



Ealing Broadway



Ealing Broadway Shopping Centre

EALING
+ CROSS

Pitzhanger Manor

Ealing Studios

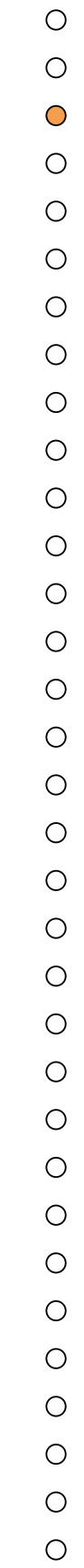
Walpole Park



DISCOVER 3,000 UP TO 60,000 SQ FT OF REMODELLED WORKSPACE IN THE HEART OF EALING

A WORKPLACE DESIGNED FOR LIFE.

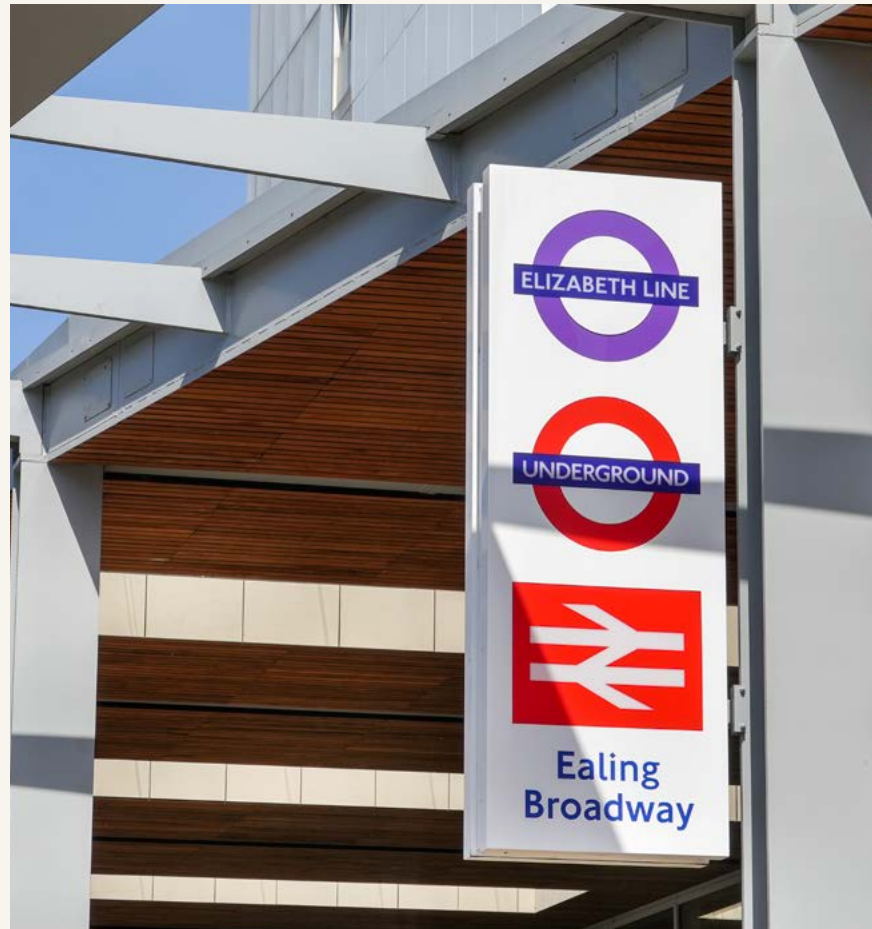
Overlooking the green expanse of Walpole Park and nestled alongside the bustling shops and restaurants of this popular West London neighbourhood, Ealing Cross is a workplace with user experience at its core. Bright, flowing floors, a remodelled double-height reception and newly crafted spaces for collaboration will combine to create an environment perfectly attuned to today’s working life.



LOCAL + CENTRAL

Welcome to Ealing. Stroll on Ealing Common, jog in Walpole Park, shop on The Broadway and dine at Dickens Yard. And with two Elizabeth Line stations – as well as a multitude of connections via the Central and District lines – central London and the City are now only minutes away.





13

mins to Bond Street

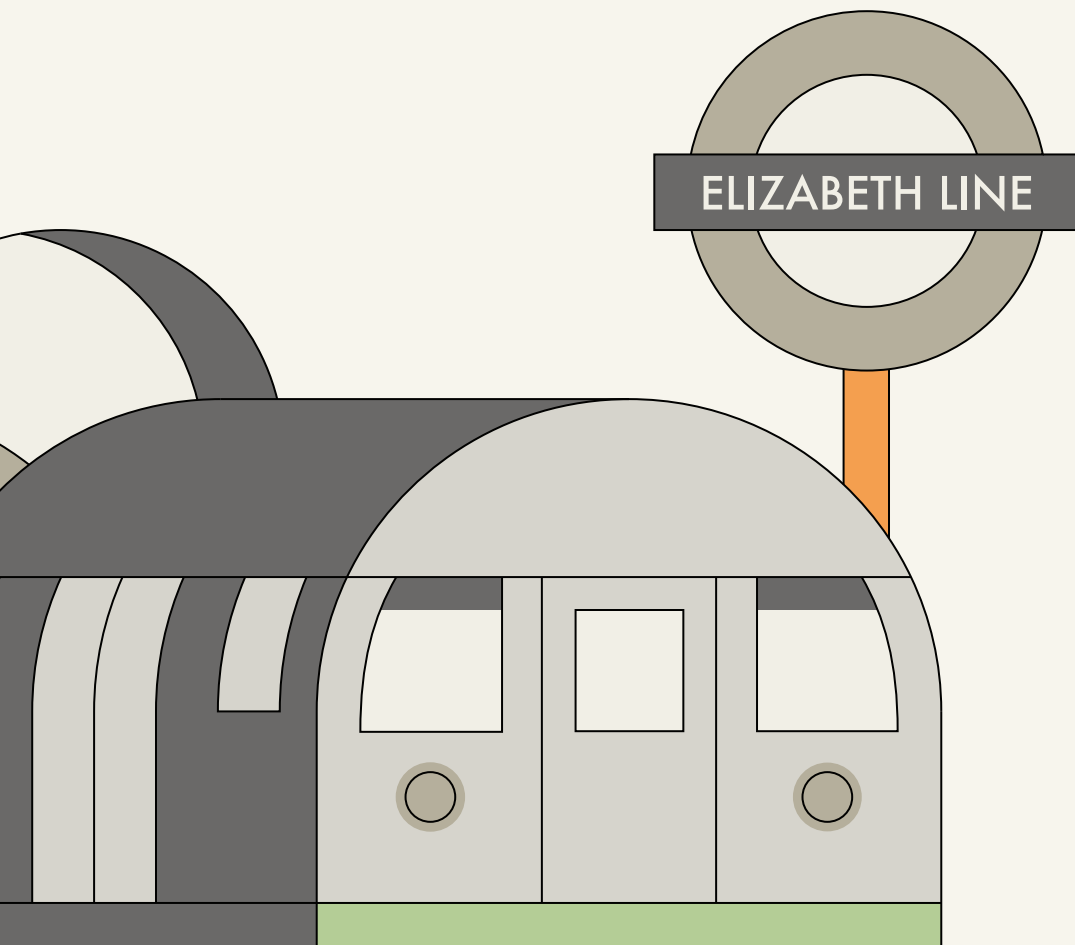
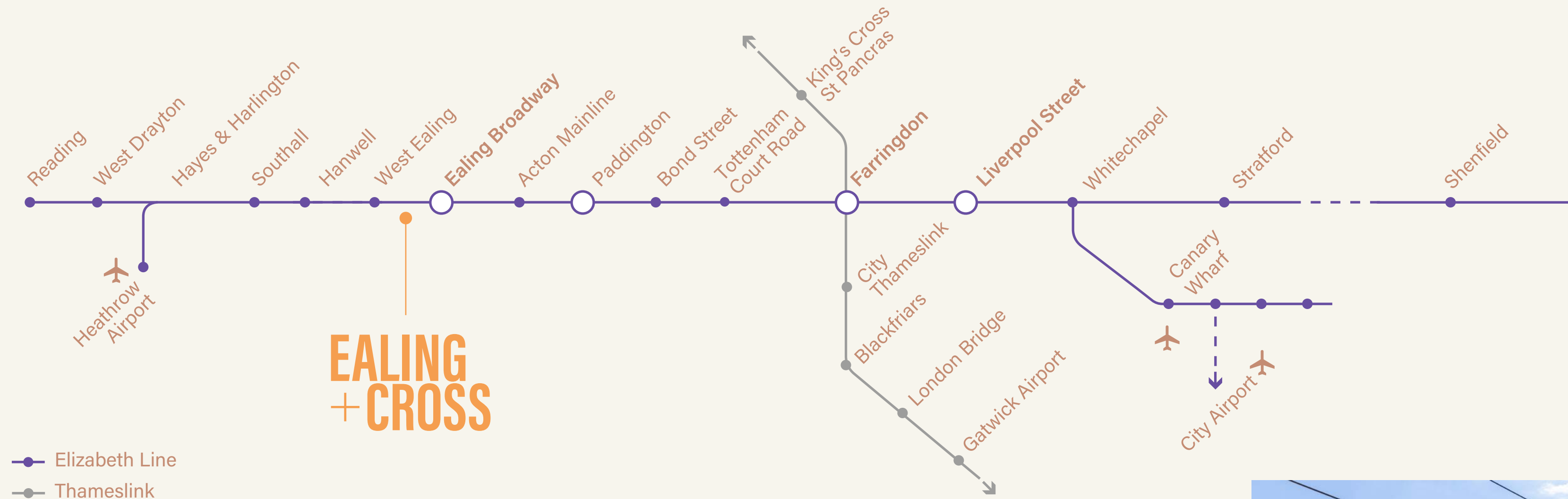
15

mins to Heathrow

20

mins to Liverpool Street

Ealing has long boasted excellent connectivity. Now, with the opening of the Elizabeth Line, journey times are transformed. A short walk from Ealing Cross, Ealing Broadway station will now get you to Heathrow in 15 minutes, Bond Street in 13 minutes and Liverpool Street in 20 minutes.



