



EALING + CROSS

A workplace designed for life.



Ealing Broadway 

Ealing Broadway Shopping Centre

EALING + CROSS

Pitzhanger Manor

Ealing Studios

Walpole Park



UP TO 55,000 SQ FT OF REMODELLED OFFICE SPACE 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.



+ Indicative CGI of building entrance



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

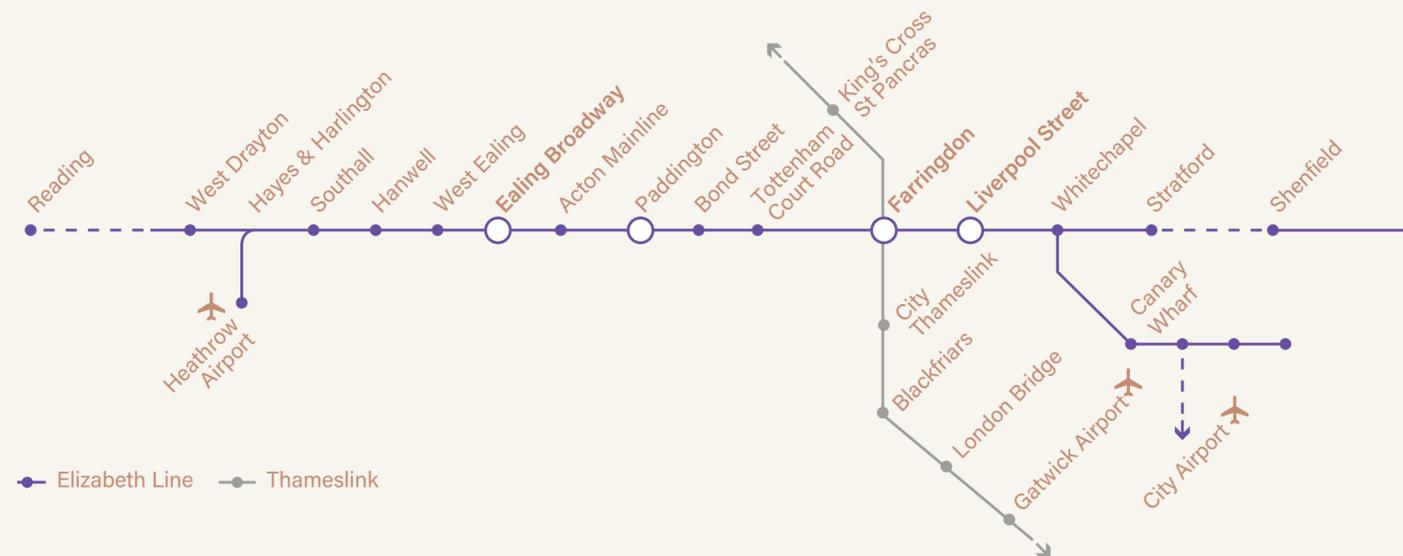
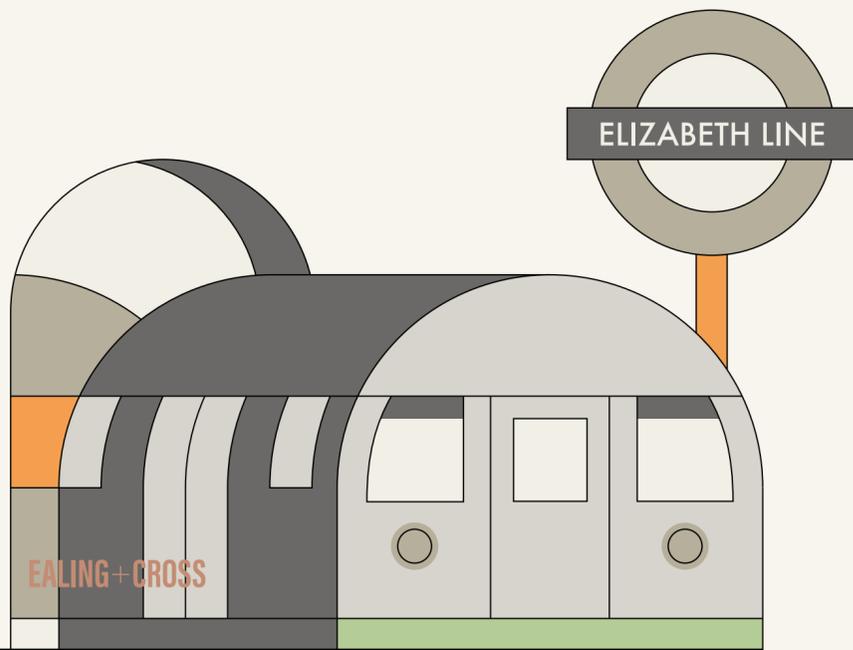
mins to Heathrow

