



# EALING + CROSS

A workplace designed for life.





Ealing Broadway

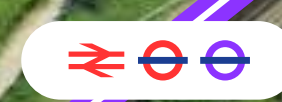
Ealing Broadway Shopping Centre

**EALING + CROSS**

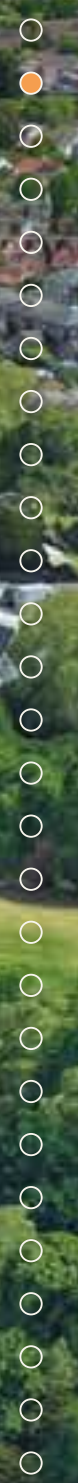
Pitzhanger Manor

Ealing Studios

Walpole Park



WARRIDGE ROAD





# 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.





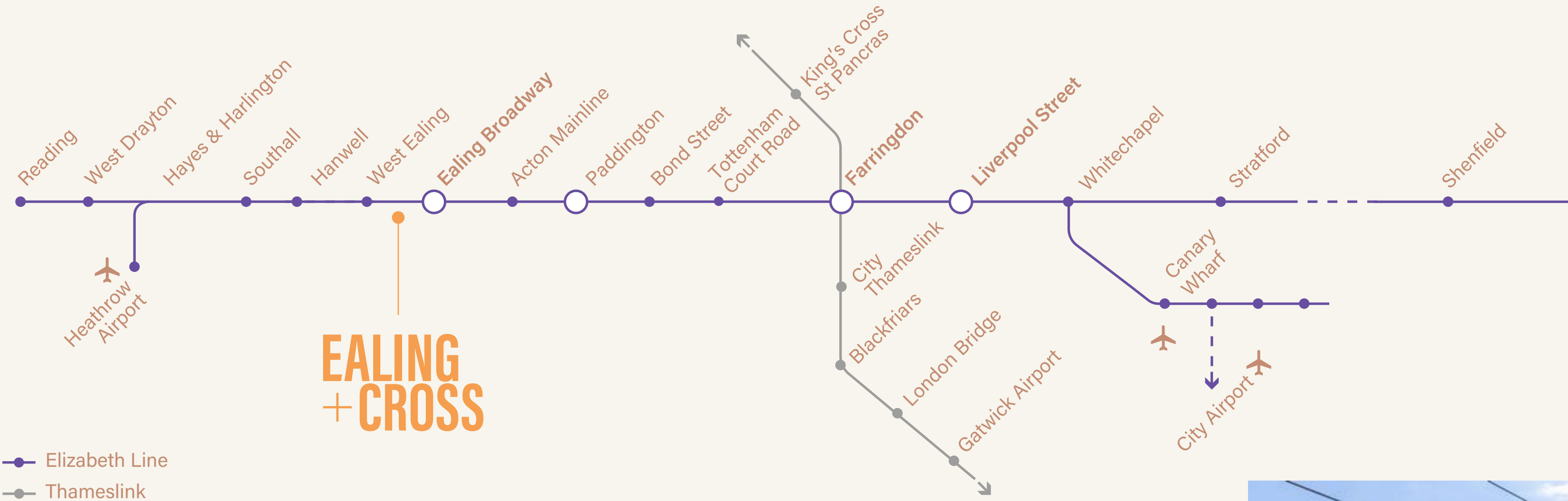
Location



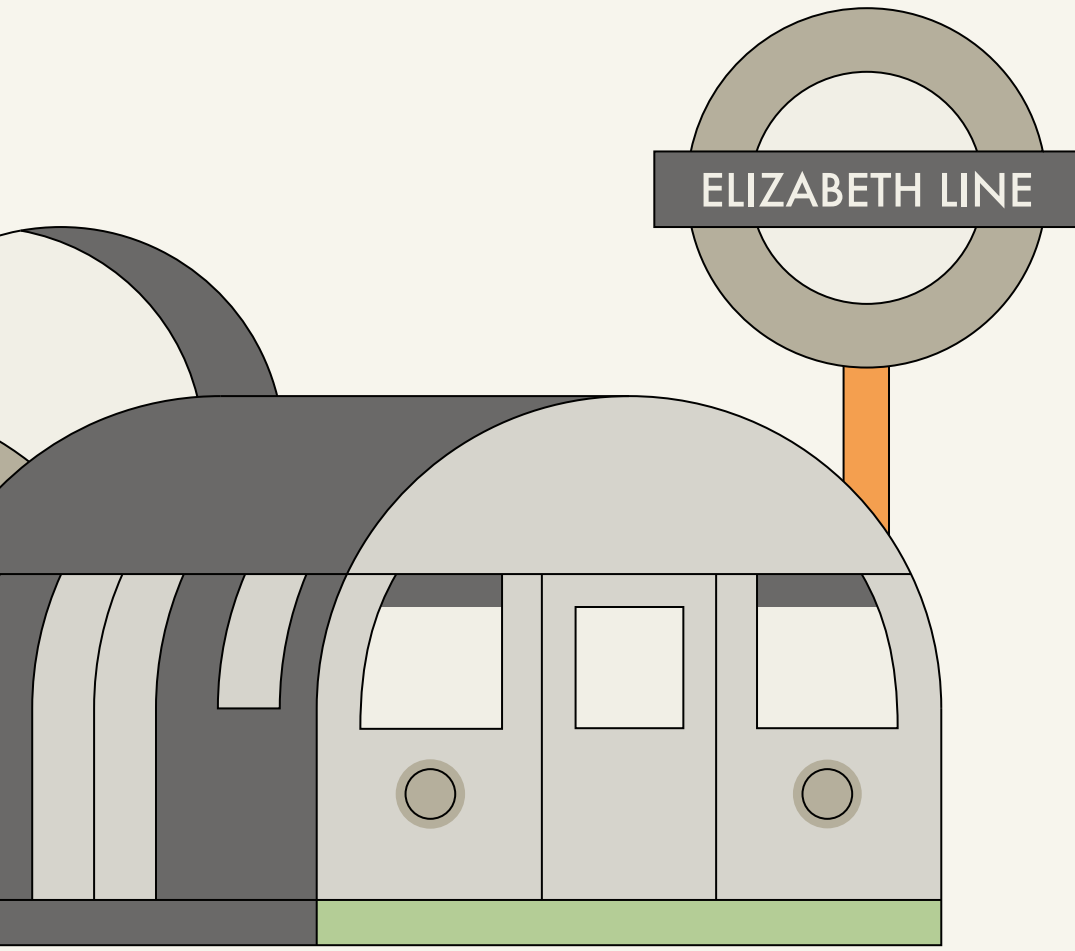
13 15 20

mins to Bond Street mins to Heathrow 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