EALING + CROSS

WEST LONDON'S BEST CONNECTED LOCATION



COMPLETELY CONNECTED





A NEIGHBOURHOOD THAT BUSTLES EVERY DAY OF THE WEEK



RESTAURANTS

- 01 Côte
- 02 Café Zee
- 03 Gail's Bakery
- 04 No17 Dickens Yard
- 05 Franco Manca
- 06 Brewdog
- 07 Reyuela
- 08 Reineta
- 09 Pasta Remoli
- 10 Santa Maria Pizzeria
- 11 Teatro Hall
- 12 The Drayton Court Hotel
- 13 The Grove
- 14 Turtle Bay
- 15 Wagamama

AMENITIES

- 01 Eden Fitness
- 02 F45 Training
- 03 Marks & Spencer
- 04 Morrison's
- 05 Picturehouse Cinema
- 06 Questors Theatre
- 07 The Ealing Grocer
- 08 The Gym Ealing
- 09 Waitrose
- 10 Ealing Project

HOTELS

- 01 Hampton by Hilton
- 02 Premier Inn
- 03 Ibis
- 04 Hotel Xanadu
- 05 Travelodge



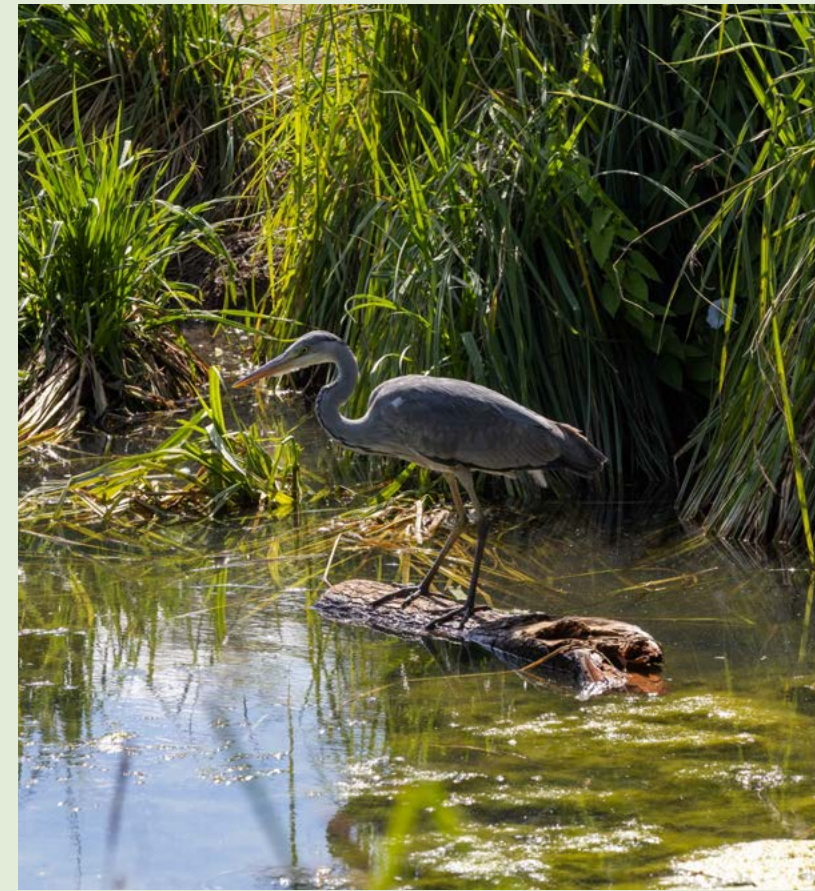
SHOPPING

Take care of everything from the weekly shop to birthday presents at traditional favourites like Waterstones, H&M and Marks & Spencer. And for the very freshest produce take a trip to Planet Organic, just moments away, or stroll across Walpole Park and visit The Ealing Grocer.

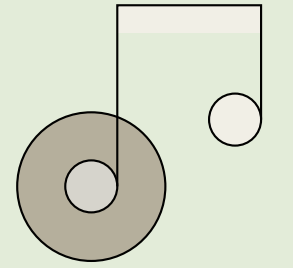


GREEN SPACE

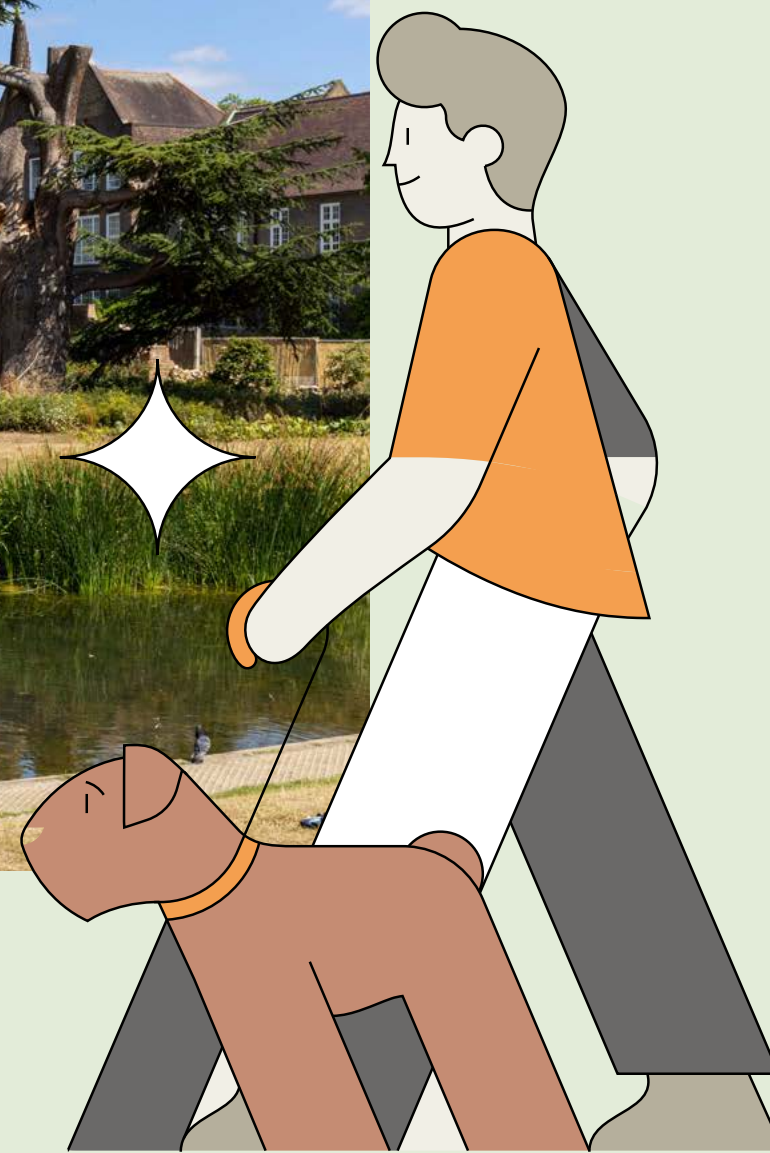
Ealing is one of London's greenest boroughs. Ealing Cross overlooks Walpole Park, a grade II-listed park stretching across 28 acres. Originally the grounds of Pitzhanger Manor, today the park makes a perfect venue for pre-work runs, morning coffee breaks and alfresco lunches. It's also home to the popular Ealing Summer Festivals.



3



parks within a 10 min walk



EALING + CROSS



As part of Ealing's Summer Festival series, the annual Ealing Jazz Festival takes over Walpole Park for two Sundays of live jazz.

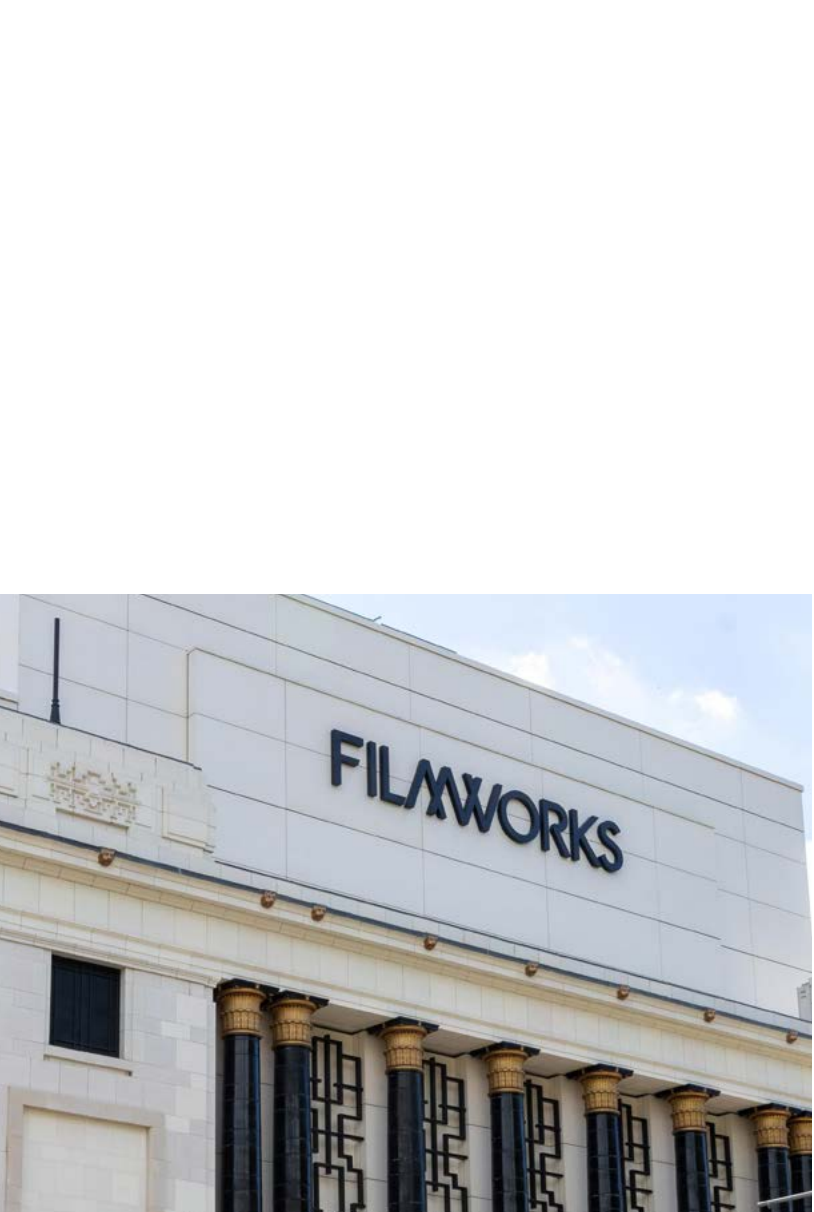
FOOD & DRINK

Ealing's vibrant food and drink scene offers both high street favourites and innovative independents. Welcome a new starter with London's best pizza at Santa Maria, enjoy a leisurely client lunch on the terrace at No. 17 Dickens Yard and treat the team to cocktails at Teatro Hall.



