

# west gate

Hanger Lane **London W5 1UA**

Modern fitted offices TO LET  
**5,000–57,091 SQ FT**

**[westgatehangerlane.co.uk](http://westgatehangerlane.co.uk)**

A modern office lobby with a reception desk on the left, a lounge area with four armchairs and a coffee table on the right, and large glass windows overlooking a green courtyard. The ceiling is white with recessed lighting, and the floor is light-colored stone tiles. The reception desk has the 'KANTAR' logo on it. The lounge area has four armchairs with wooden legs and a dark coffee table. The windows are large and black-framed, providing a view of a lush green courtyard with various plants and a building in the background.

# Conveniently located offices **modern fitted space**

Prominent, purpose-built HQ office comprising 75,659 sq ft, and benefiting from a prime Zone 3 West London location directly adjacent to the Hanger Lane Gyrotory, A40 and A406 North Circular.

# Exceptional prominence adjacent to Hanger Lane Gyratory

**west  
gate**

Hanger Lane  
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WestGate is in a prime, Zone 3 West London location within the London Borough of Ealing, 7 miles west of Central London. Rapid connectivity, with Central London accessible within 20 minutes by tube (Bond Street Underground Station).

The property is ideally located directly adjacent to the Hanger Lane Gyratory, A40 and A406 North Circular, and access to the UK's wider national motorway network provided via the M4 (8 minutes), M1 (10 minutes) and M40 (12 minutes).



WEST GATE

A4005  
HANGER LANE

TO HANGER LANE  
GYRATORY, A40 AND  
HANGER LANE  
UNDERGROUND  
STATION

# west gate

Hanger Lane  
London W5 1UA



WEMBLEY STADIUM

PARK ROYAL

A406 NORTH CIRCULAR

CENTRAL LONDON

HANGER LANE

HANGER LANE

HANGER LANE GYROTARY

WICKES

FOX & GOOSE

BIG YELLOW

WESTGATE HOUSE

CHEMILINES GROUP

HALFORDS

SELCO

RIVER ISLAND

WEST WORLD

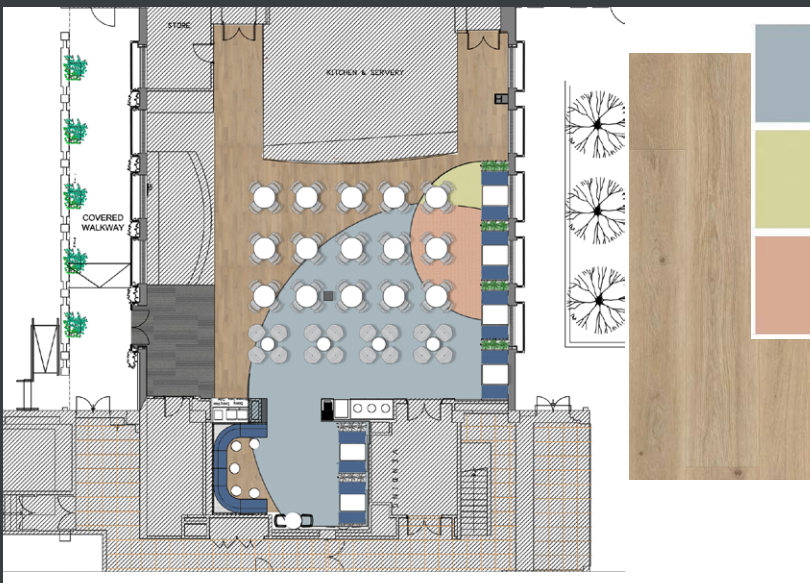
A40 WESTERN AVE

MANHATTAN BUSINESS PARK

M40 AND THE WEST



# Specification and modern fit-out



Indicative image of the proposed ground floor café refurbishment



4 minute walk to Hanger Lane tube station (Zone 3)



Modern communal areas



Fan cooled VRV air-conditioning



197 car parking spaces (1:496 sq ft ratio)



Four 10-person passenger lifts



2.60m–3.00m floor to ceiling heights



Kitchenettes on each floor with a ground floor café



Flexible, fully fitted and cost-effective offices



Potential to put a dedicated reception and entrance area in place giving separate core and lift access.