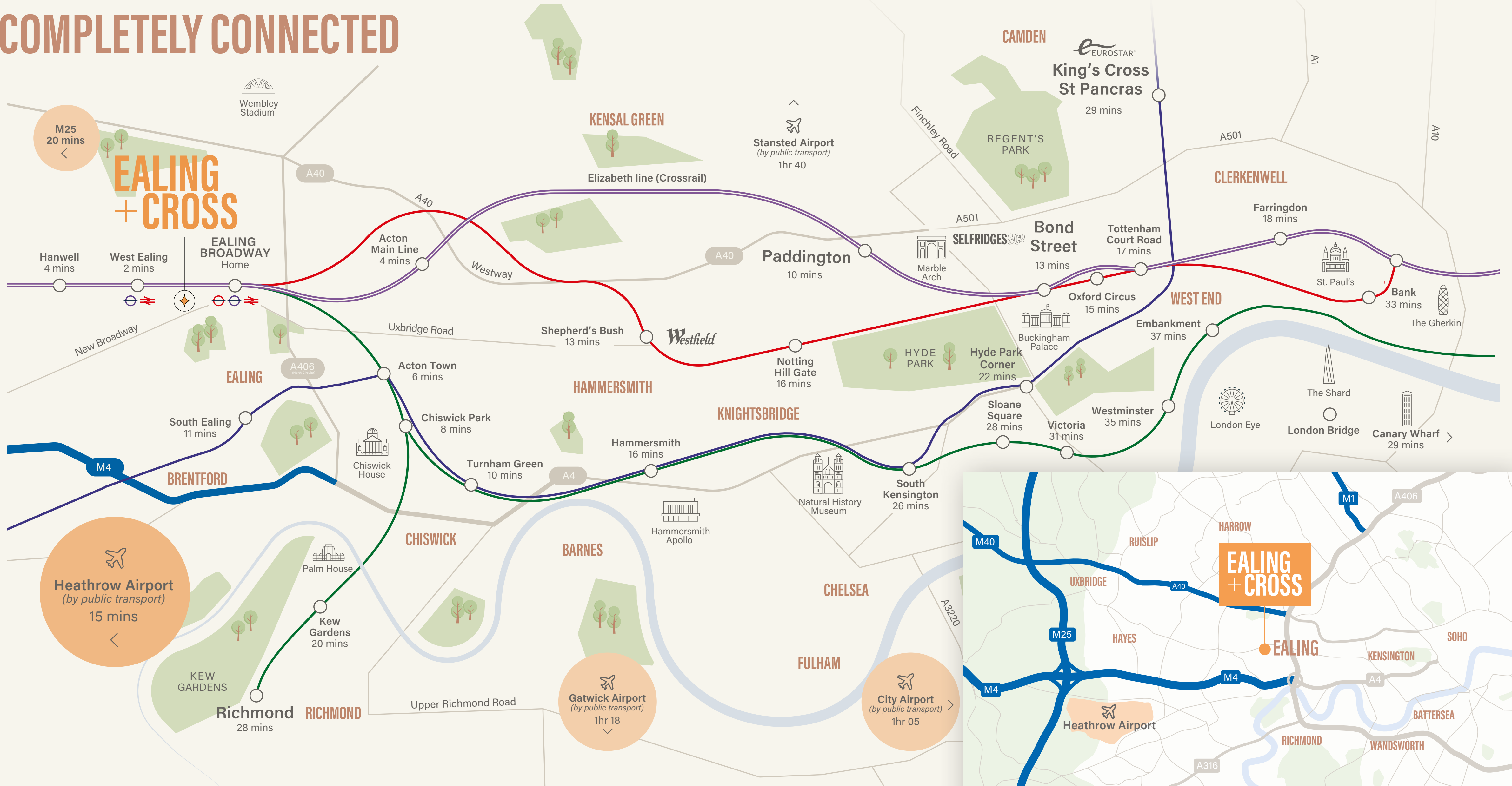


# WEST LONDON'S BEST CONNECTED LOCATION

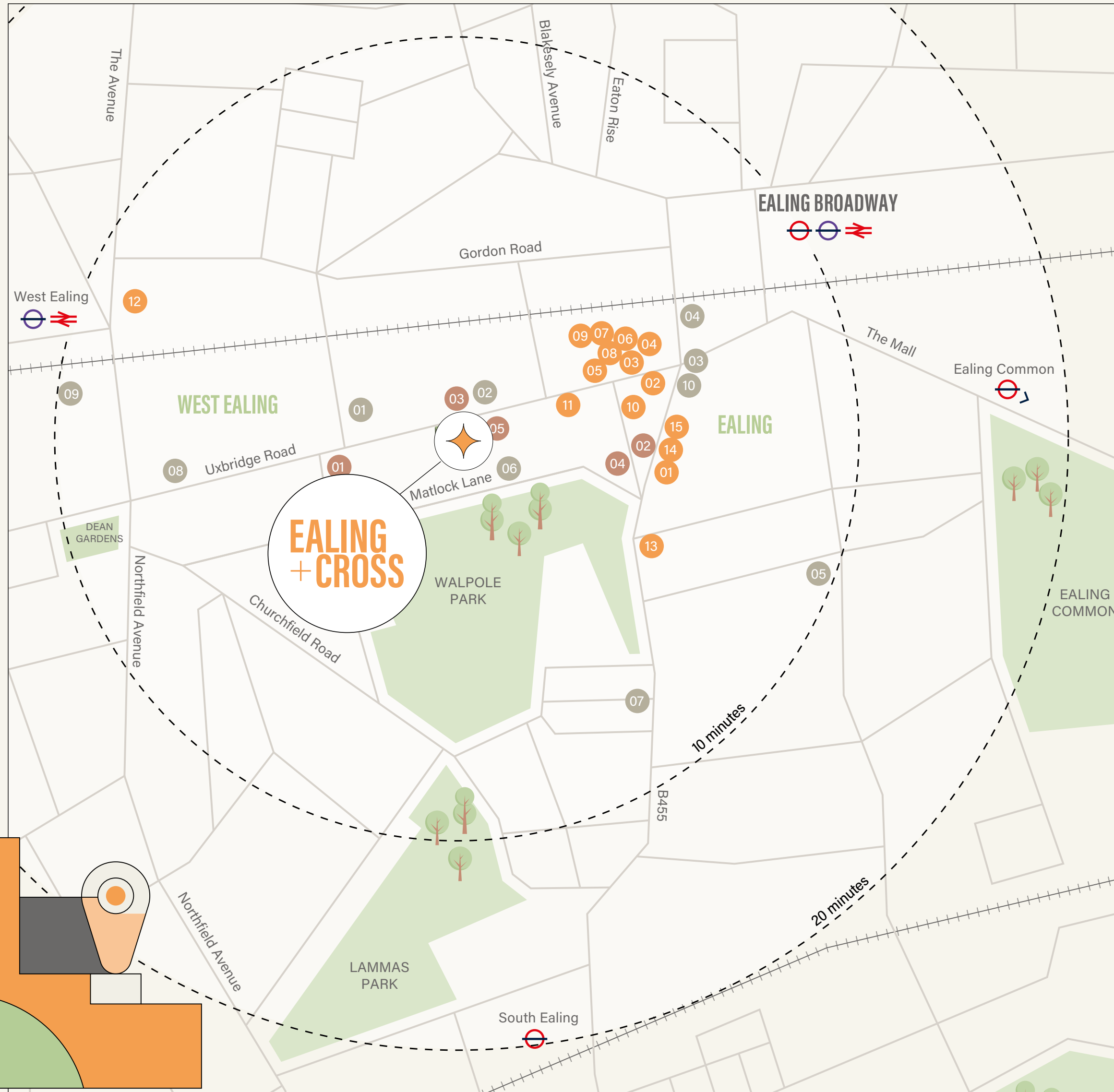




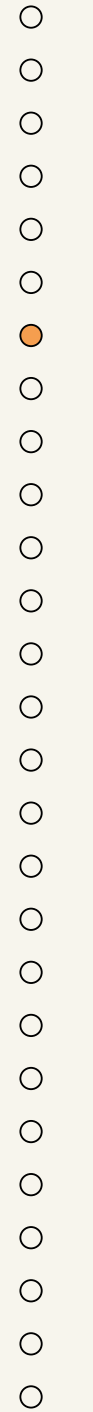
# COMPLETELY CONNECTED







# 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.



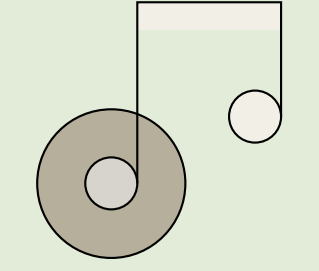


### GREEN SPACE

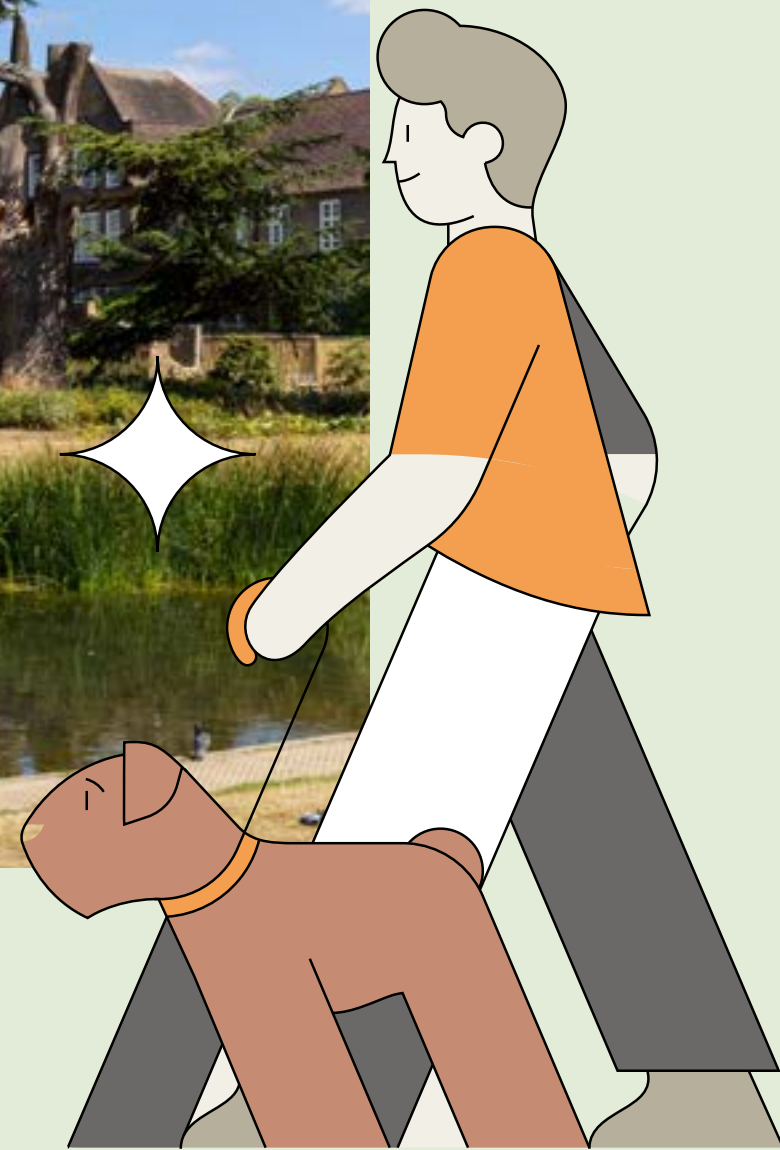
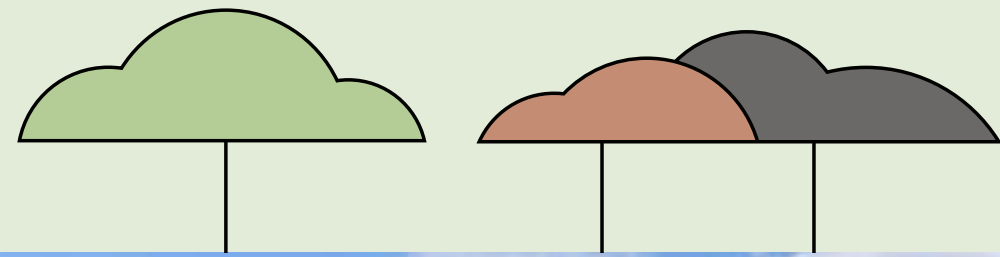
Ealing is one of London's greenest boroughs. Ealing Cross overlooks Walpole Park, a grade II-listed park stretching across 28 acres. Originally the grounds of Pitzhanger Manor, today the park makes a perfect venue for pre-work runs, morning coffee breaks and alfresco lunches. It's also home to the popular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