LEISURE

After work cinema evenings will be on the doorstep, with the opening of a brand new, eight-screen Picturehouse Cinema just 2-minutes' walk from Ealing Cross. For more active afterwork evenings, Eden Fitness is an innovative combination of boutique members' club and gym.



LIGHT + SPACE

Welcome to Ealing Cross – 3,000 up to 60,000 sq ft of workspace thoughtfully designed around the needs of today’s hybrid workforce. Fitted and non-fitted, freshly refurbished office floors benefit from raft ceilings and floor to ceiling glazing, creating light-filled spaces with views across Walpole Park and beyond.



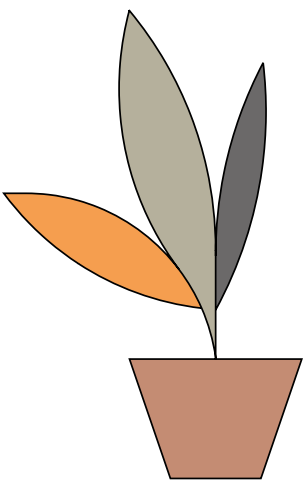


ENTRANCE HALL WITH A DIFFERENCE COMMUNAL WORKSPACE, CAFE AND FULLY WIFI ENABLED

WHERE FORM MEETS FUNCTION

Step into the double-height reception at Ealing Cross and appreciate a warm welcome and people-focused approach to workspace. With direct access to the new Clubroom, this bustling space is the vibrant heart of the building for its community of occupiers.

NEW CLUBROOM



The new Clubroom brings a high specification, collaboration lounge to Ealing Cross. Located on the ground floor immediately beside reception, the space provides a venue for everything from informal meetings to team catch ups and space to relax over a coffee or smoothie.



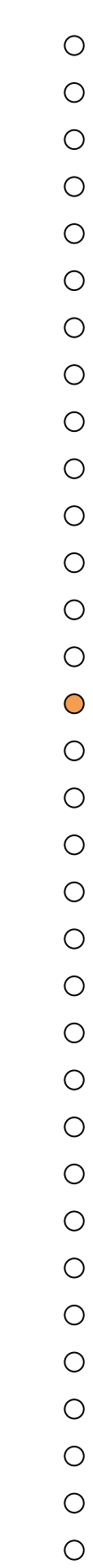
DESIGNED FOR PEOPLE

The refurbished floors have been designed to make time in the office pleasurable and productive. The large, open plan floor plates offer complete flexibility, and the rooftop garden and terrace spaces allow for work to flow from inside to outside seamlessly.

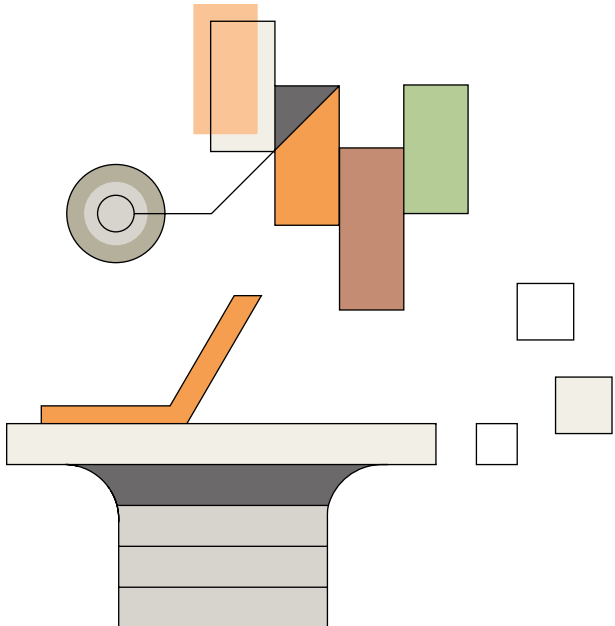


+ Indicative CGI of office



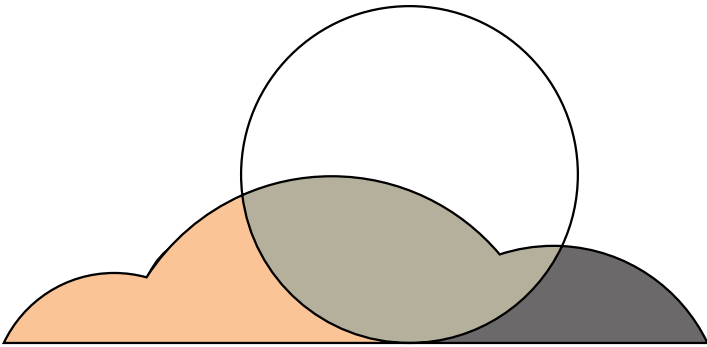


7TH FLOOR NOW COMPLETED





TERRACE NOW COMPLETED

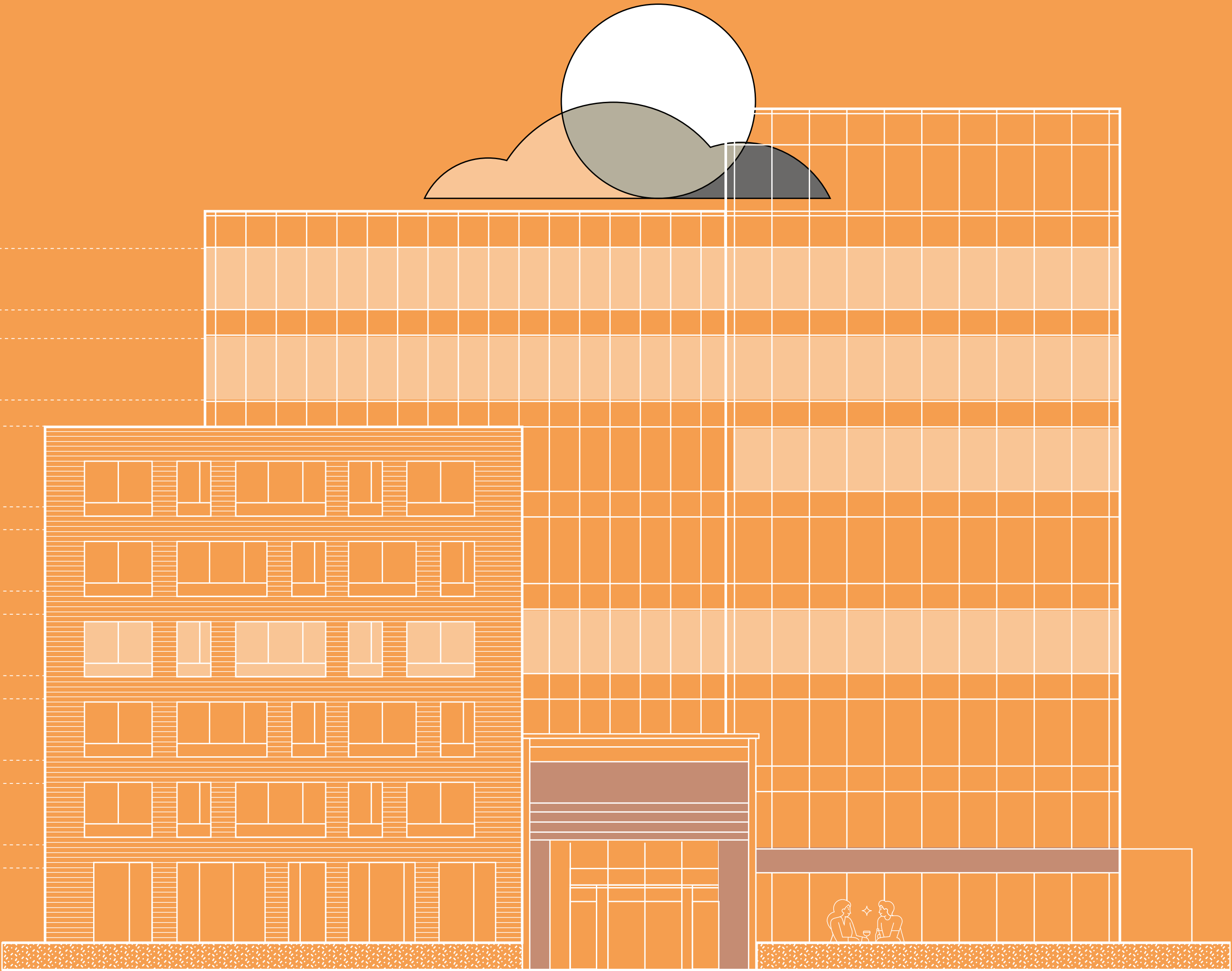




SCHEDULE OF AVAILABILITY

Floor	Sq ft (IMPS3)	Terrace Sq ft
7th	13,400	1,088
6th	14,710	3,233
Part 5th (east)	9,375	
Part 5th (west)	3,336	
4th	LET	
3rd	18,443	
2nd	LET	
1st	LET	
Ground	Clubroom	

