

Location

The building is prominently positioned overlooking the Hanger Lane Gyratory System at the junction of the A40 Western Avenue with the A406 North Circular Road and A4005 Ealing Road. Hanger Lane Underground Station (Central Line) is adjacent. Park Royal Underground Station (Piccadilly Line) is situated within easy reach and provides access to North and West London.

By Bus

| | |
|--------------------|--------|
| Ealing Broadway | 06mins |
| Shepherd's Bush | 13mins |
| Willesden Junction | 15mins |
| Brent Cross | 17mins |

By Underground

| | |
|-------------------------------------|--------|
| Hammersmith (Piccadilly Line) | 13mins |
| Oxford Circus (Central Line) | 22mins |
| Piccadilly Circus (Piccadilly Line) | 28mins |
| Bank (Central Line) | 30mins |
| Heathrow (Piccadilly Line) | 43mins |

By Road

| | |
|------------------|--------|
| London, West End | 15mins |
| M25, Junction 16 | 18mins |
| Heathrow Airport | 20mins |
| Luton | 50mins |
| Stansted | 70mins |

Source: Google maps

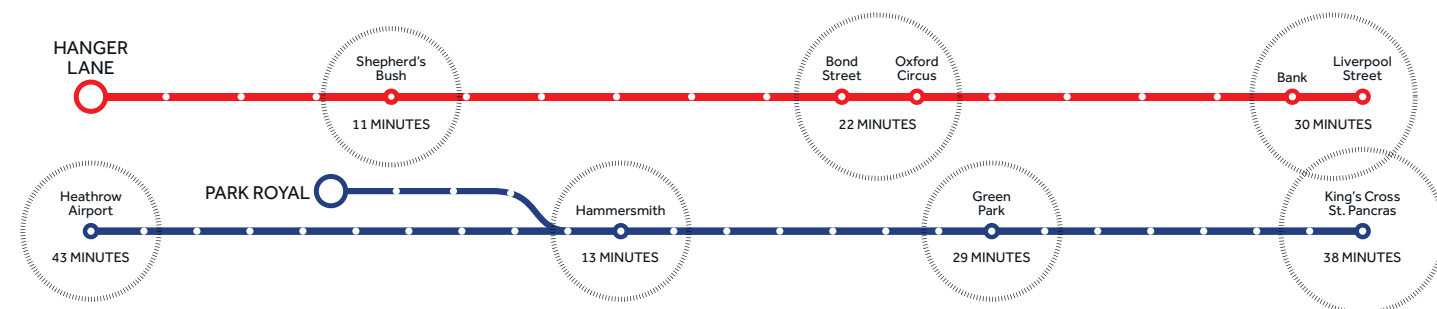
WEST WORLD W5

WESTGATE LONDON W5

OFFICES TO LET

Central & Piccadilly Line

Travel times from Hanger Lane & Park Royal



The local area benefits from several restaurants and cafes around Hanger Lane. The new Wembley Stadium complex is within a close proximity. Also Brent Cross, Westfield London shopping centre and Ikea are within twenty minutes drive of West World.

Local Amenities

- Ealing Broadway Shopping Centre
- London Designer Outlet
- Ealing Golf Club
- Travelodge
- Holiday Inn
- Ramada Jarvis Hotel
- Ramada Encore Hotel
- Park Royal Leisure Complex

