

# 104-110 Broadway

West Ealing, London, W13 0TH

- Brand new mixed-use development
- Prominent position on Broadway
- Popular retail and residential area



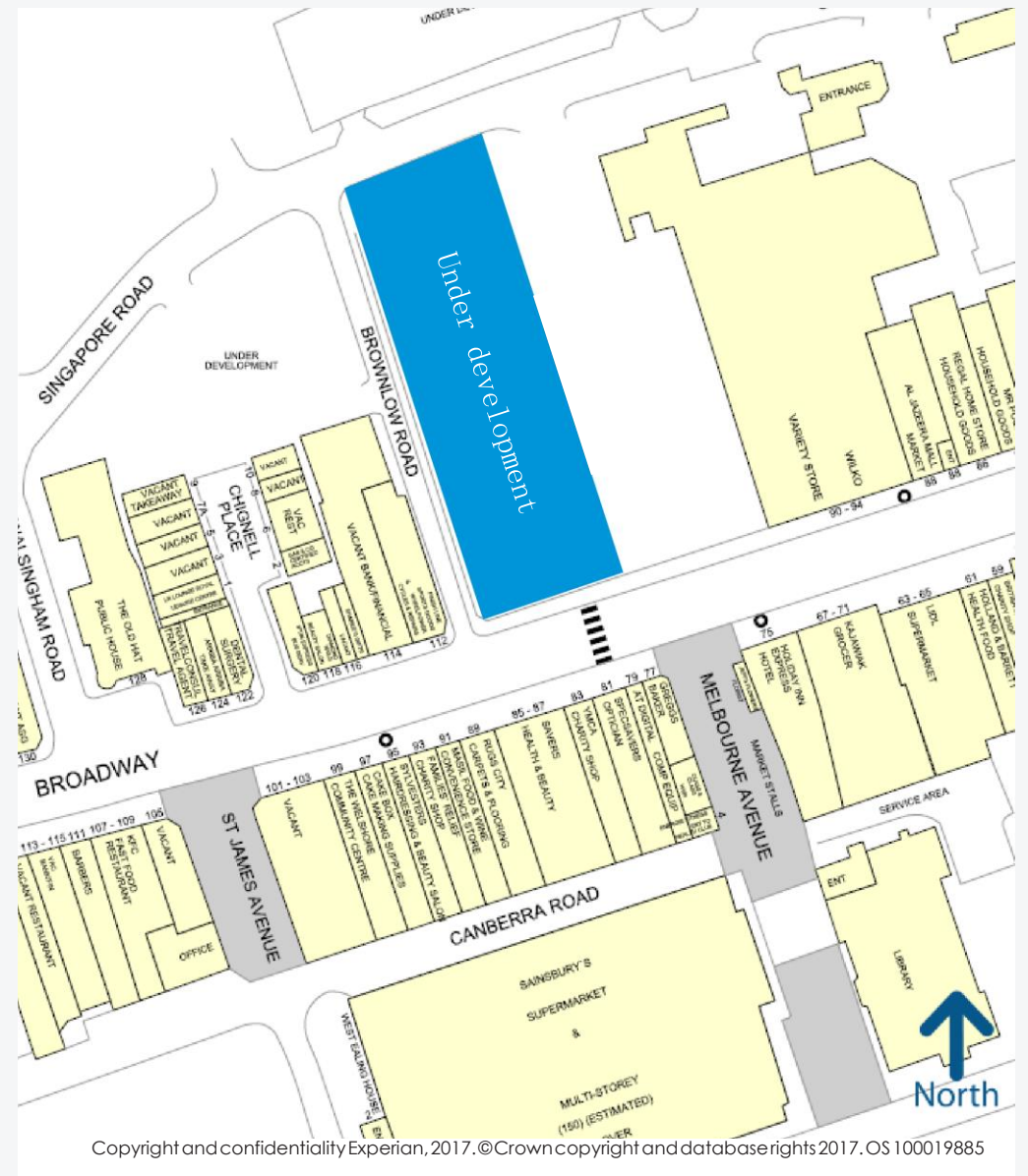
## LOCATION

The property is prominently located on the corner of Broadway and Brownlow Road in West Ealing with a number of national occupiers situated within close proximity such as Sainsbury's, Lidl, Wilko and Specsavers.

This unit forms part of a brand new development consisting of commercial floorspace on the ground floor with 137 residential units over 10 floors of residential above. To the rear of the property is the Jigsaw development, providing 770 new homes and bringing a flourish of activity to the area.

West Ealing is serviced by TfL rail services from London Paddington in 12 minutes, rebranded as the Elizabeth Line in December 2018, as part of Crossrail. The area is serviced by numerous bus routes, running principally between Ealing and Hanwell, and also from Brentford and Greenford.

Ealing is located a short distance to the East, and has seen large levels of development in recent years with a recent example being the construction of the Dicken's Yard scheme.



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## DESCRIPTION

A brand new ground floor retail space available in shell condition, allowing the tenant to fit to requirement. The unit has primary frontage onto the Broadway with full height glazing, and benefits from a large return frontage onto the pedestrianised Brownlow Road.

Brownlow Road will provide a pedestrianised route from Broadway to Singapore Road consisting of a tree-lined boulevard creating an attractive space for an occupier to take advantage of. This route will provide a natural link between the subject property and the Jigsaw development.

Servicing is from the rear with access to a loading bay on Singapore Road. There will also be a mezzanine area to the rear, providing plant and ancillary space for the unit.

## CATCHMENT

There is a large local population with over 20,000 people living within a 10-minute walk (Experian) and one which will continue to expand with the Jigsaw development, comprising 770 new homes.