TOTAL AVAILABLE OFFICE SPACE: 59,264 SQ FT

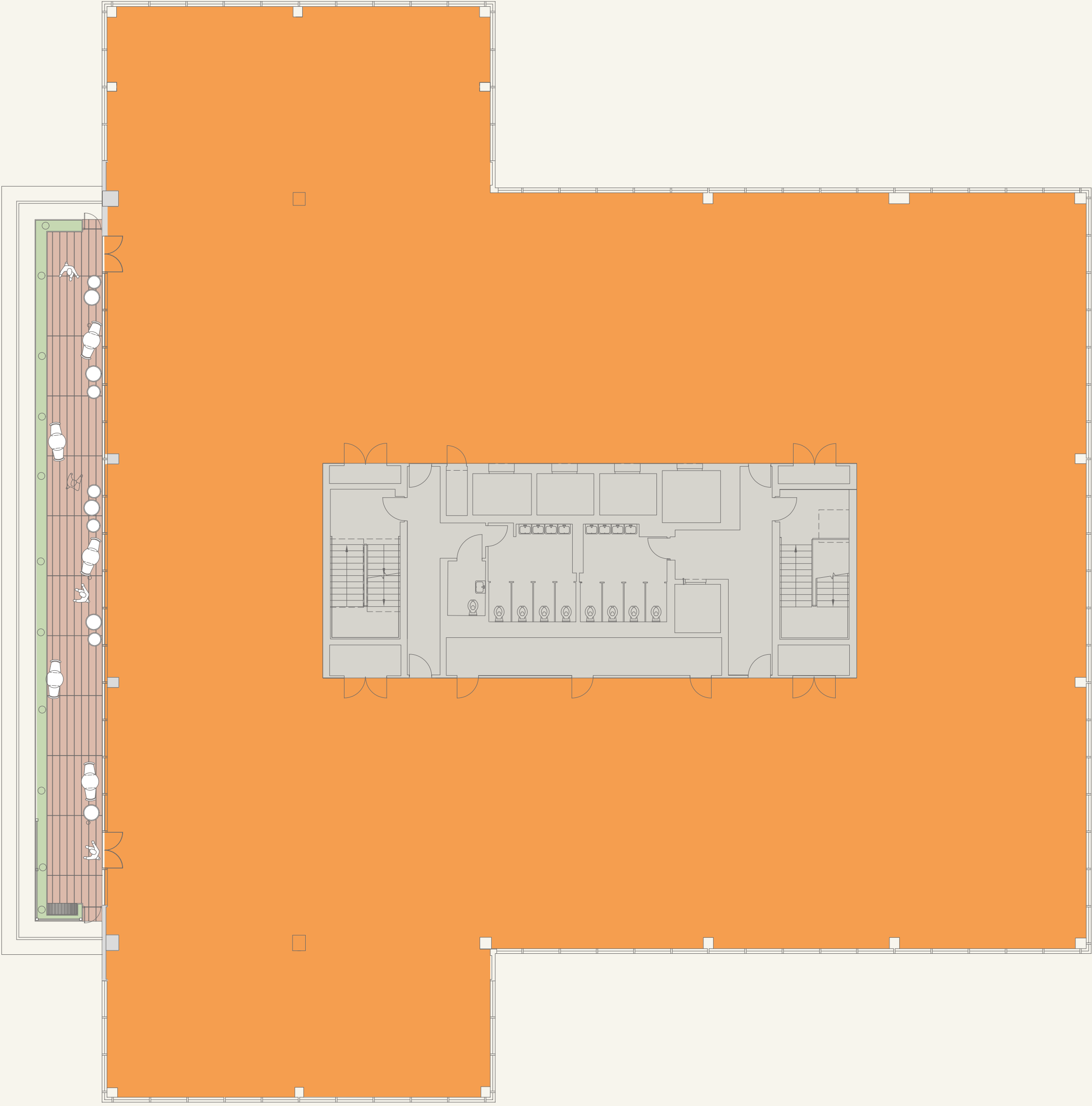


CAT A

7TH FLOOR
13,400 SQ FT

Terrace: 1,088 Sq ft

KEY	
Office	<div></div>
Terrace	<div></div>
Core	<div></div>



Floor plans not to scale, for identification purposes only



INDICATIVE LAYOUT

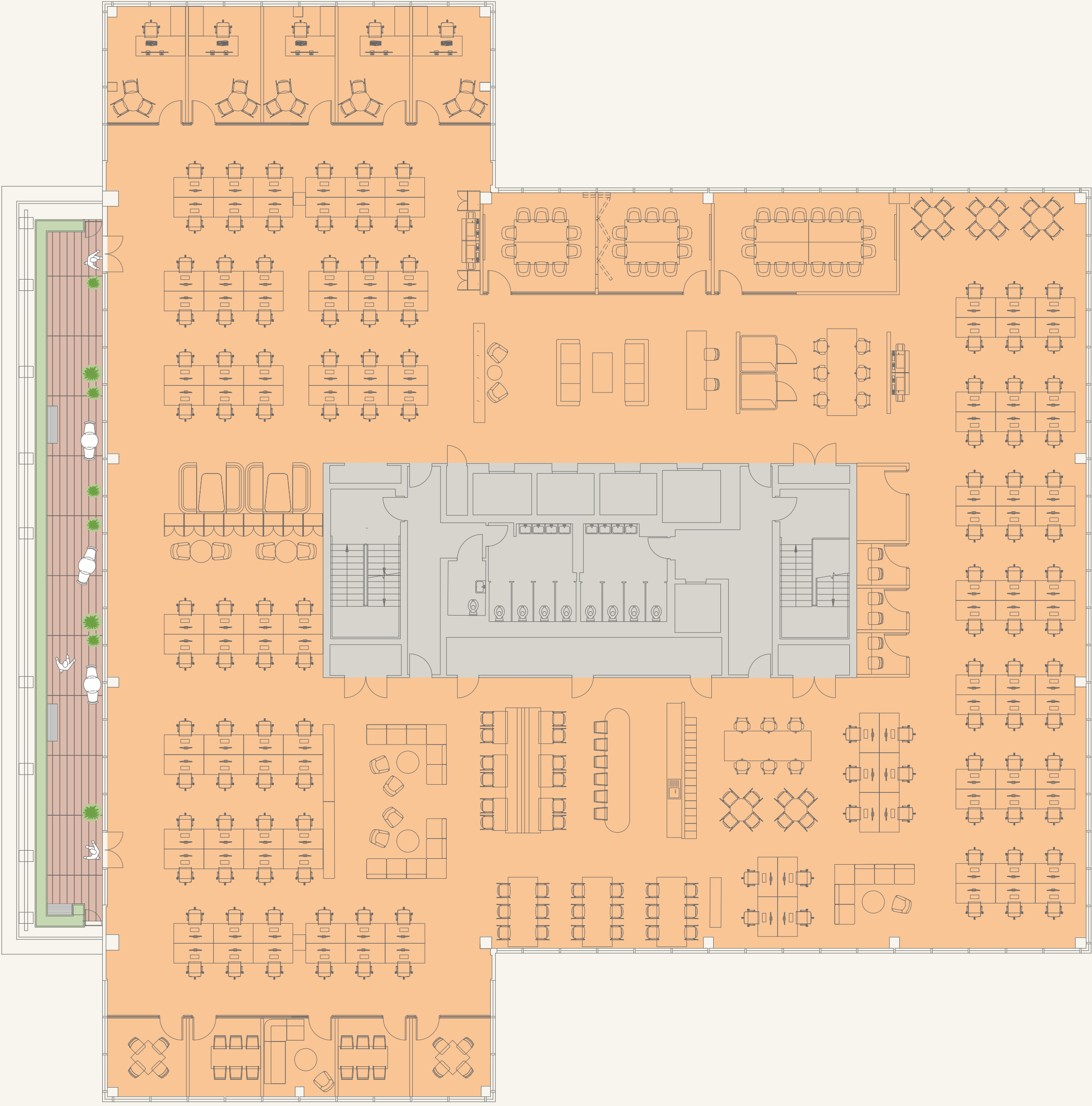
7TH FLOOR 13,400 SQ FT

Terrace: 1,088 Sq ft



Reception with waiting area	x 1
Desks (1:10)	x 123
Hot desks	x 12
Single offices with meeting space	x 5
Phone booths	x 2
10 person meeting room	x 2
16 person meeting room	x 1
Small meeting room	x 5
Zoom room	x 3
Meeting booths	x 2
Kitchen (62 covers)	x 1
Comms room	x 1