# 3



parks within a 10 min walk



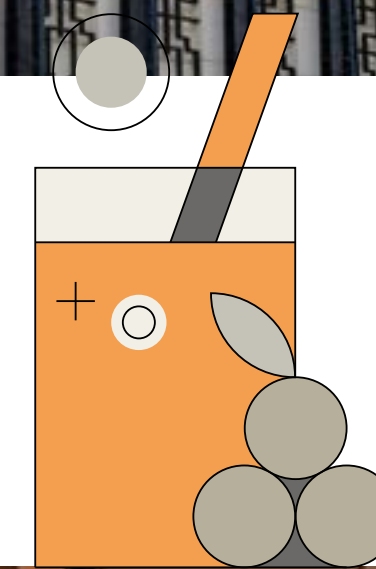
As part of Ealing's Summer Festival series, the annual Ealing Jazz Festival takes over Walpole Park for two Sundays of live jazz.





### 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

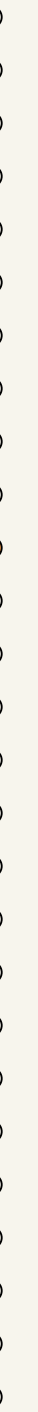
After work cinema evenings will be on the doorstep, with the opening of a brand new, eight-screen Picturehouse Cinema just 2-minutes' walk from Ealing Cross. For more active afterwork evenings, Eden Fitness is an innovative combination of boutique members' club and gym.





# LIGHT + SPACE

Welcome to Ealing Cross – 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.





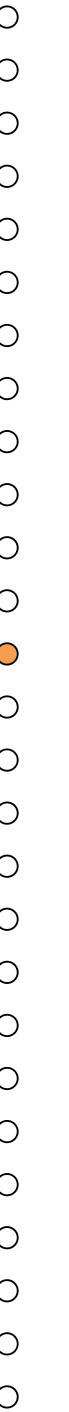


# NEW CLUBROOM



+ 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**

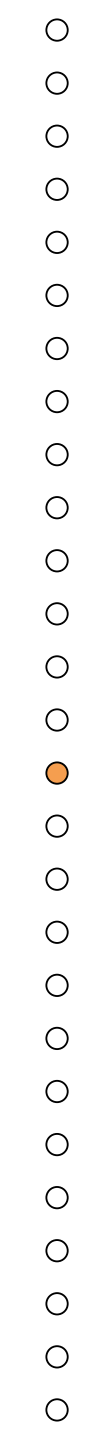
The refurbished floors have been designed to make time in the office pleasurable and productive. The large, open plan floor plates offer complete flexibility, and the rooftop garden and terrace spaces allow for work to flow from inside to outside seamlessly.



+ Indicative CGI of office

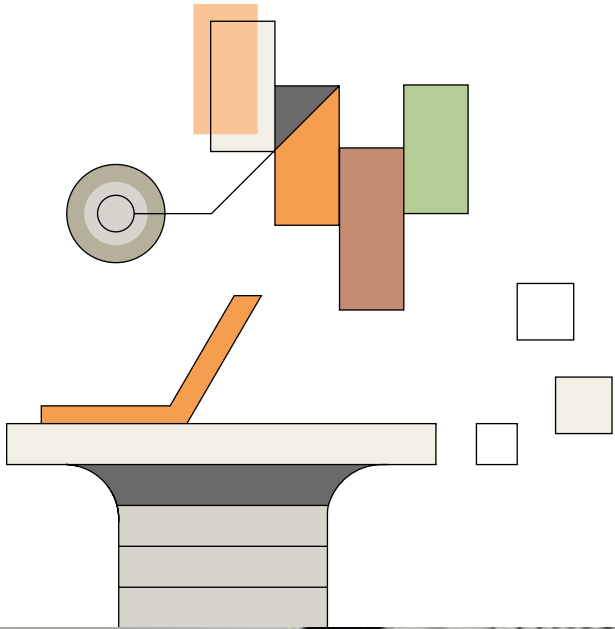




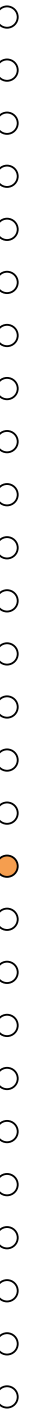




# 7TH FLOOR NOW COMPLETED

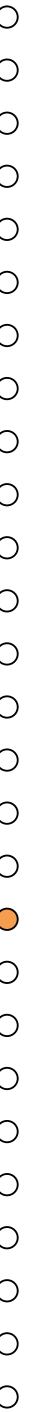
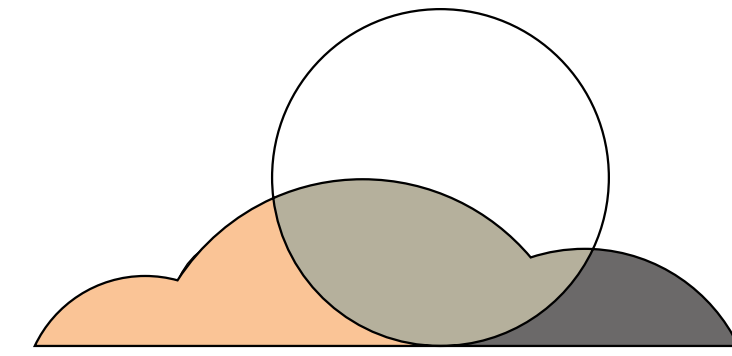