20

mins to Liverpool Street

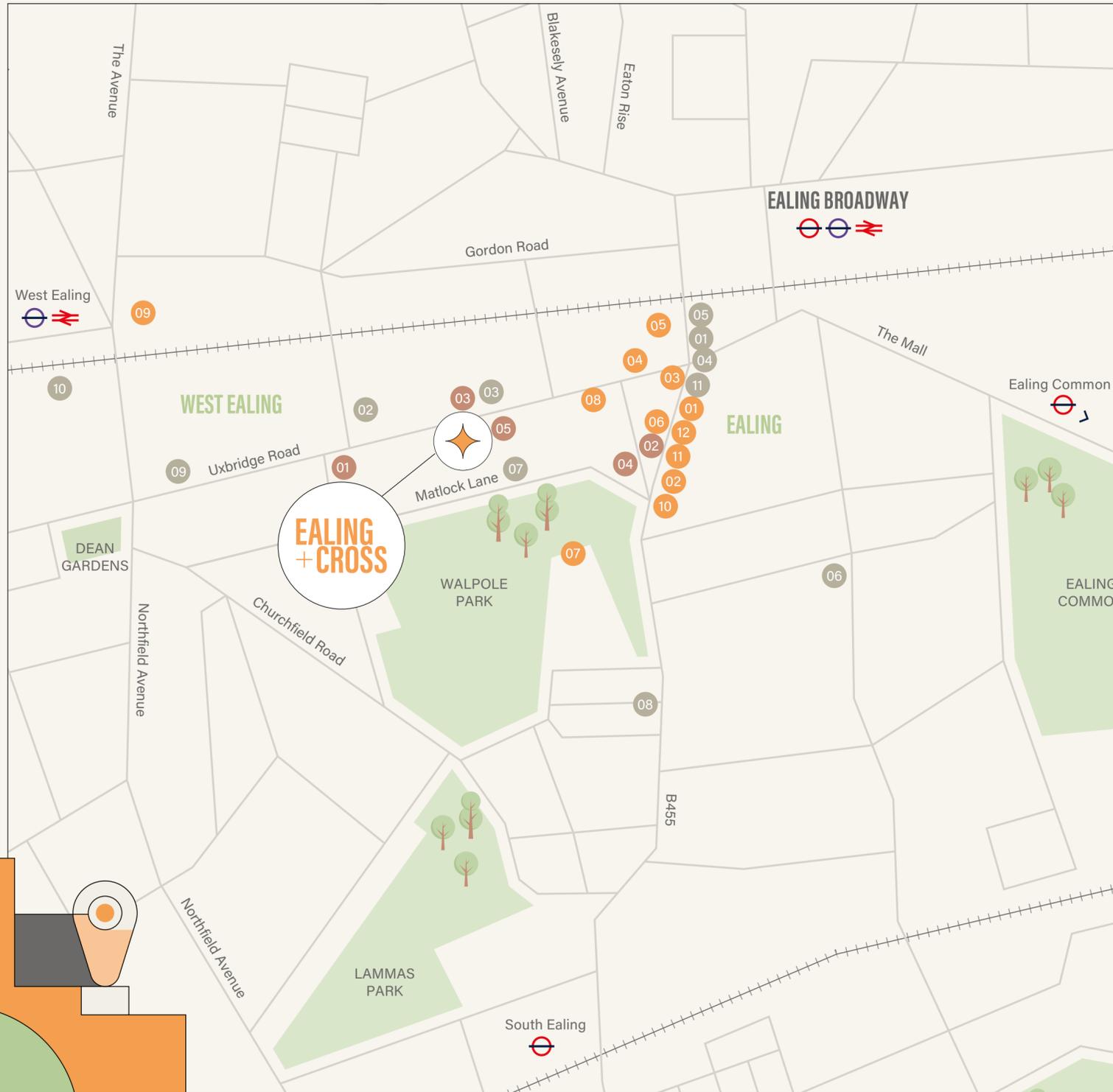
Ealing has long boasted excellent connectivity. Now, with the opening of the Elizabeth Line, journey times are transformed. A short walk from Ealing Cross, Ealing Broadway station will now get you to Heathrow in 15 minutes, Bond Street in 13 minutes and Liverpool Street in 20 minutes.