KEY	
Office	<div></div>
Terrace	<div></div>
Core	<div></div>



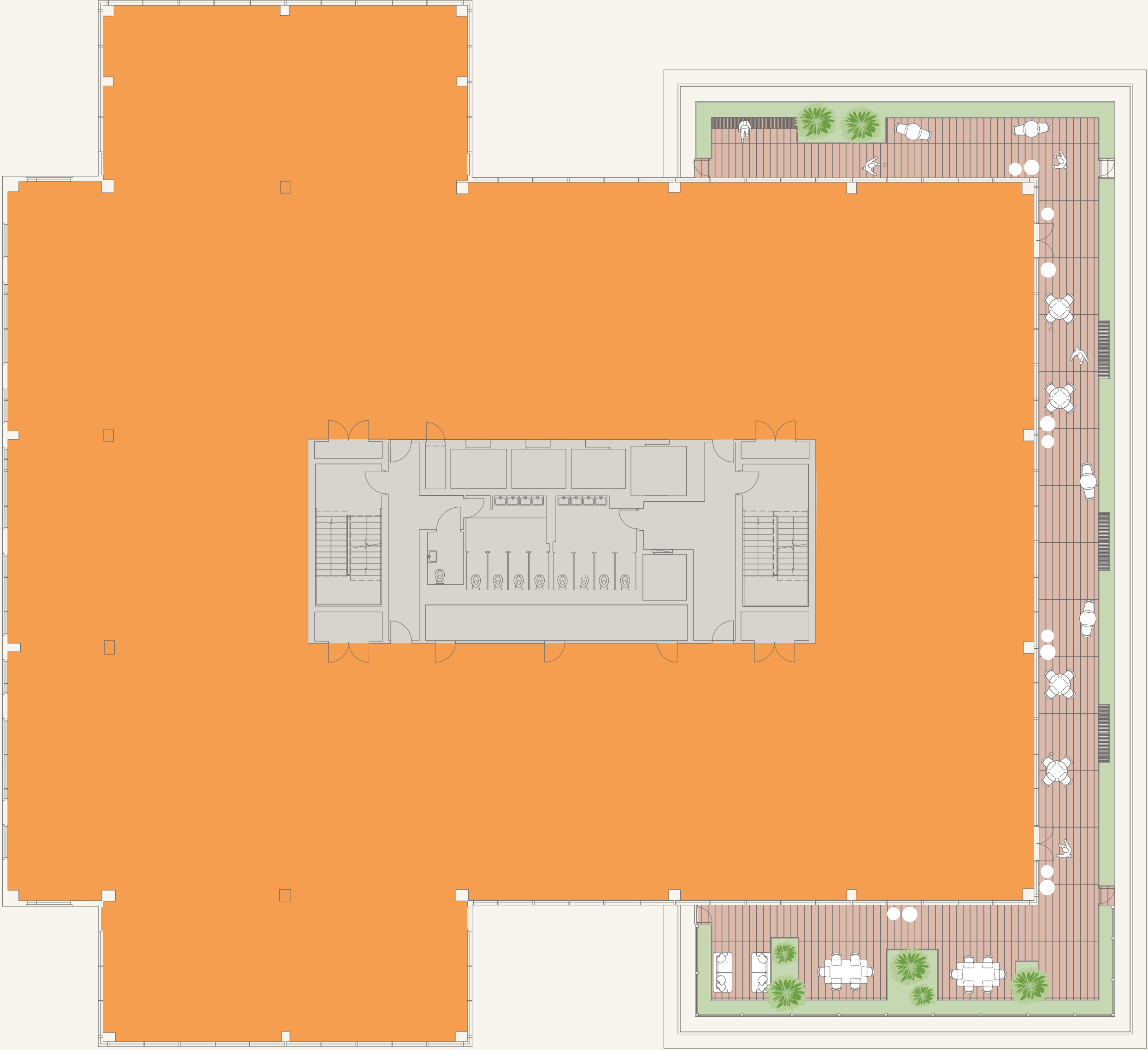
Floor plans not to scale, for identification purposes only

CAT A

6TH FLOOR
14,710 SQ FT

Terrace: 3,233 Sq ft

KEY	
Office	<div></div>
Terrace	<div></div>
Core	<div></div>



Floor plans not to scale, for identification purposes only



INDICATIVE LAYOUT

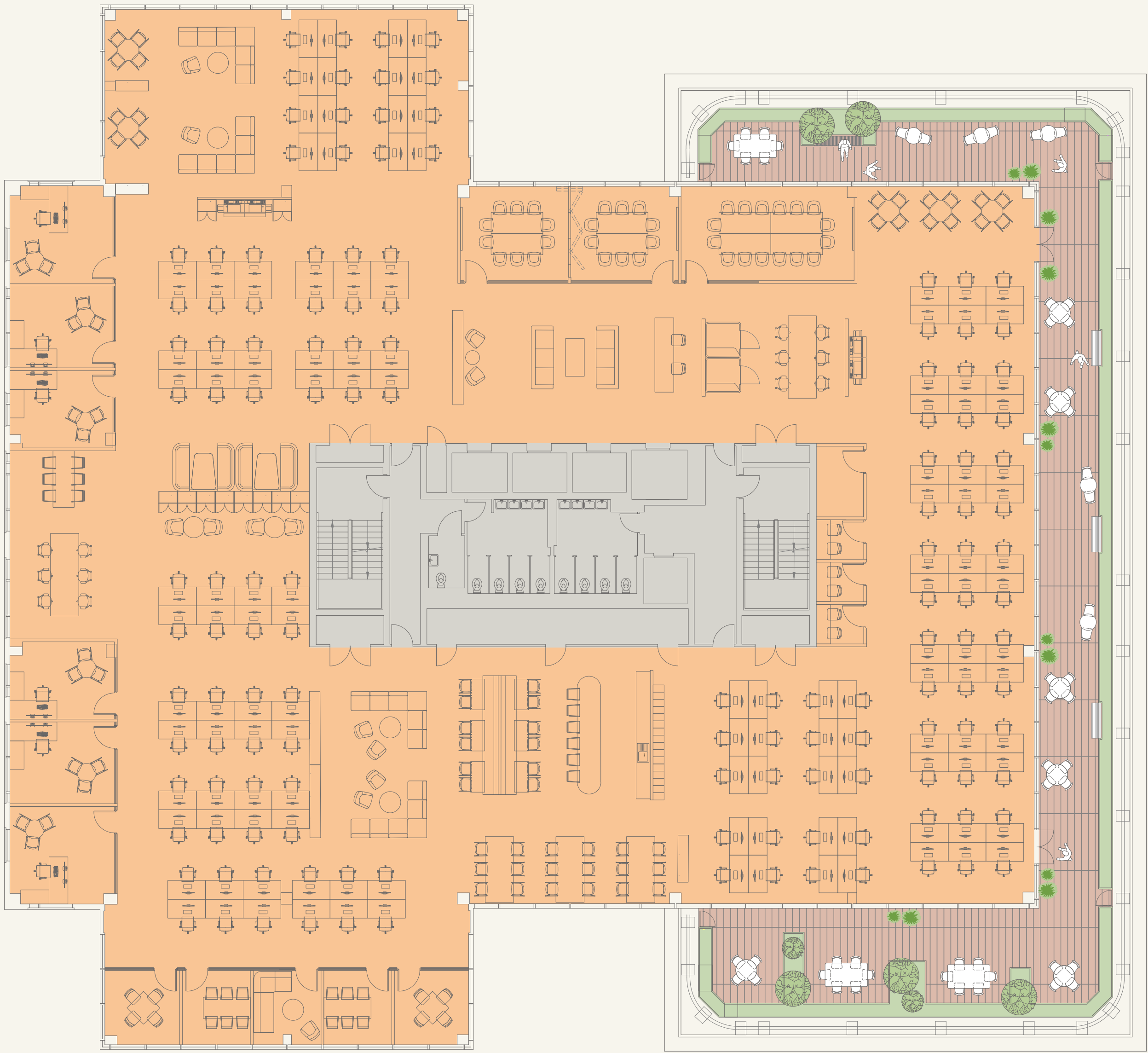
6TH FLOOR 14,710 SQ FT

Terrace: 3,233 Sq ft



Reception with waiting area	x 1
Desks (1:10)	x 138
Hot desks	x 12
Single offices with meeting space	x 6
Phone booths	x 2
10 person meeting room	x 2
16 person meeting room	x 1
Small meeting room	x 5
Zoom room	x 3
Meeting booths	x 2
Kitchen (62 covers)	x 1
Comms room	x 1

KEY	
Office	●
Terrace	●
Core	●



Floor plans not to scale, for identification purposes only



INDICATIVE LAYOUT

PART 5TH FLOOR (EAST)