## ACCOMMODATION & TIMING

Practical Completion has now been achieved on the scheme, although part of the ground floor is currently in use by the developer as a residential sales suite, allowing differing space options and timings as follows:

### Option 1 - Whole Unit

The unit would be available on this basis from the end of 2021 /start of 2022.

	sq. m	sq. ft
Ground Floor	1,218.79	13,119
Mezzanine Plant / Ancillary	233.46	2,513
<b>Total</b>	<b>1,452.25</b>	<b>15,632</b>

### Option 2a - Split Unit

The area not used for the sales suite provides the following accommodation:

	sq. m	sq. ft
Ground Floor	1,067.79	11,494
Mezzanine Plant / Ancillary	233.46	2,513
<b>Total</b>	<b>1,301.25</b>	<b>14,007</b>

### Option 2b – Sales Suite

The remaining area used for the residential sales suite is projected to be available for occupation from the end of 2021, providing the following areas:

	sq. m	sq. ft
<b>Total</b>	<b>151</b>	<b>1,625</b>

Plans for all options available on request.

The unit will have floor-to-ceiling height of 5.1m through the main retail area.

## RENT / LEASE TERMS

The unit is available on a brand new lease, terms to be negotiated. Rent upon application.

## PLANNING

The property has planning use for A1 retail purposes. Other uses may be considered.

## RATING LIST ENTRY

The property is to be assessed following completion.

## EPC

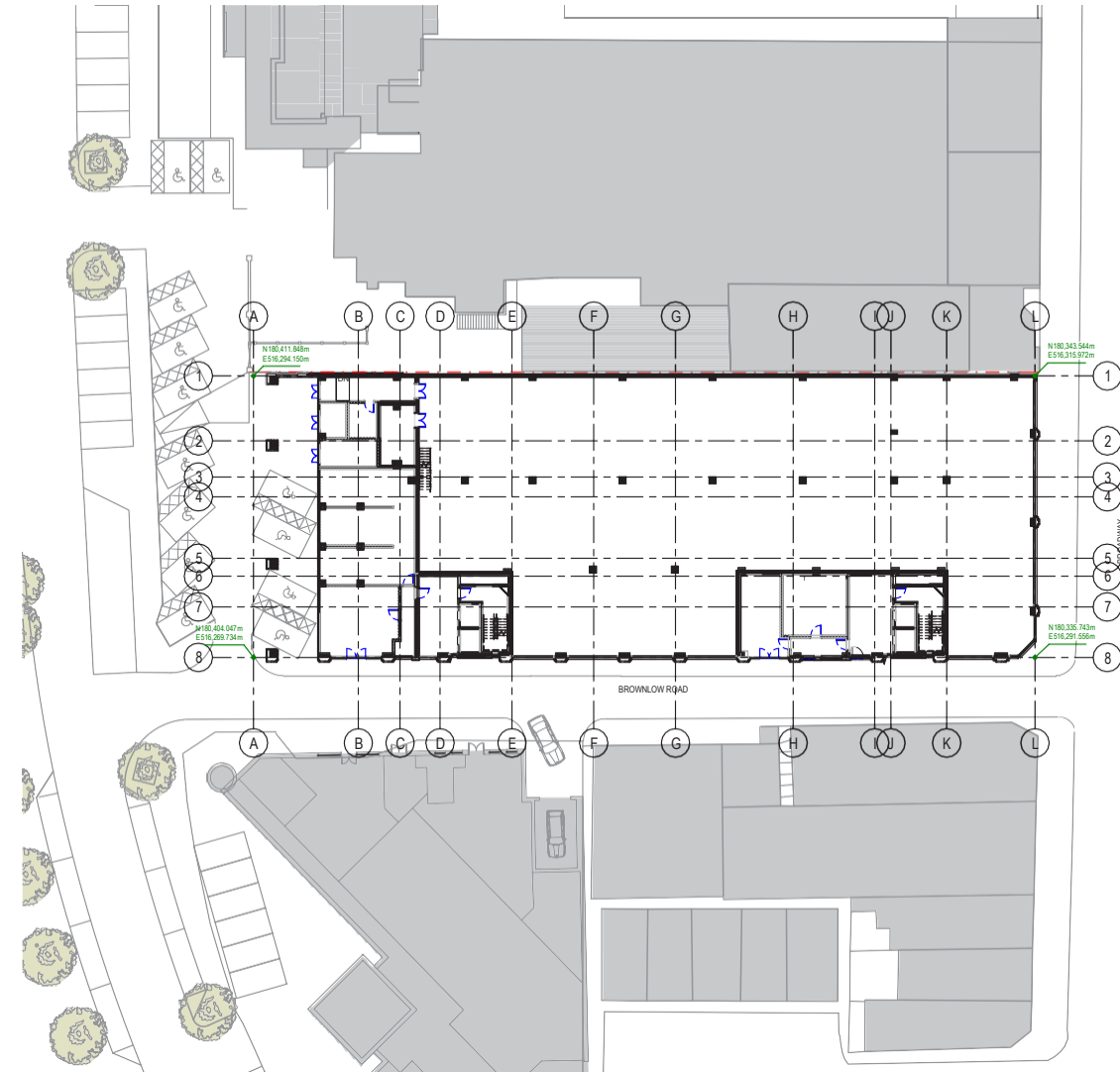
The property is to be assessed following completion.

## VIEWING AND FURTHER INFORMATION

By appointment through sole agents GL Hearn

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Ground Floor FFL Site Plan



### Important Notice

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