WEST LONDON'S BEST CONNECTED LOCATION



COMPLETELY CONNECTED





A NEIGHBOURHOOD THAT BUSTLES EVERY DAY OF THE WEEK



RESTAURANTS

- 01 Bread Street Cafe
- 02 Côte
- 03 Café Zee
- 04 Gail's Bakery
- 05 No17 Dickens Yard
- 06 Santa Maria Pizzeria
- 07 Soane's Kitchen
- 08 Teatro Hall
- 09 The Drayton Court Hotel
- 10 The Grove
- 11 Turtle Bay
- 12 Wagamama

AMENITIES

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

HOTELS

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



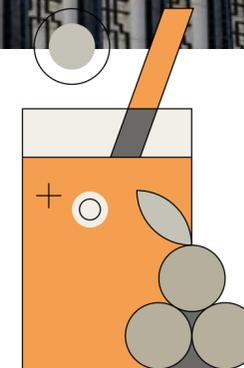
SHOPPING

Take care of everything from the weekly shop to birthday presents at traditional favourites like Waterstones, H&M and Marks & Spencer. Or experience till-less shopping at the UK's first Amazon Fresh store. And for the very freshest produce, stroll across Walpole Park and visit The Ealing Grocer.



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 – up to 55,000 sq ft of workspace thoughtfully designed around the needs of today’s hybrid workforce. The freshly refurbished, office floors will benefit from raft ceilings and floor to ceiling glazing, creating light-filled spaces with views across Walpole Park and beyond.