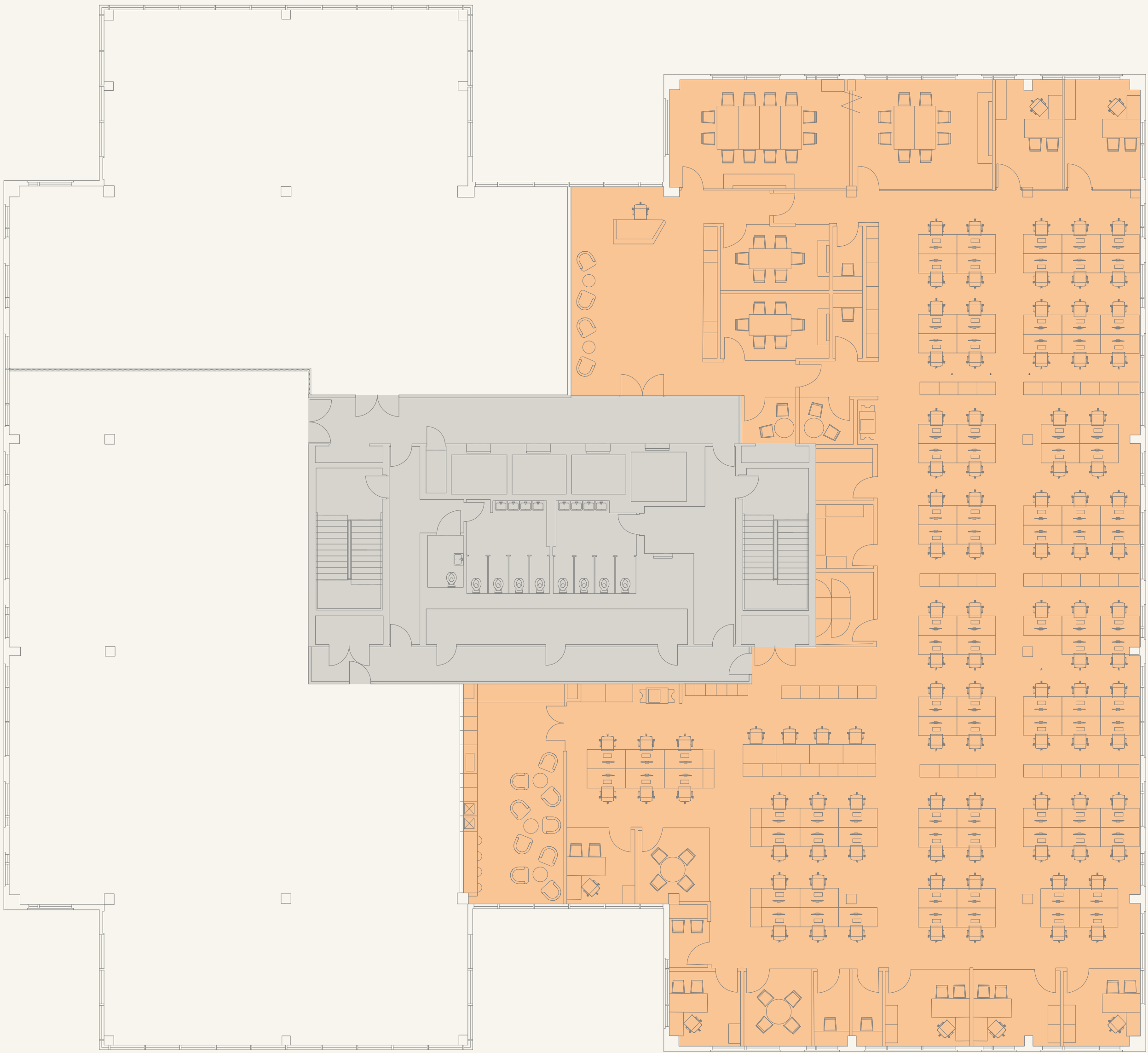
9,375 SQ FT



Reception with waiting area	x 1
Desks	x 92
Hot desks	x 4
Single offices with meeting space	x 9
Zoom booths	x 4
12 person meeting room	x 1
8 person meeting room	x 1
6 person meeting room	x 2
4 person meeting room	x 2
Kitchen (9 covers)	x 1
Comms room	x 3

KEY

Office	●
Core	●

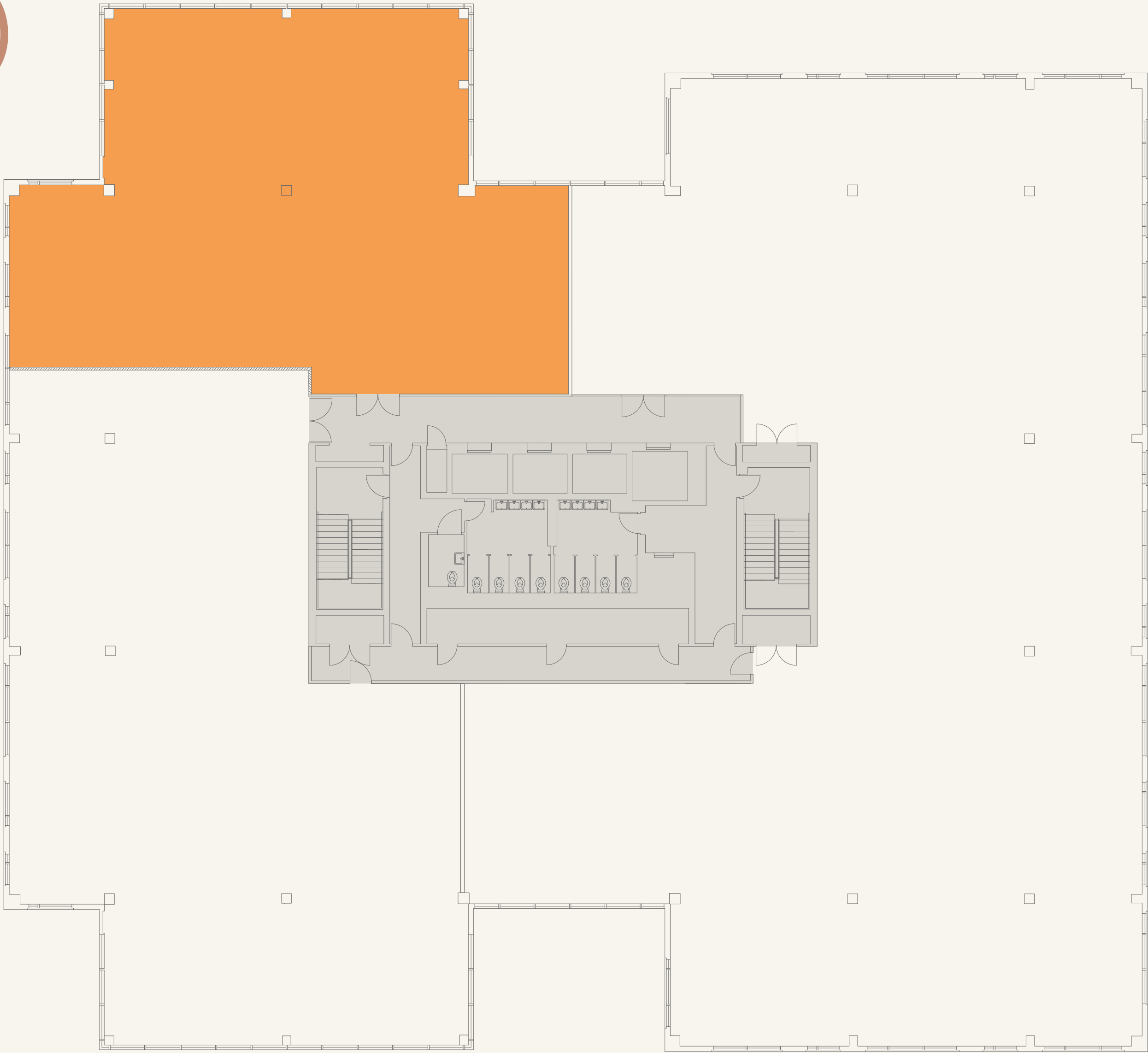


Floor plans not to scale, for identification purposes only



CAT A

PART 5TH FLOOR (WEST)
3,336 SQ FT



KEY

- Office
- Core

Floor plans not to scale, for identification purposes only



INDICATIVE LAYOUT

PART 5TH FLOOR (WEST)

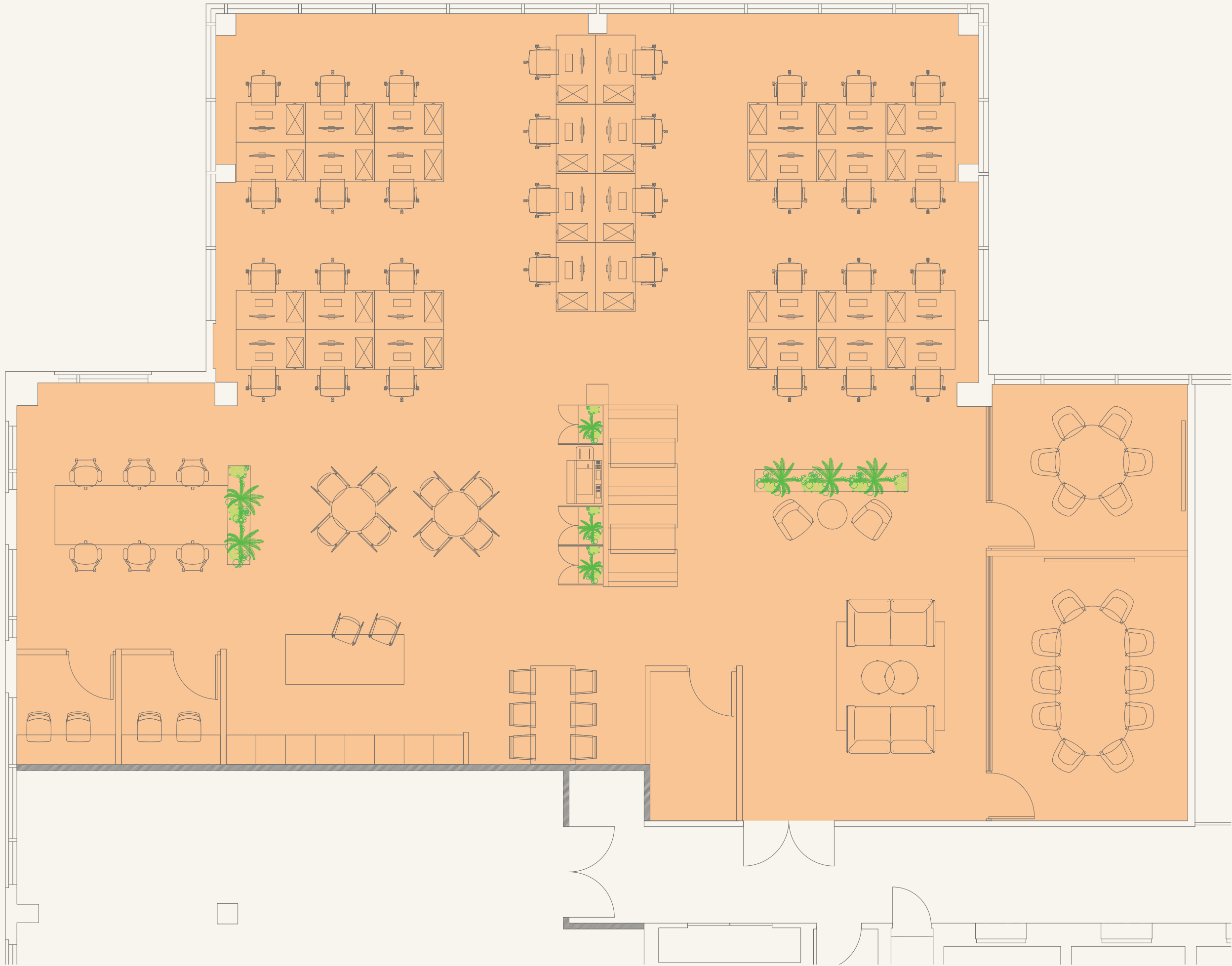
3,336 SQ FT

Layout option 1



Reception with waiting area	x 1
Desks	x 32
Hot desks	x 6
Zoom booths	x 2
10 person meeting room	x 1
6 person meeting room	x 1
Kitchen (16 covers)	x 1
Comms room	x 1