## Fitted space available on flexible terms

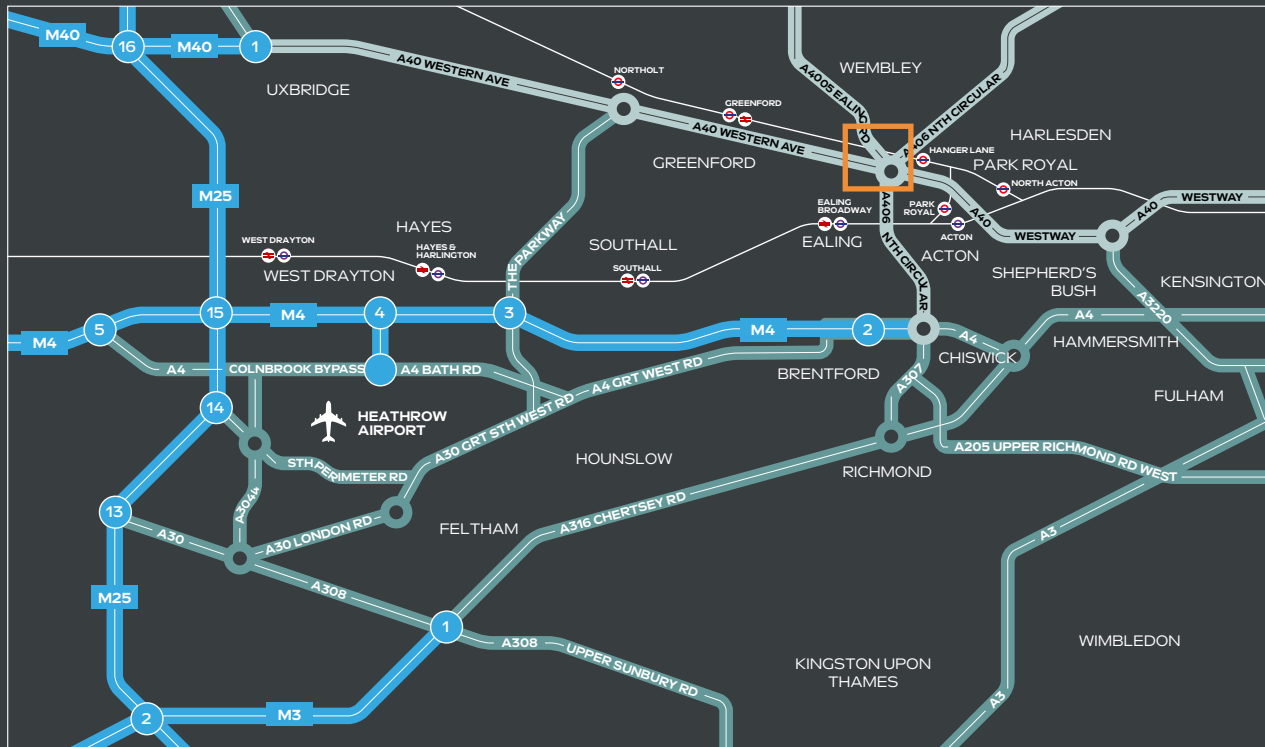
The available space is in the five-storey 'L' shaped building fronting West Gate, and comprises:

	SQ FT	SQ M
3rd	19,247	1,788.10
2nd	19,247	1,788.10
1st	18,597	1,727.72
<b>TOTAL</b>	<b>57,091</b>	<b>5,303.92</b>

A full set of floor plans can be found at [westgatehangerlane.co.uk](http://westgatehangerlane.co.uk)

Typical upper floor plan





[westgatehangerlane.co.uk](http://westgatehangerlane.co.uk)

**VIEWINGS & FURTHER INFORMATION**

Please contact the sole agents.



**01483 446 800**  
**vailwilliams.com**

**Charlie Nicholson**  
07769 675680  
cnicholson@vailwilliams.com

**Charlie Perkins**  
07545 803419  
cperkins@vailwilliams.com

**JOURNEY TIMES & DISTANCES**

**LONDON UNDERGROUND**

From Hanger Lane Underground Station (Central Line) which is an 4-minute walk from WestGate. The Elizabeth Line can be accessed via Ealing Broadway, a 15-minute walk away.

	Mins
Perivale	3
North Acton	3
Marble Arch	20
Oxford Circus	23
Liverpool Street	35

**ROAD**

	Miles
Park Royal	2
Wembley	2
Ealing	2
M4 Junction 2	3
M1 Junction 1	4
Central London	7
Edgware	9
M40 Junction 1	9
M3 Junction 1	11
M25 Junction 16	22

**AIR**

	Miles
Heathrow Airport	11
London City Airport	27
London Luton Airport	31
Gatwick Airport	40

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