# TERRACE NOW COMPLETED



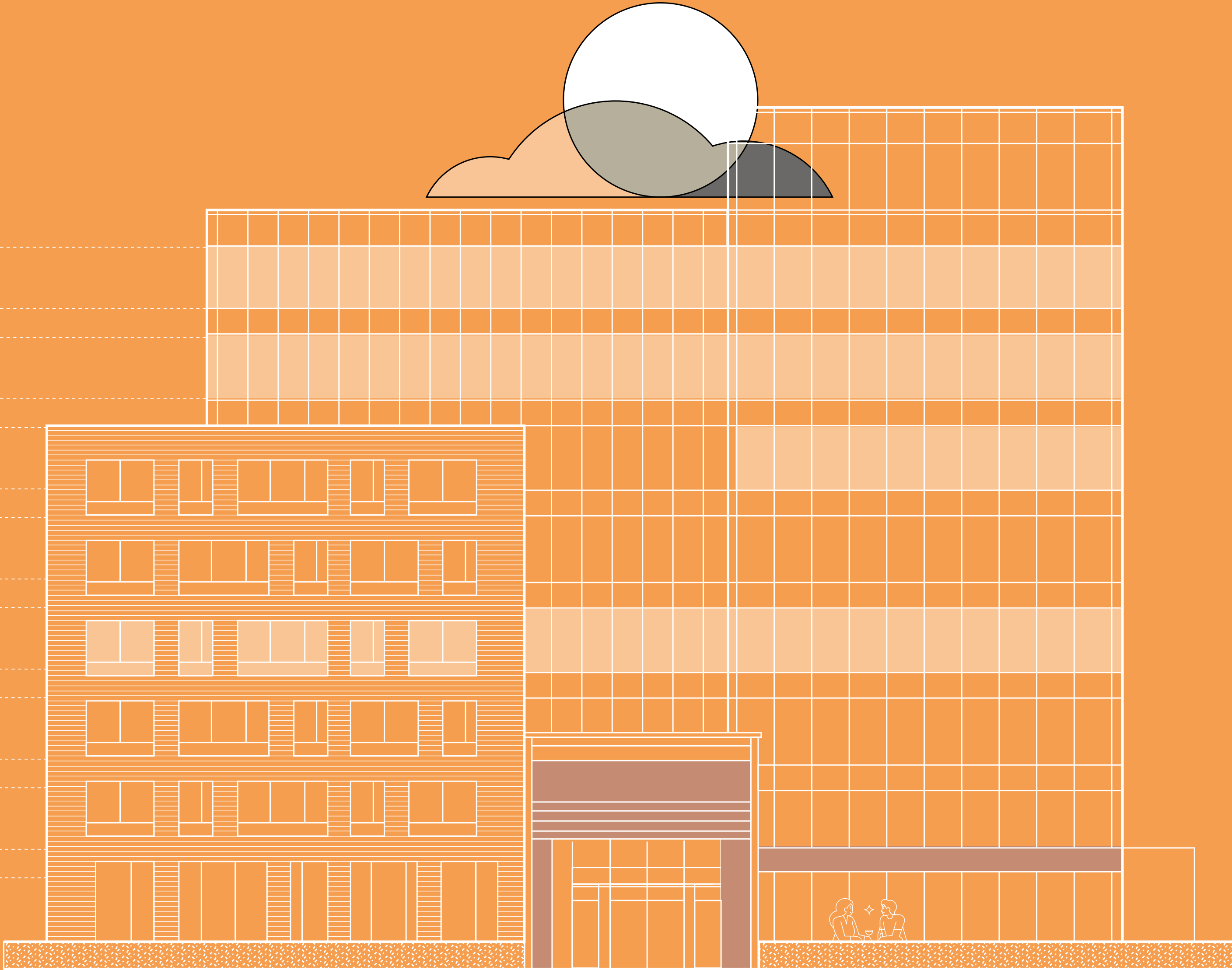




# SCHEDULE OF AVAILABILITY

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

**TOTAL AVAILABLE OFFICE SPACE: 54,778 SQ FT**



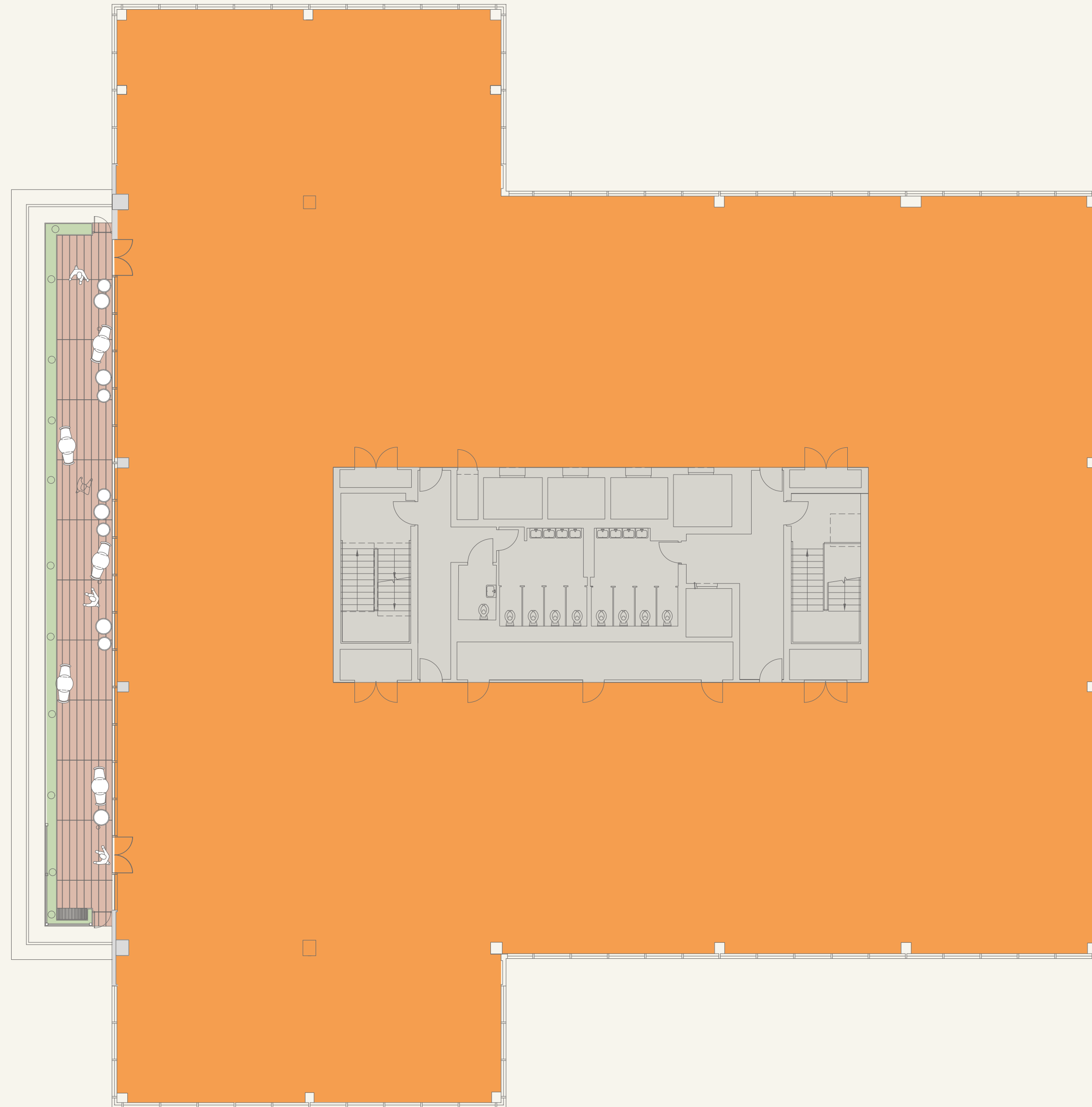




CATA

# 7TH FLOOR 13,400 SQ FT

Terrace: 1,088 Sq ft



**KEY**

Office	●
Terrace	●
Core	●

*Floor plans not to scale, for identification purposes only*





**FITTED** 7TH FLOOR  
13,400 SQ FT

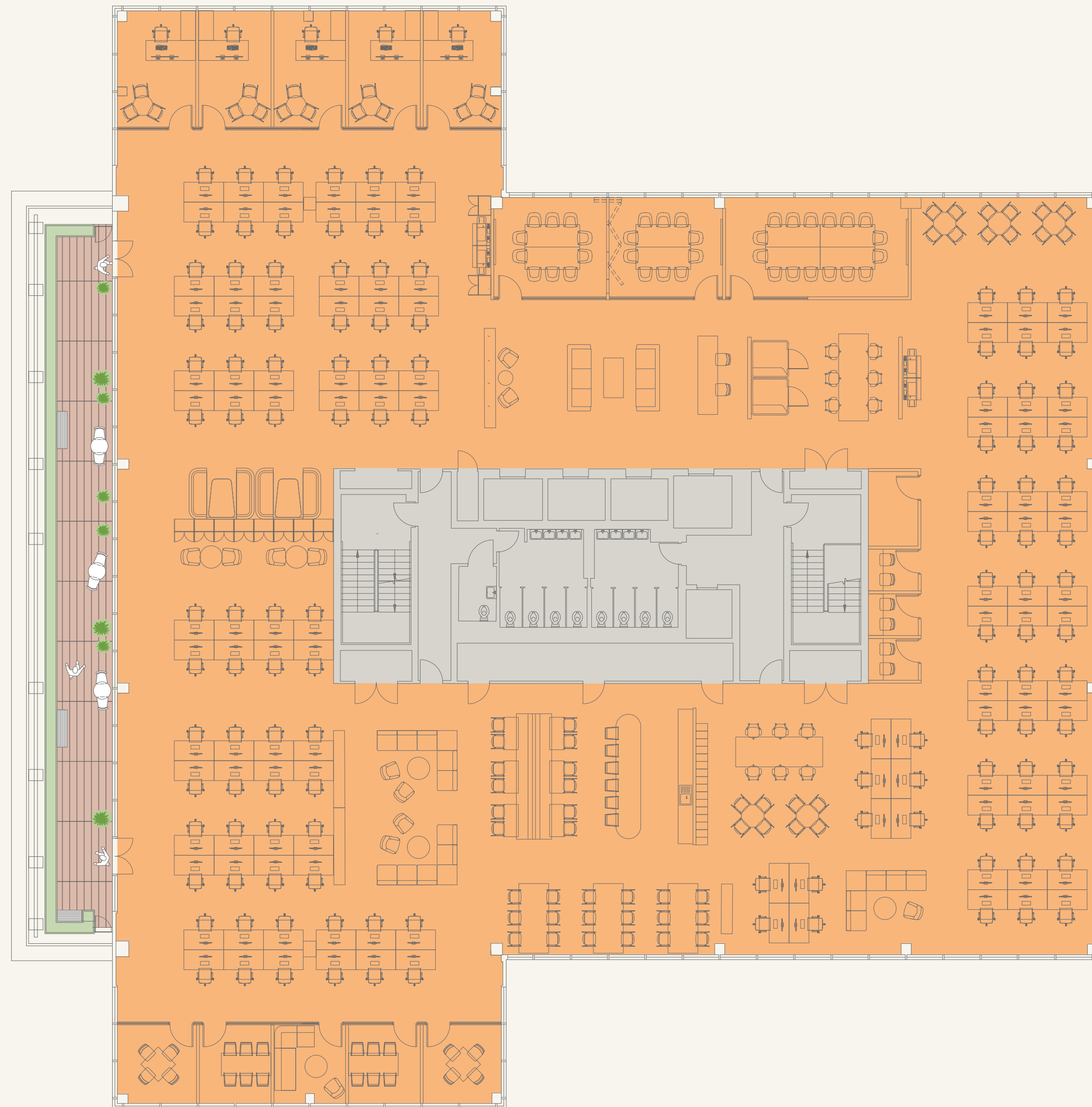
