570 SQ FT  
OF **GRADE A**  
OFFICE SPACE

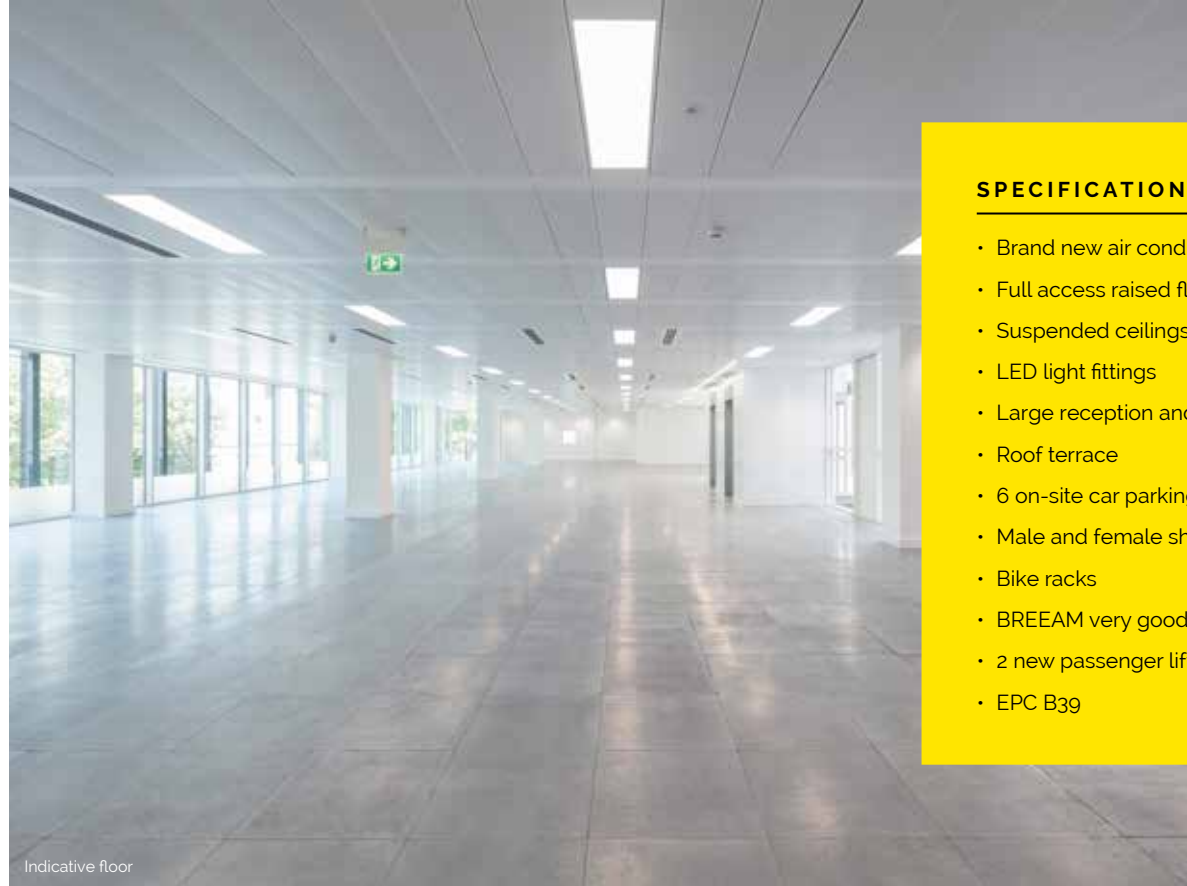
W5 5SL

AURORA

EALING, LONDON

# SO... WHERE DO YOU SEE YOUR SELF?

The remaining space is part of the 3rd floor which is ideal for an ambitious smaller business or satellite office.



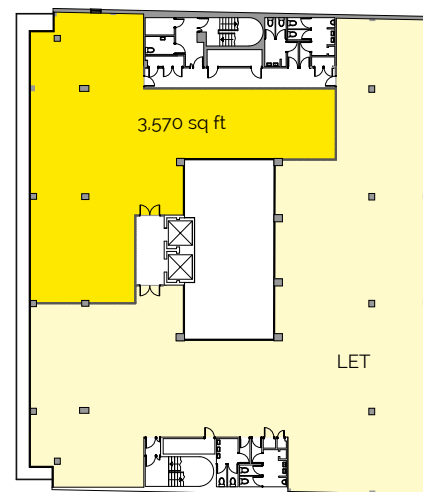
## SPECIFICATION

- Brand new air conditioning system
- Full access raised floors
- Suspended ceilings
- LED light fittings
- Large reception and atrium
- Roof terrace
- 6 on-site car parking spaces
- Male and female shower facilities
- Bike racks
- BREEAM very good
- 2 new passenger lifts
- EPC B3g

Indicative floor



## 3<sup>RD</sup> FLOOR PLAN



\*Not to scale

## AREA SCHEDULE\*

FLOOR	SQ M	SQ FT	CAR PARKING
FOURTH FLOOR			LET TO COUNTRYSIDE
PART THIRD FLOOR	331	3,570	6 SPACES
PART THIRD FLOOR			LET TO SYNCHRONOSS
SECOND FLOOR			
FIRST FLOOR			LET TO SPACES
GROUND FLOOR			
<b>TOTAL AVAILABILITY</b>	<b>331</b>	<b>3,570</b>	<b>6 SPACES</b>

# FULLY PLUGGED-IN TO LONDON AND BEYOND



## AMENITIES

- |                              |                           |
|------------------------------|---------------------------|
| 1 Nuffield Gym               | 14 Carluccio's            |
| 2 Eden Fitness               | 15 Côte Brasserie         |
| 3 Travelodge                 | 16 Starbucks Coffee       |
| 4 Ealing Questors Theatre    | 17 Costa                  |
| 5 Premier Inn London         | 18 M&S                    |
| 6 Franco Manca               | 19 Boots                  |
| 7 Caffè Nero Ealing Broadway | 20 Ealing Shopping Centre |
| 8 Pho Ealing                 | 21 The Ealing Club        |
| 9 Nandos                     | 22 Starbucks Coffee       |
| 10 Pizza Express             | 23 Sainsbury's local      |
| 11 Bella Italia              | 24 Charlotte's W5         |
| 12 Turtle Bay                | 25 Gail's                 |
| 13 Pret a Manger             | 26 Artisan Coffee School  |



## 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

COMING 2020



**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

**11 Minutes**  
To Bond Street

**15 Minutes**  
To Heathrow

**18 Minutes**  
To Liverpool Street





## CONTACT

All Enquiries



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