+ Indicative CGI of Reception

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



+ Indicative CGIs of 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





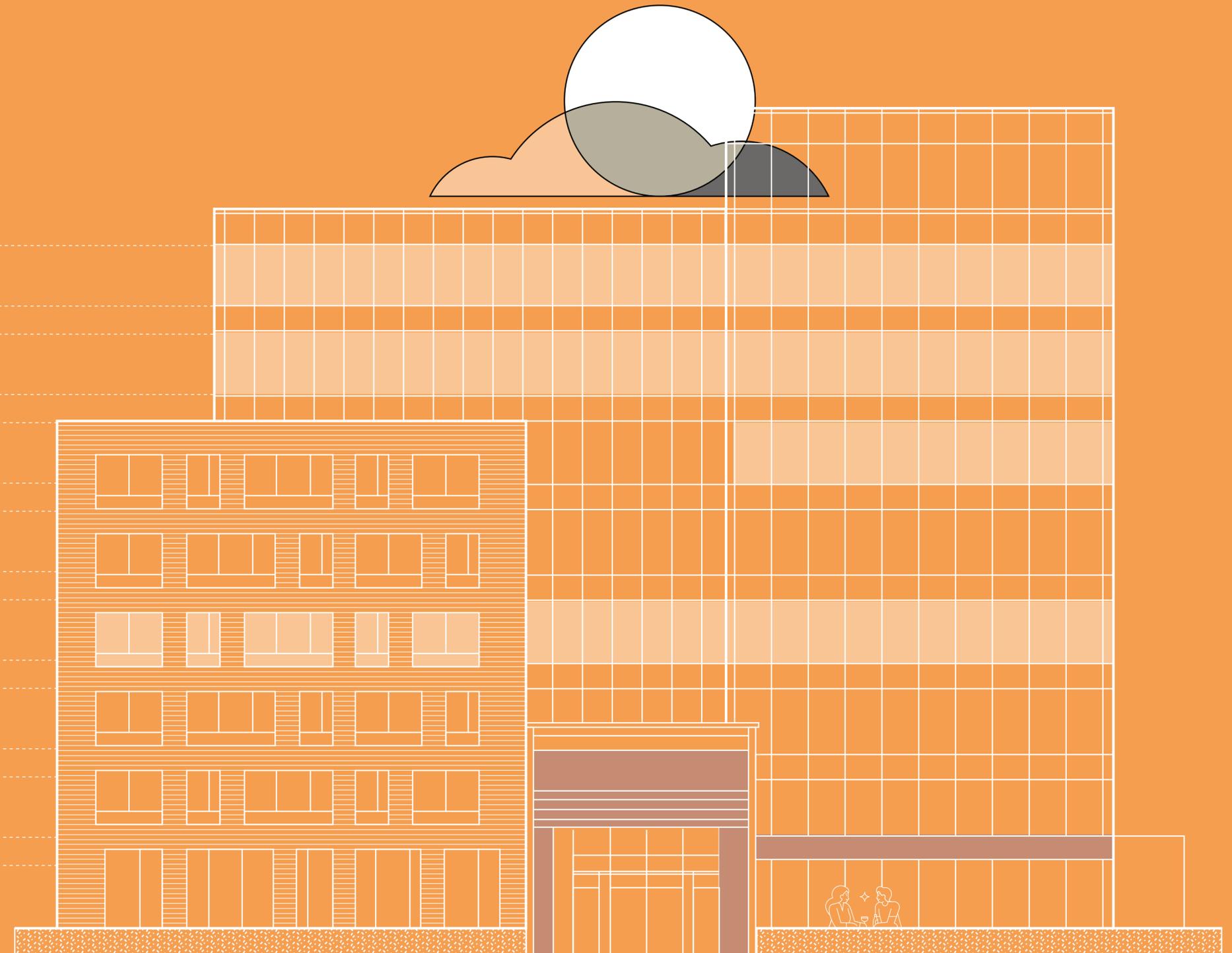




SCHEDULE OF AVAILABILITY

Floor*	Sq ft (IMPS3)	Terrace Sq ft
7th	13,400	1,088
6th	14,710	3,233
Part 5th	8,225	
4th	LET	
3rd	18,443	
2nd	LET	
1st	LET	
Ground	Clubroom	

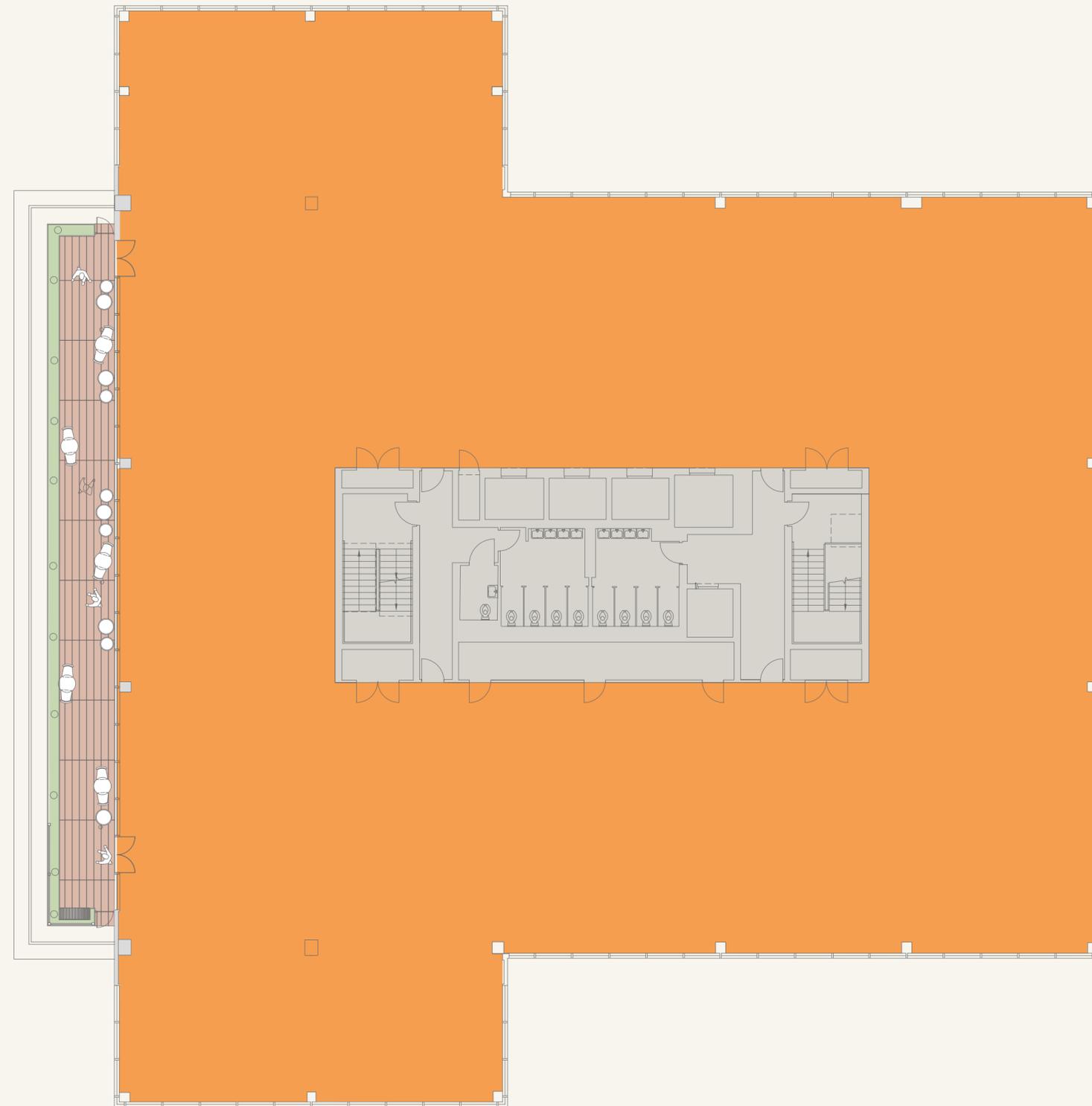
TOTAL AVAILABLE OFFICE SPACE: 54,778 SQ FT