Terrace: 1,088 Sq ft



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	●
Terrace	●
Core	●



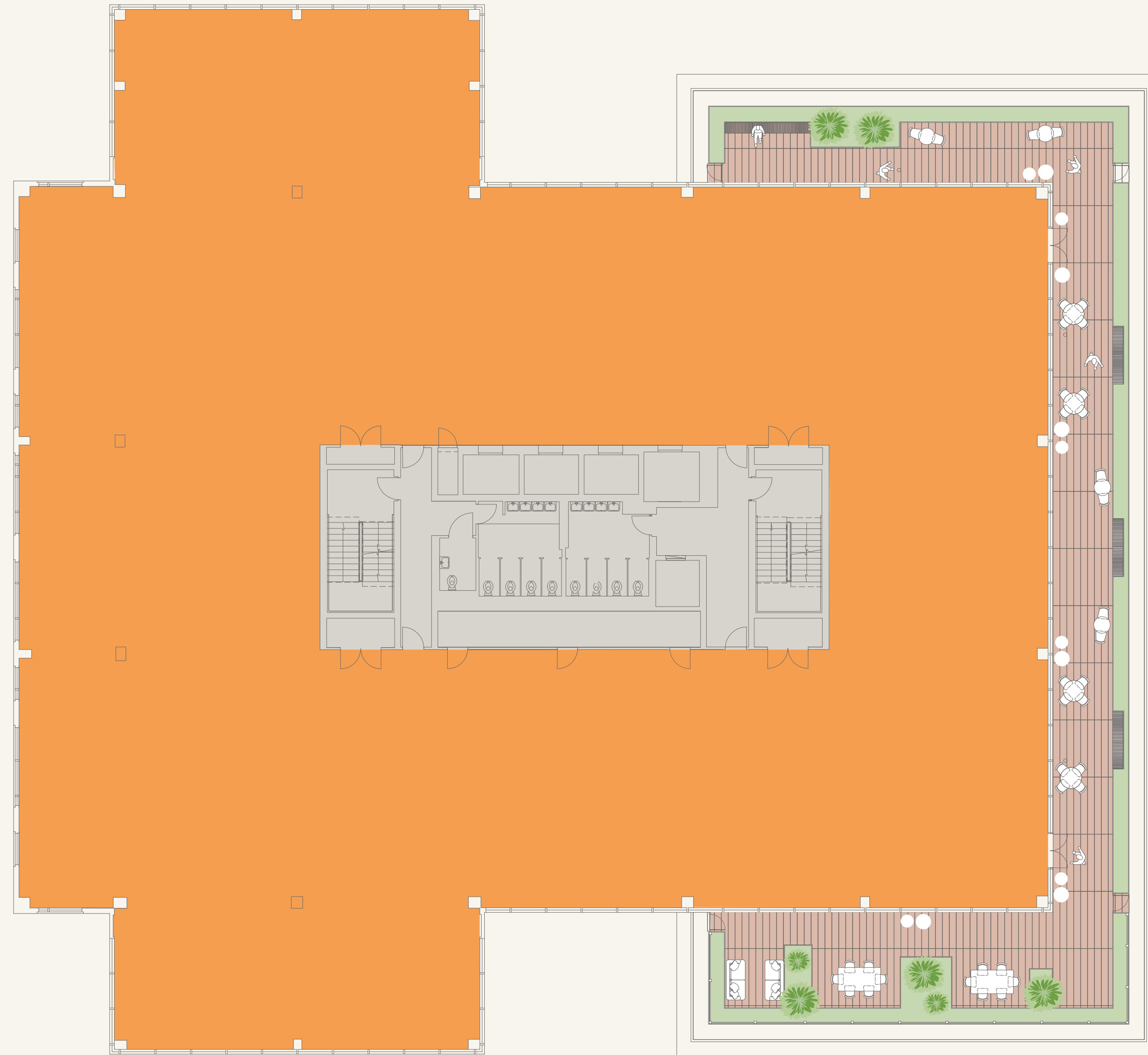
Floor plans not to scale, for identification purposes only



CATA

# 6TH FLOOR 14,710 SQ FT

Terrace: 3,233 Sq ft



**KEY**

Office	●
Terrace	●
Core	●



Floor plans not to scale, for identification purposes only



**FITTED**

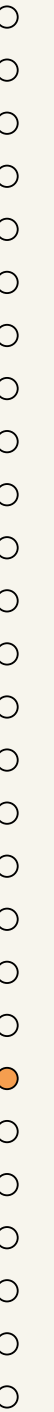
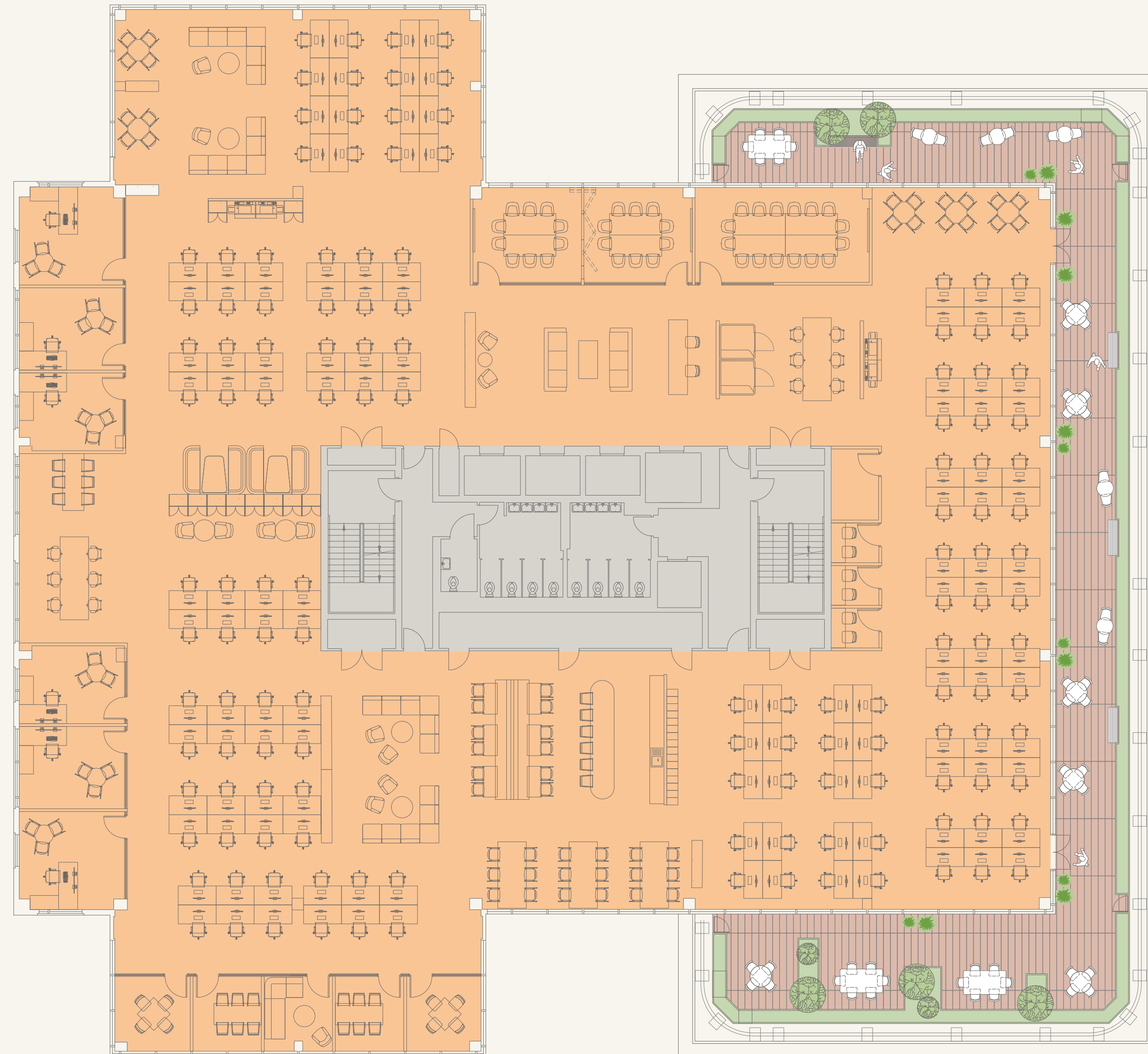
# 6TH FLOOR 14,710 SQ FT