KEY	
Office	
Core	



Floor plans not to scale, for identification purposes only



INDICATIVE LAYOUT

PART 5TH FLOOR (WEST)

3,336 SQ FT

Layout option 2



Reception with waiting area	x 1
Desks	x 32
Hot desks	x 6
Zoom booths	x 2
10 person meeting room	x 1
6 person meeting room	x 1
Kitchen (14 covers)	x 1
Comms room	x 1

KEY	
Office	●
Core	●



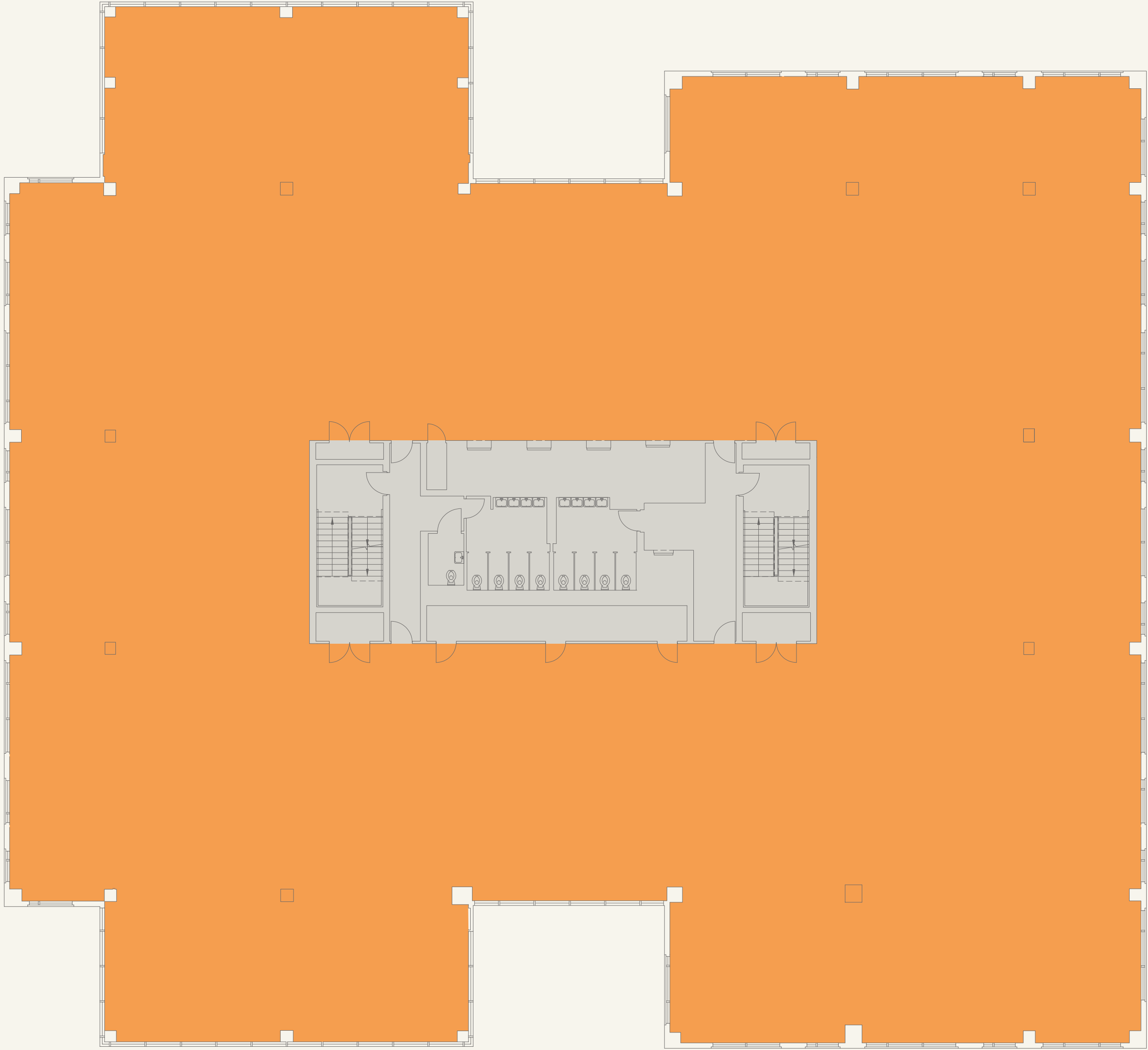
Floor plans not to scale, for identification purposes only

CAT A

3RD FLOOR
18,443 SQ FT

KEY

- Office
- Core



Floor plans not to scale, for identification purposes only



INDICATIVE LAYOUT

3RD FLOOR

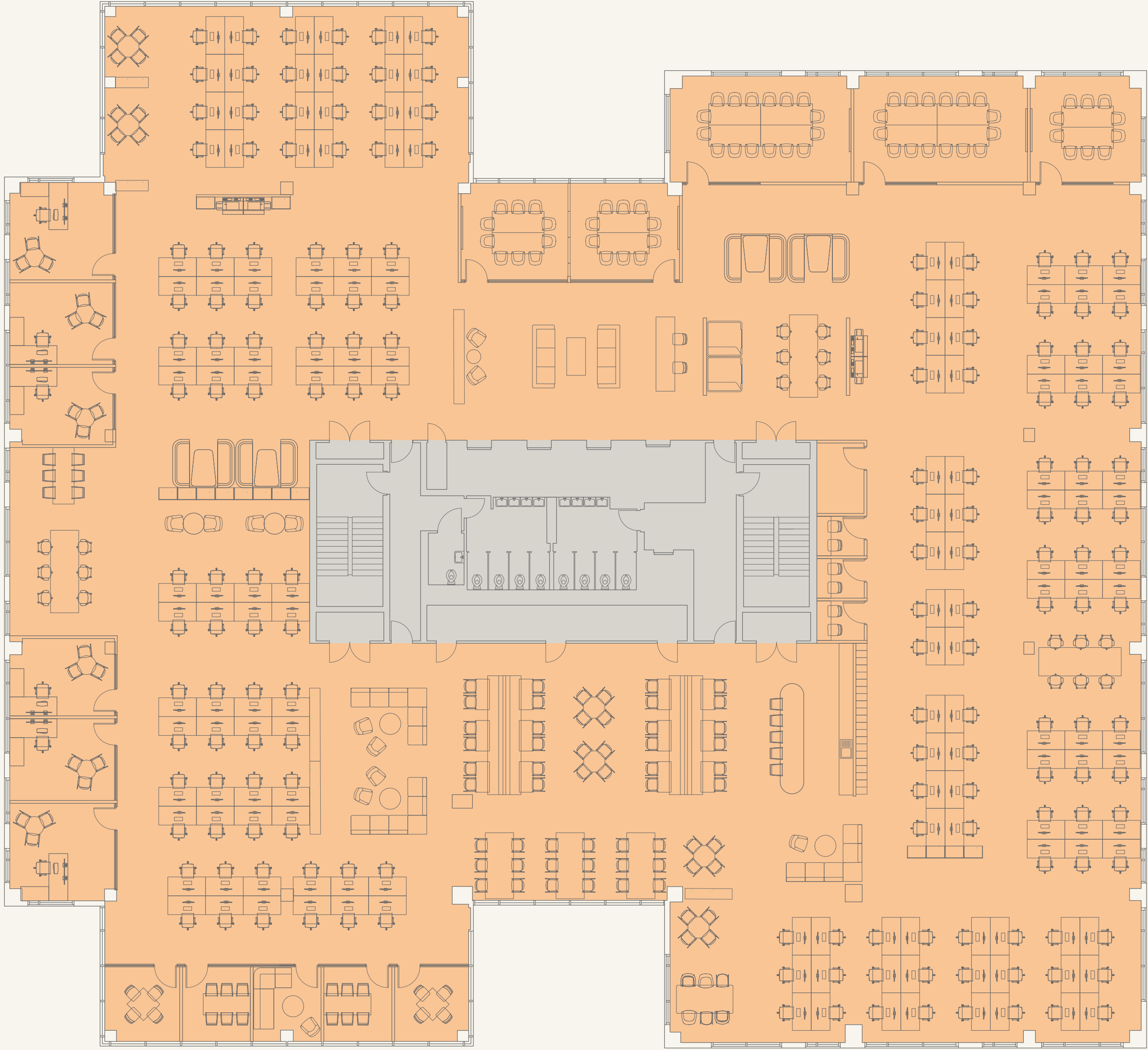
18,443 SQ FT



Reception with waiting area	x 1
Desks (1:10)	x 170
Hot desks	x 18
Single offices with meeting space	x 6
Phone booths	x 2
10 person meeting room	x 3
16 person meeting room	x 2
Small meeting room	x 5
Zoom room	x 3
Meeting booths	x 4
Kitchen (104 covers)	x 1
Comms room	x 1