* Part 5th, 6th and 7th floors due for completion Q2 2023.
Reception and Clubroom due for completion Q3 2023.

7TH FLOOR 13,400 SQ FT

Terrace: 1,088 Sq ft



KEY

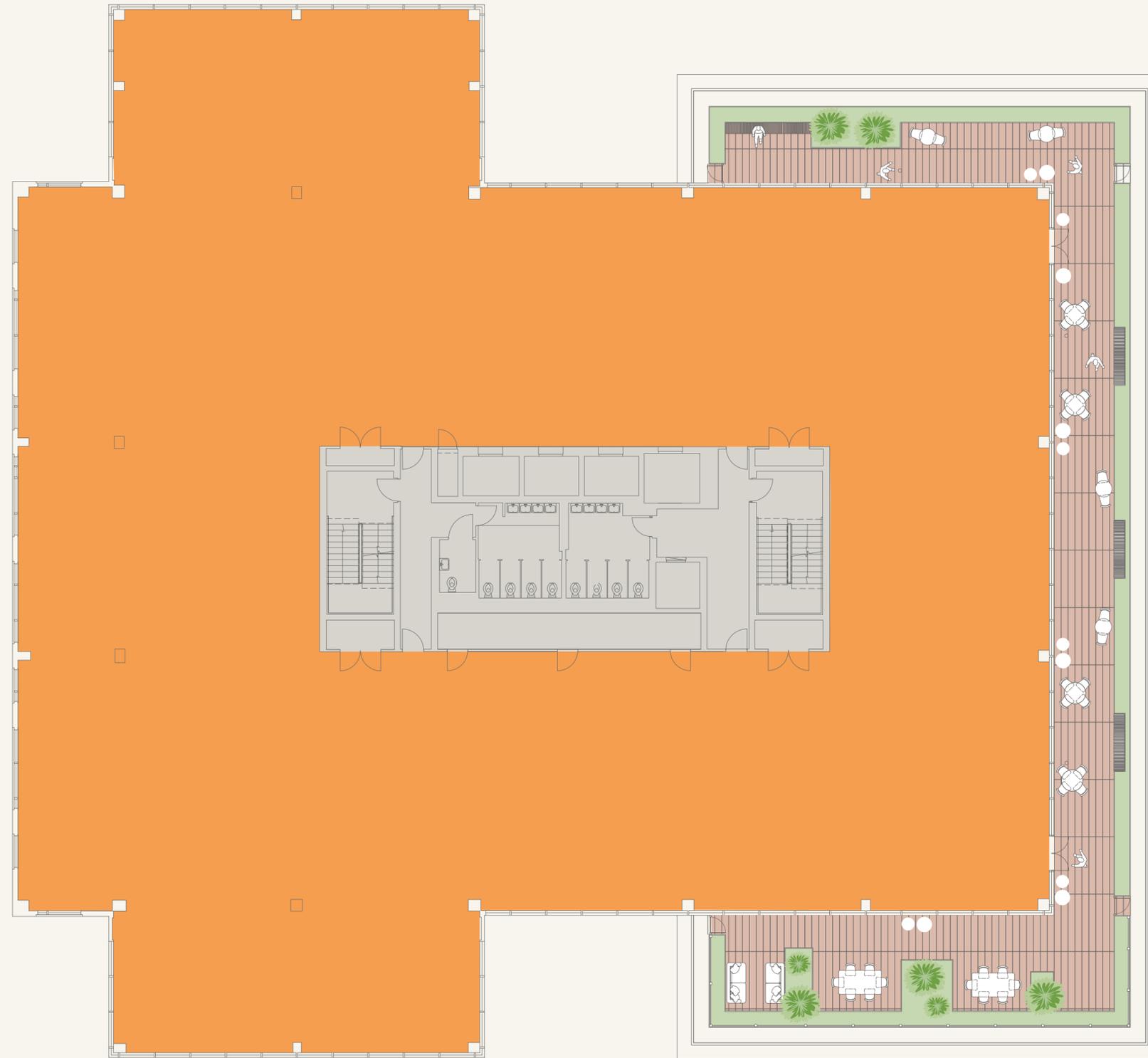
Office	●
Terrace	●
Core	●



Floor plans not to scale, for identification purposes only

6TH FLOOR 14,710 SQ FT

Terrace: 3,233 Sq ft



KEY

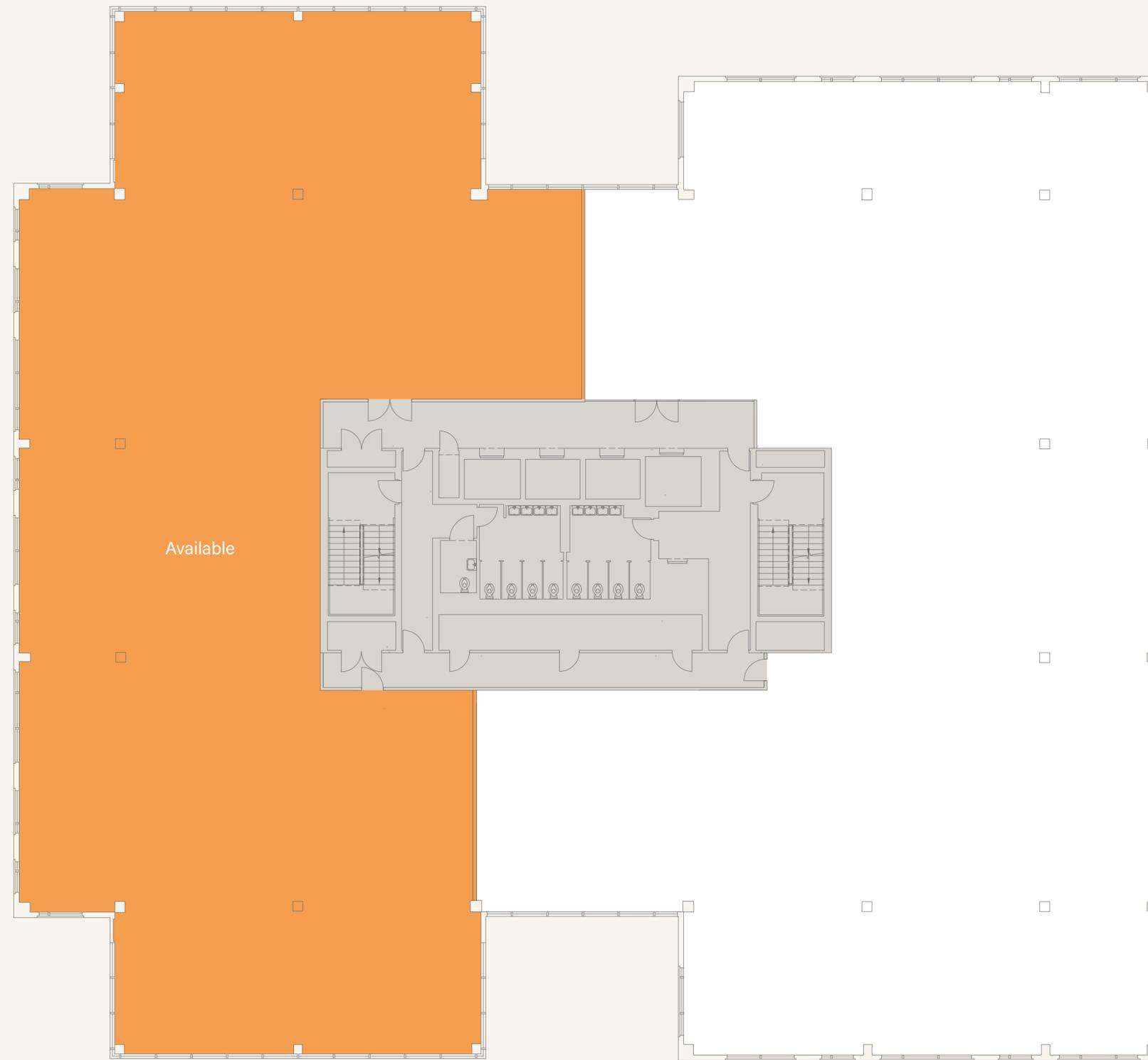
Office	●
Terrace	●
Core	●



Floor plans not to scale, for identification purposes only