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	●



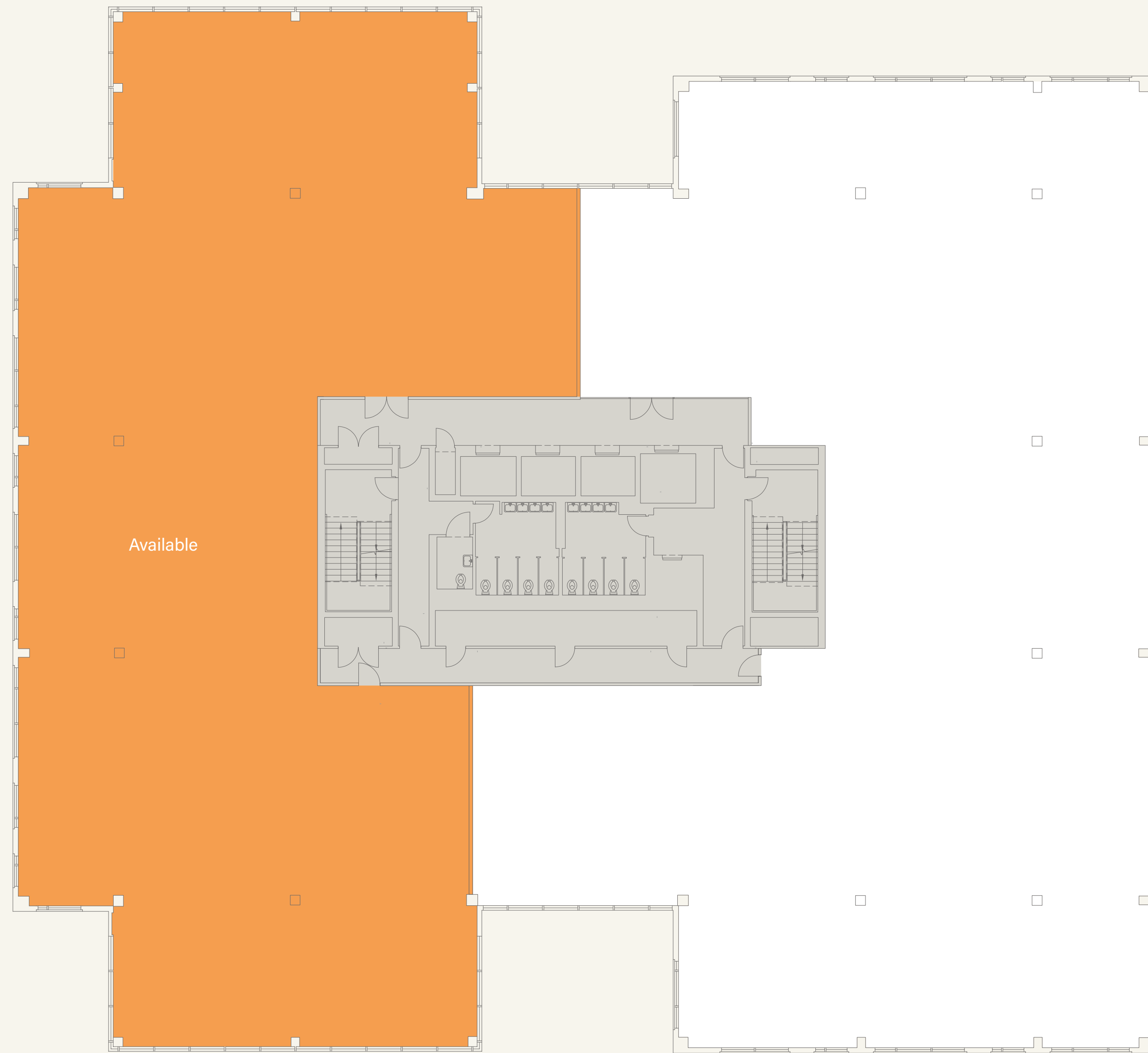
Floor plans not to scale, for identification purposes only







CATA

# PART 5TH FLOOR 8,225 SQ FT



KEY

Office 

Core 

*Floor plans not to scale, for identification purposes only*





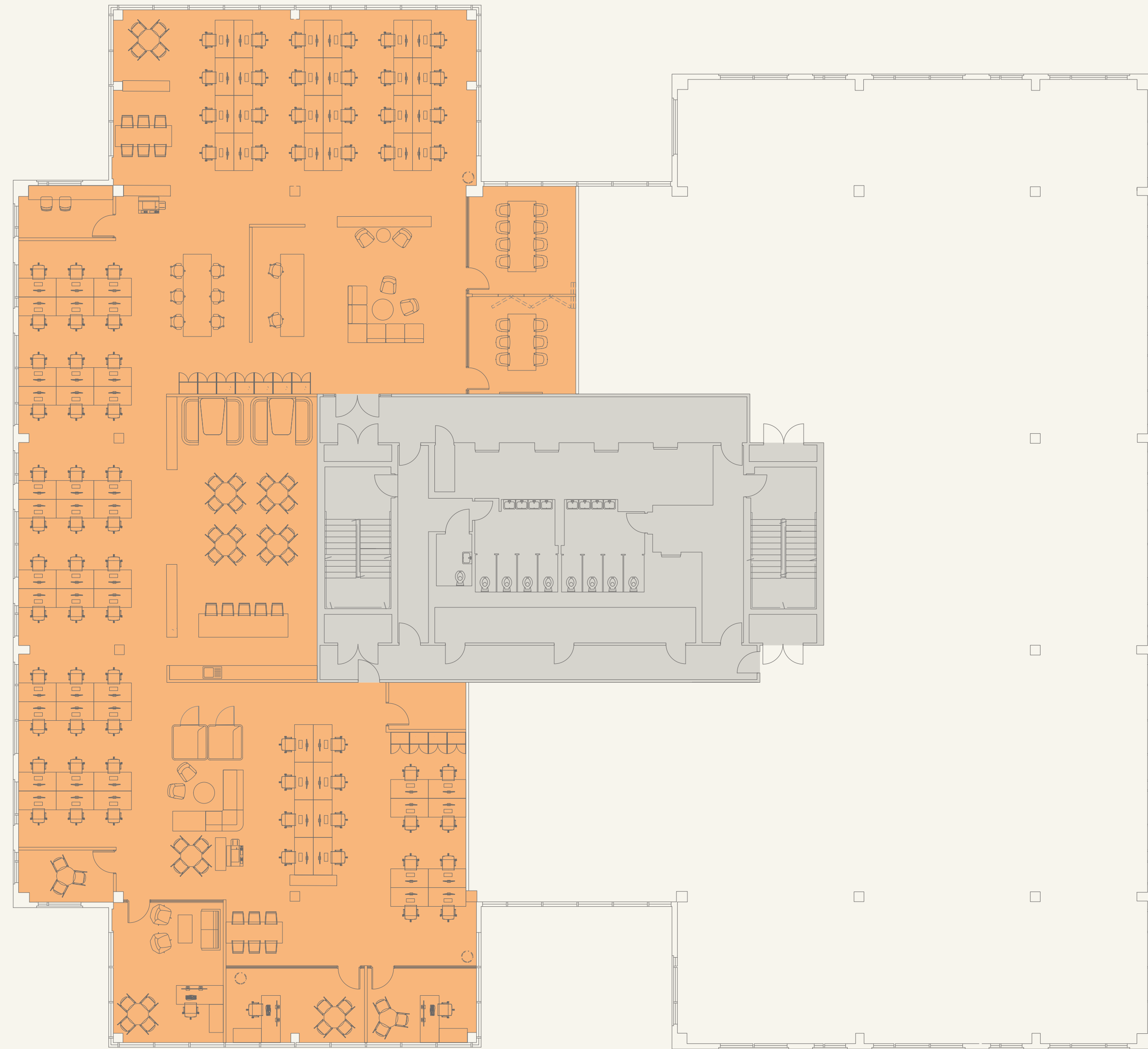
**FITTED** PART 5TH FLOOR  
8,225 SQ FT



Reception with waiting area	x 1
Desks (1:10)	x 76
Hot desks	x 6
Single offices with meeting space	x 3
Phone booths	x 2
8 person meeting room	x 1
Zoom room	x 2
Kitchen (33 covers)	x 1
Comms room	x 1