KEY

Office	●
Core	●



Floor plans not to scale, for identification purposes only

GROUND FLOOR

Reception and Clubroom

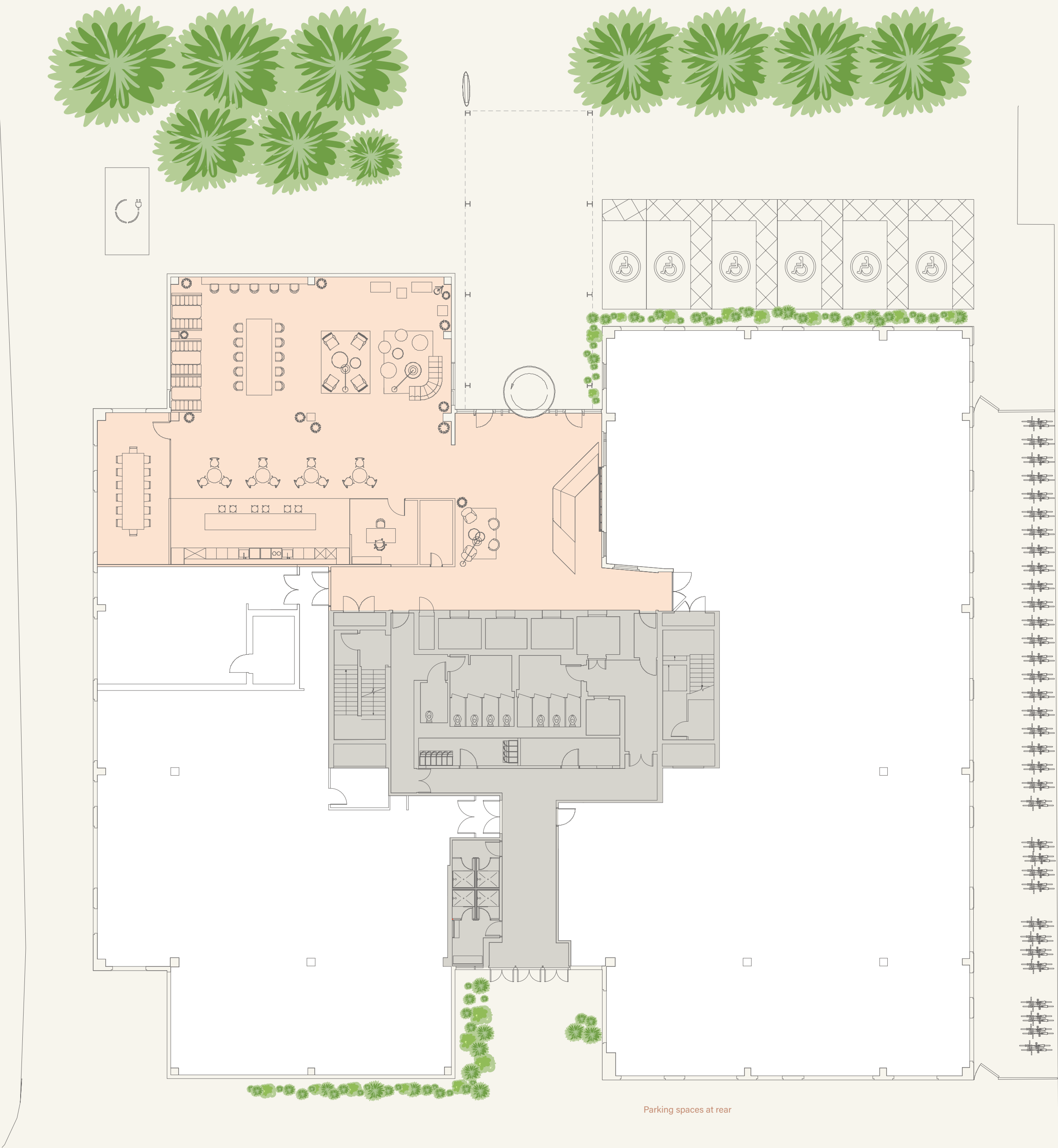
KEY

Office (LET)

Clubroom

Core

Cycle storage



Floor plans not to scale, for identification purposes only

FUTURE + PERFECT

Welcome to Ealing Cross, the workspace that offers a better way to do business. Enjoy a more balanced rhythm in a modern, thoughtfully designed building, surrounded by greenery and amenities. It's a space made for productivity and connection in a world where the concept of work is changing.





THE DIFFERENCE IS IN THE DETAIL



REMODELLED ENTRANCE WITH CANOPY FEATURE



REDESIGNED & REFURBISHED RECEPTION



NEW CLUBROOM FACILITY



NEW ROOF TERRACES WITH PLANTING, SEATING & LIGHTING



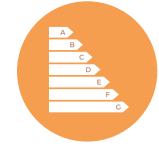
REFURBISHED LIFT LOBBIES & COMMON PARTS



OFFICES REFURBISHED TO CAT A SPECIFICATION



BREEAM® **BREEAM "VERY GOOD"**



EPC RATING B



1:10 OCCUPANCY DENSITY



NEW SUSPENDED RAFT CEILINGS WITH EXPOSED SERVICES



NEW FAN COIL UNITS AIR CONDITIONING



NEW LED LIGHTING



EV CHARGING POINTS



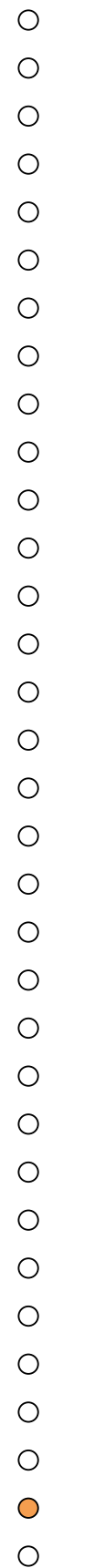
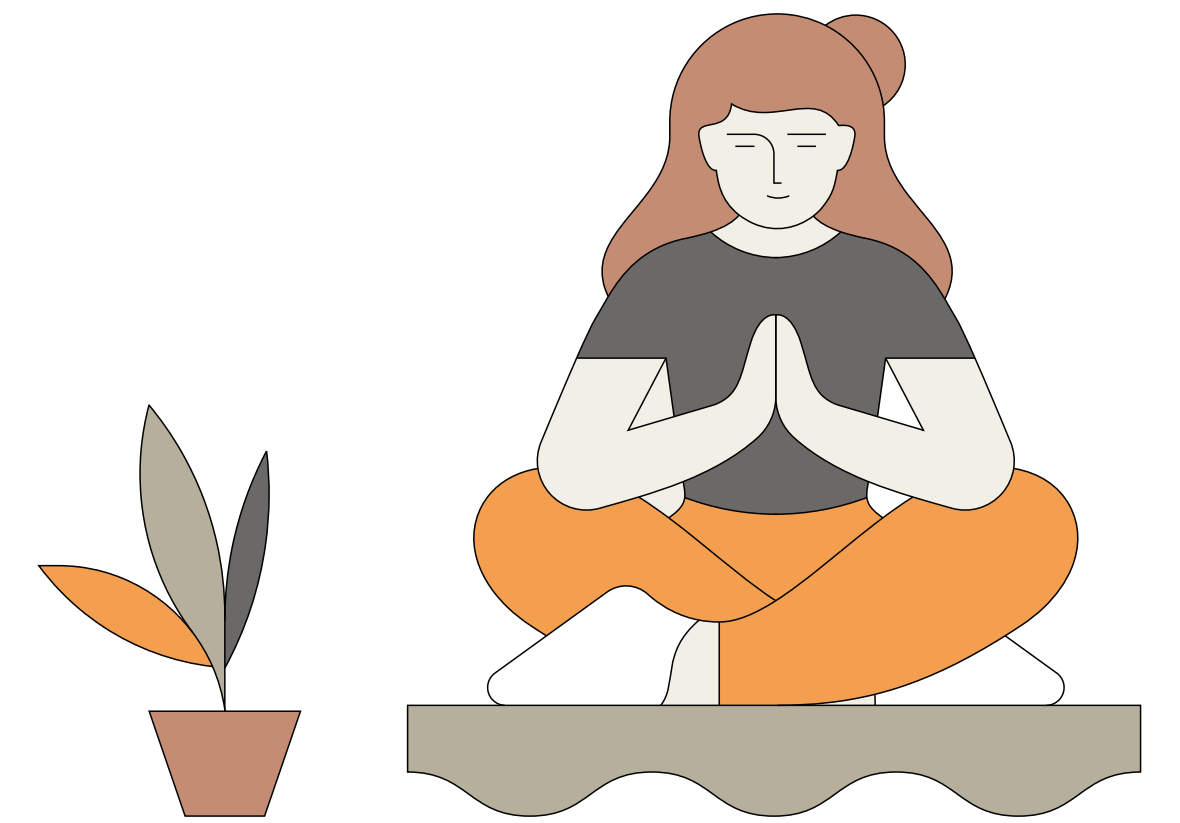
74 SECURE CYCLE SPACES

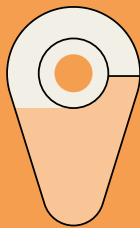


CAR PARKING SPACES (ADDITIONAL, COVERED CAR PARKING ALSO AVAILABLE NEARBY)



MOTORCYCLE BAYS





EALINGCROSS.CO.UK

85 Uxbridge road - Sat nav: W5 5TH

Oval develop, manage and invest in buildings throughout the UK and across every sector. Specialising in spaces sometimes overlooked, we focus on the tenant experience and leave buildings and neighbourhoods better than we found them.



Richard Harding

richardharding@brayfoxsmith.com
07730 817019

Simon Knight

simonknight@brayfoxsmith.com
07818 012419



BNP PARIBAS
REAL ESTATE

Edward Smith

edward.smith@realestate.bnpparibas
07836 656538

James Little

james.little@realestate.bnpparibas
07350 404732



HanoverGreen

David Cuthbert

dcuthbert@hanovergreen.co.uk
07710 183423

Richard Zoers

rzoers@hanovergreen.co.uk
07730 567607

Misrepresentation Act: BNP Paribas, Bray Fox Smith and Hanover Green, for themselves and the lessor of this building, give notice that these particulars do not form, or form part of any offer or contract. They are intended to give fair description of the building and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending tenant must therefore satisfy themselves by inspection or otherwise. BNP Paribas, Bray Fox Smith and Hanover Green, nor any of their employees, has any authority to make or give any further representations or warranty whatsoever in relation to this building. April 2025.