PART 5TH FLOOR 8,225 SQ FT



KEY

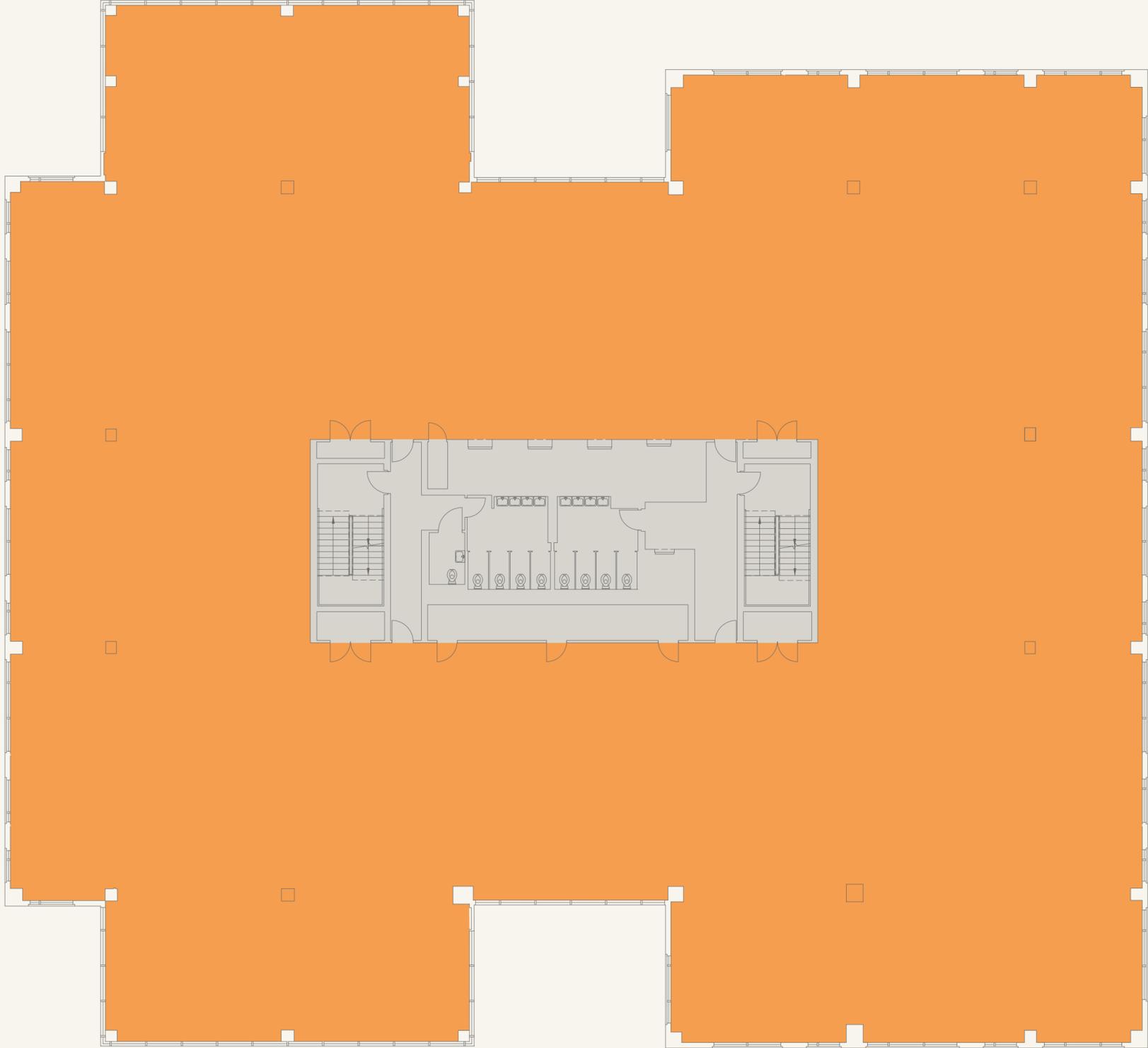
Office 

Core 



Floor plans not to scale, for identification purposes only

3RD FLOOR 18,443 SQ FT



KEY

Office	●
Core	●

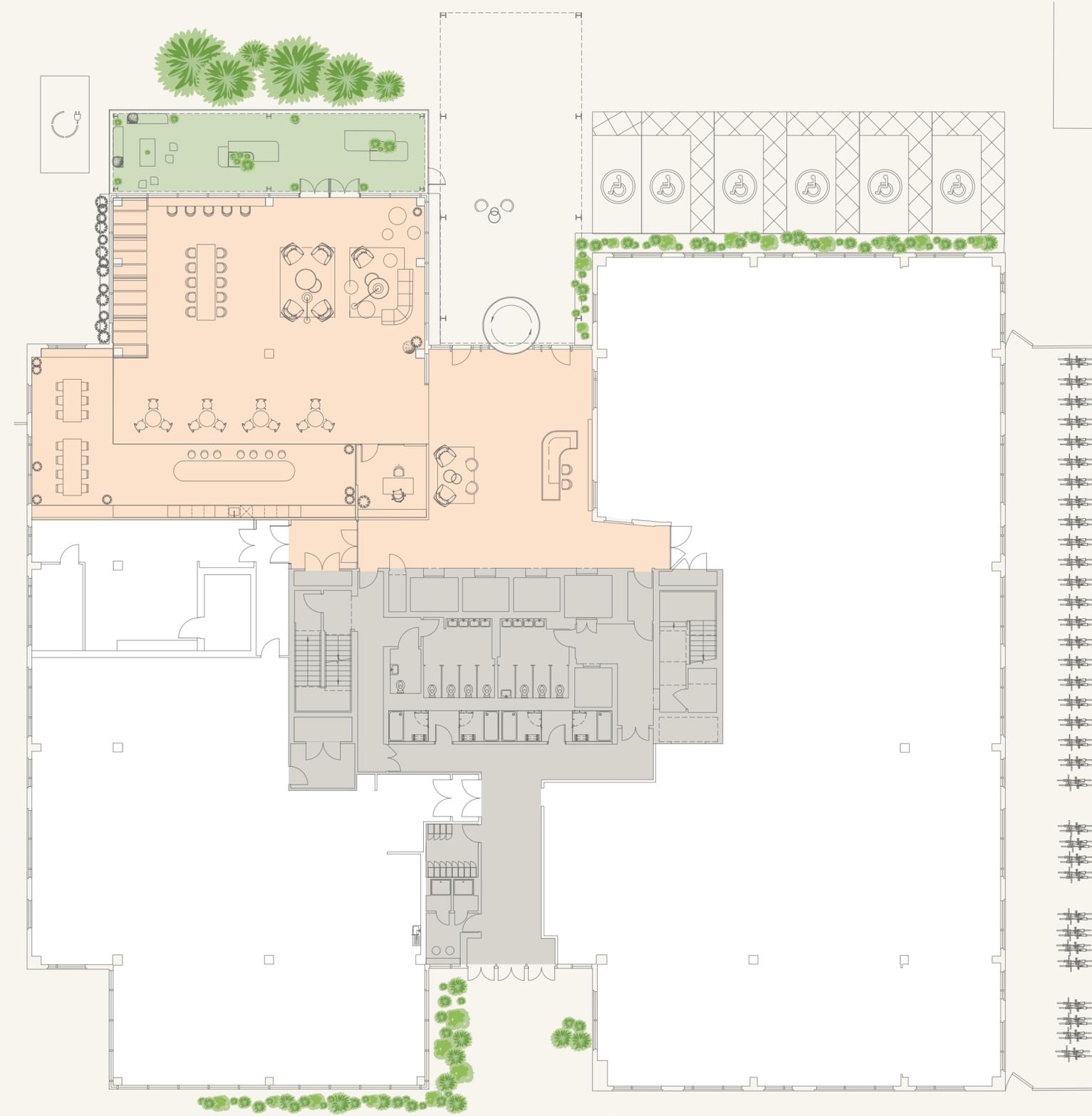


Floor plans not to scale, for identification purposes only



GROUND FLOOR

Reception and Clubroom



KEY

Office (LET)	○
Clubroom	●
Core	●
Terrace	●
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 WITH EXTERIOR TERRACE SPACE
-  NEW ROOF TERRACES WITH PLANTING, SEATING & LIGHTING
-  REFURBISHED LIFT LOBBIES & COMMON PARTS
-  OFFICES REFURBISHED TO CAT A SPECIFICATION
-  BREEAM "VERY GOOD" (TARGET)
-  EPC RATING B (TARGET)



-  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
-  MOTORCYCLE BAYS





Richard Harding
richardharding@brayfoxsmith.com
07730 817019

Simon Knight
simonknight@brayfoxsmith.com
07818 012419



Edward Smith
edward.smith@realestate.bnpparibas
07836 656538

Freddie Bird
Freddie.bird@realestate.bnpparibas
07909 860965



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.



Misrepresentation Act: BNP Paribas and Bray Fox Smith, 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 and Bray Fox Smith, nor any of their employees, has any authority to make or give any further representations or warranty whatsoever in relation to this building, October 2022.