**KEY**

Office	●
Core	●



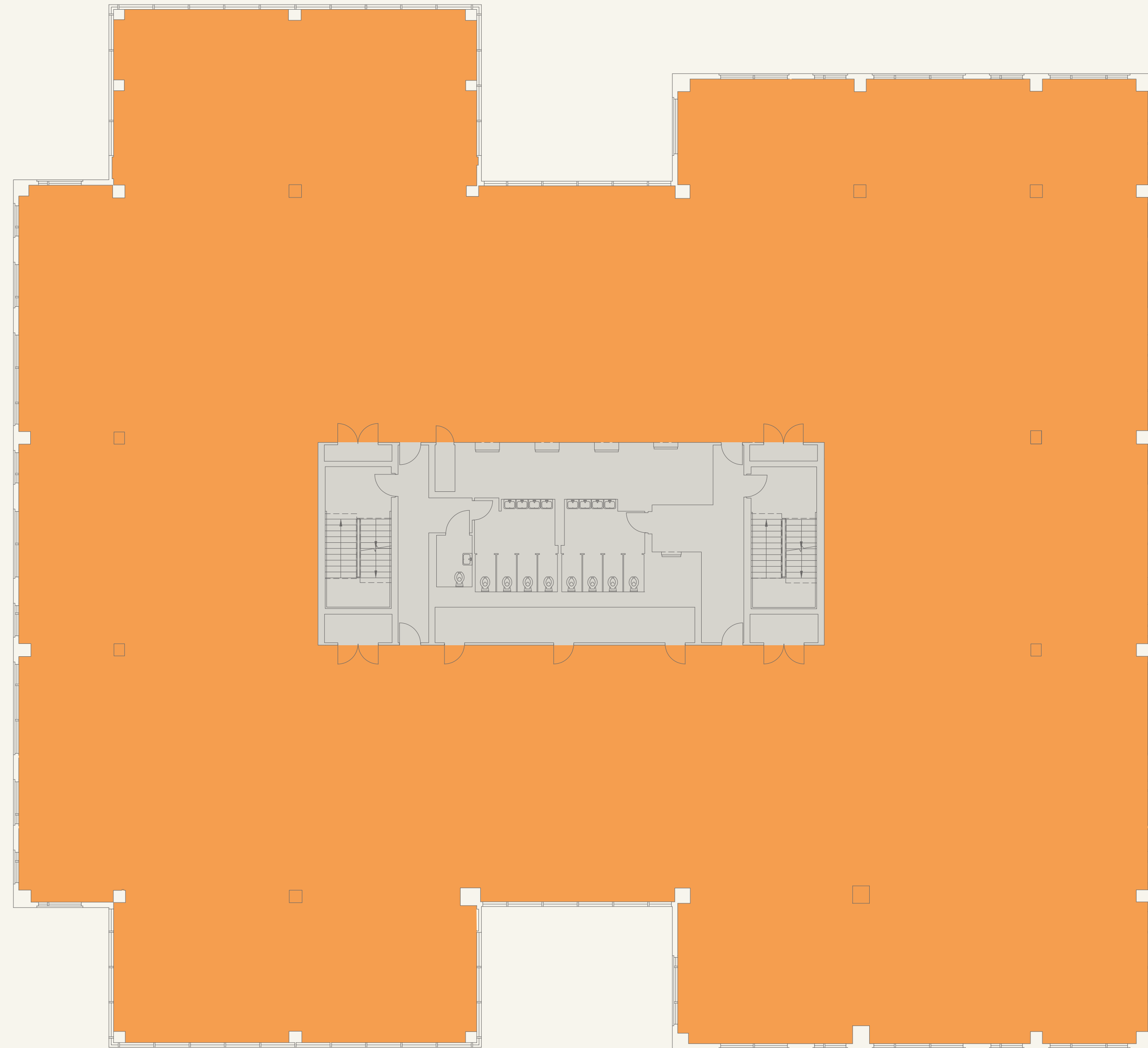
Floor plans not to scale, for identification purposes only





CATA

# 3RD FLOOR 18,443 SQ FT



**KEY**

Office 

Core 

*Floor plans not to scale, for identification purposes only*



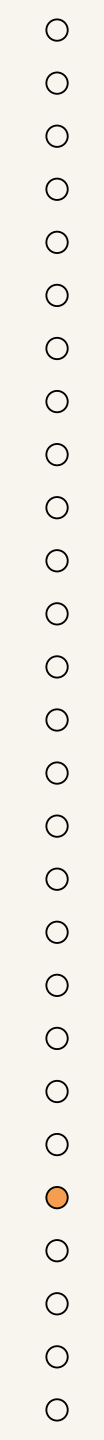
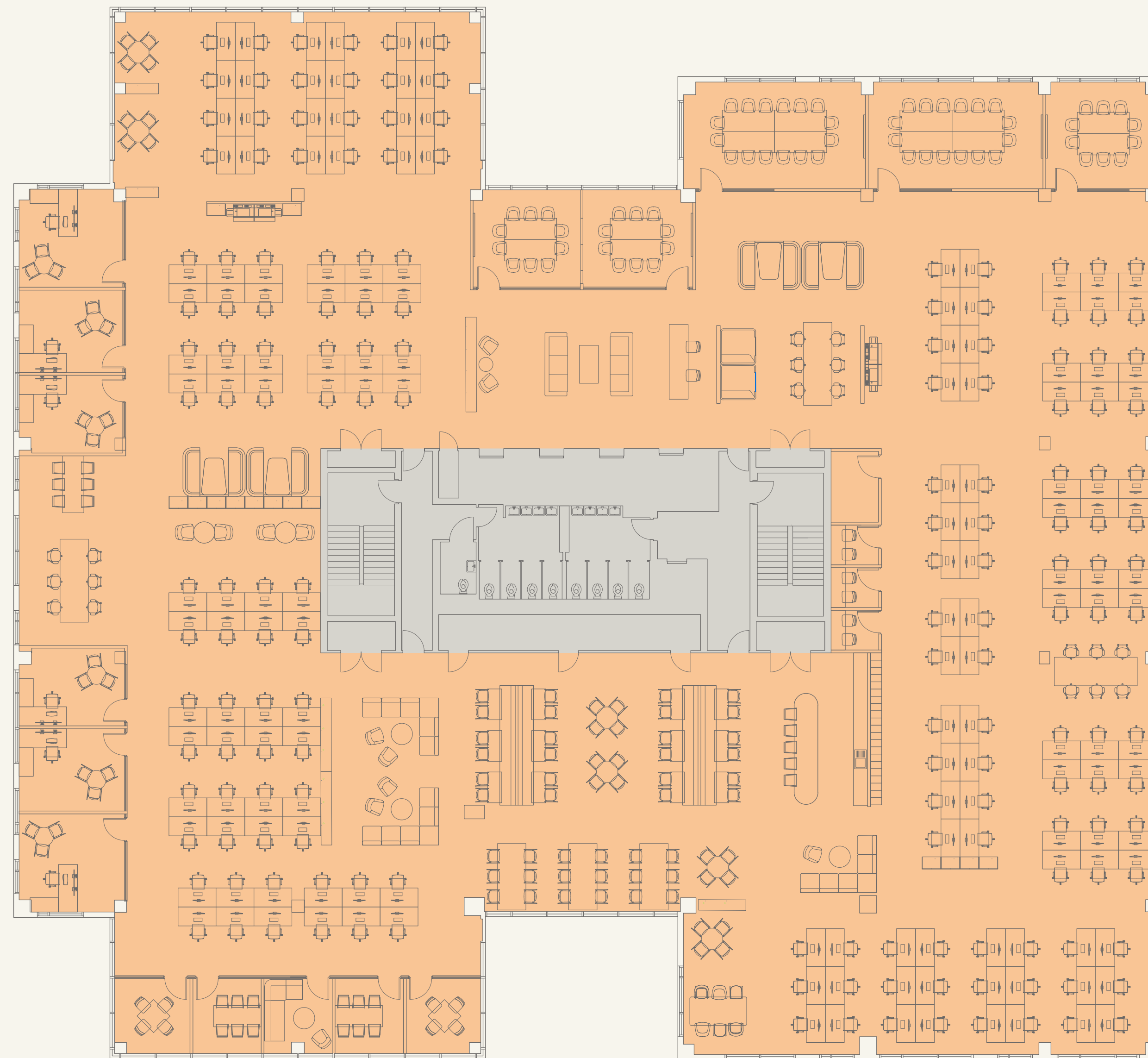
**FITTED** 3RD FLOOR  
18,443 SQ FT



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

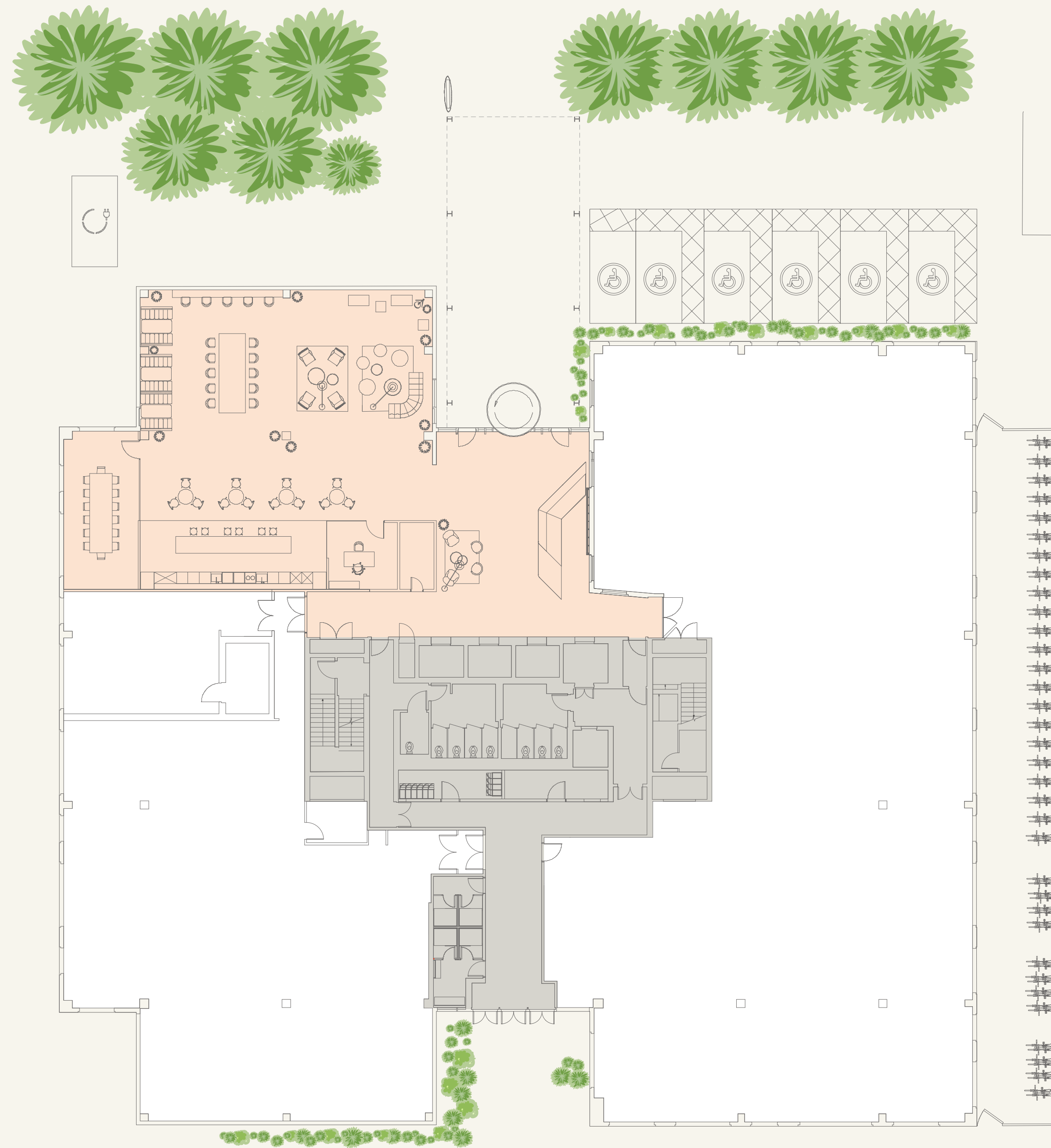


# GROUND FLOOR

Reception and Clubroom

**KEY**

- Office (LET) 
- Clubroom 
- Core 
- Cycle storage 



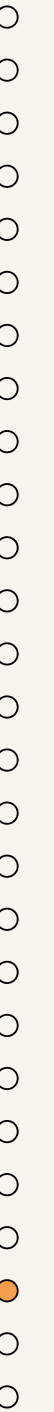
Parking spaces at rear

*Floor plans not to scale, for identification purposes only*



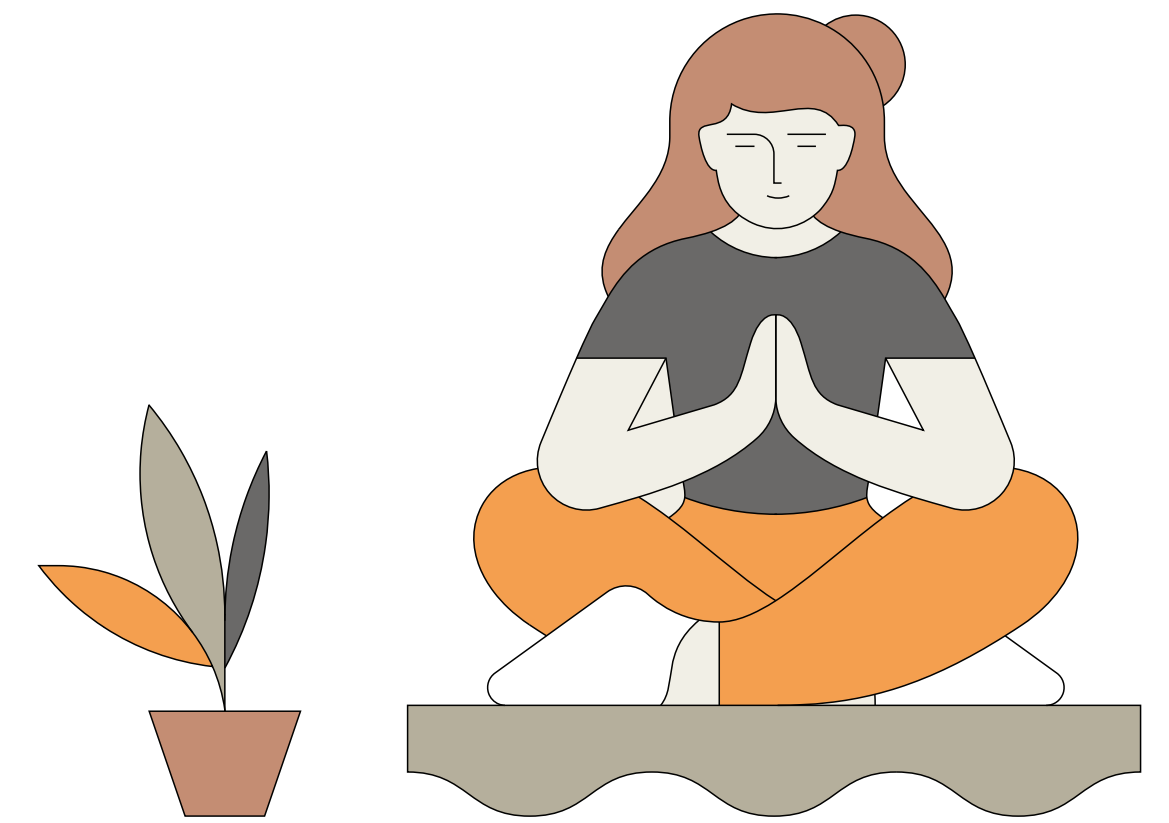
# FUTURE + PERFECT


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.











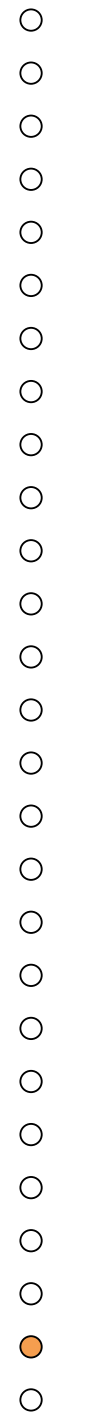


# THE DIFFERENCE IS IN THE DETAIL



-  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 "VERY GOOD" (TARGET)
-  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
-  MOTORCYCLE BAYS







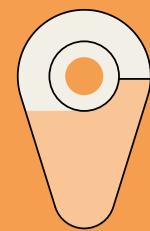
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