Viewing



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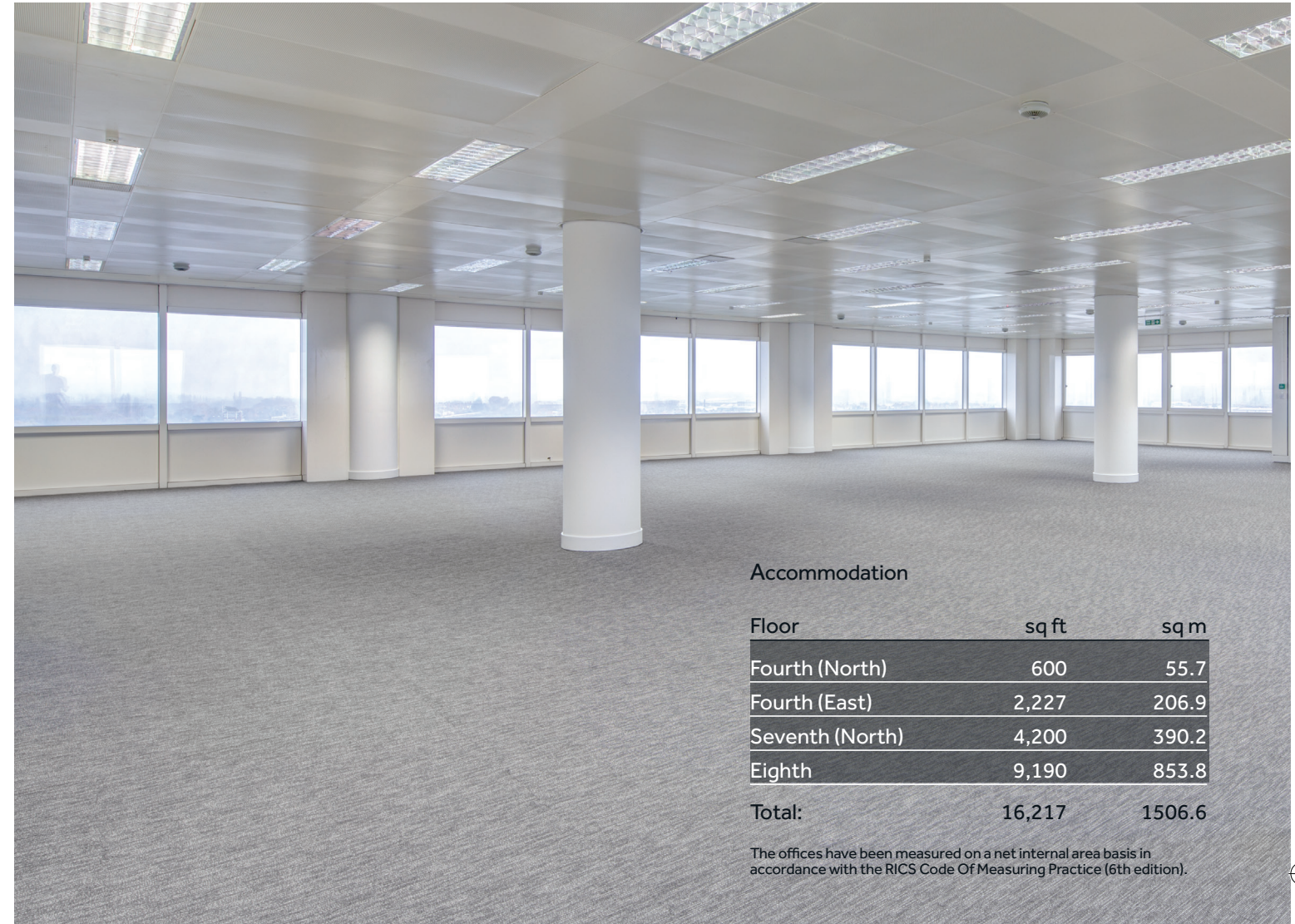
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West World offers an excellent opportunity for office occupiers to take space in a prominent building with excellent road/London Underground access. The building has large open plan floorplates offering excellent occupational efficiencies. Existing occupiers include Mercedes Benz, River Island, Panduit Europe Scotts & Co. and Butler Technologies Group.



Accommodation

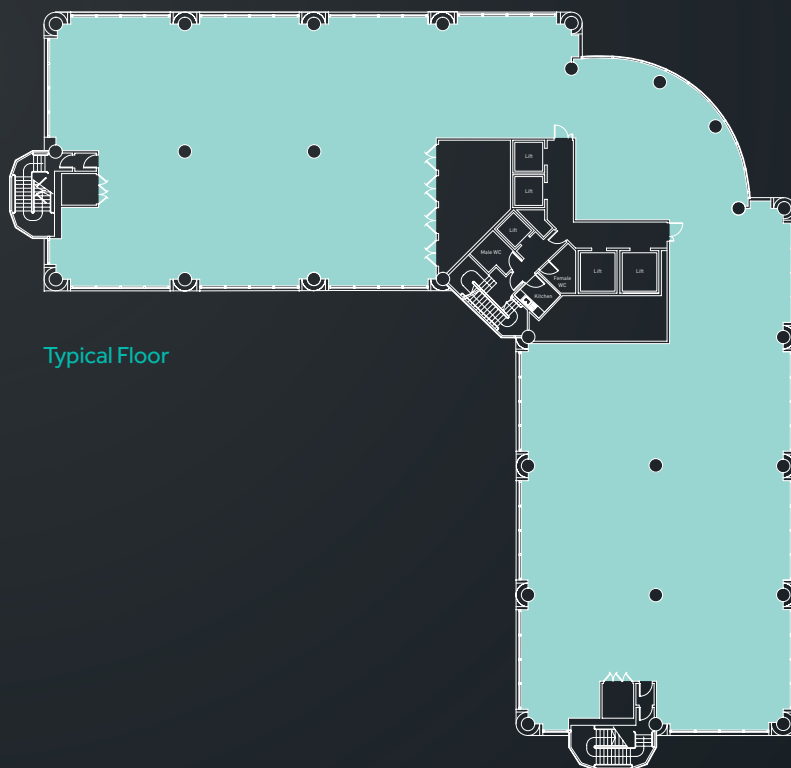
| Floor | sq ft | sq m |
|-----------------|---------------|---------------|
| Fourth (North) | 600 | 55.7 |
| Fourth (East) | 2,227 | 206.9 |
| Seventh (North) | 4,200 | 390.2 |
| Eighth | 9,190 | 853.8 |
| Total: | 16,217 | 1506.6 |

The offices have been measured on a net internal area basis in accordance with the RICS Code Of Measuring Practice (6th edition).

Amenities

West World has a fantastic range of amenities and services including a 7th floor café, outside seating, 24/7 access and security, bike storage, concierge service and a newly refurbished lobby.

- Raised floors
- Suspended ceilings with category II lighting
- 4 x 12 person lifts
- Kitchenette on each floor
- 7th floor café with full breakfast and lunch menu
- 24 hour access and security
- Dedicated on-site management team
- Male and female WCs on each floor
- Car parking ratio at 1:600 sq ft. Further spaces available on licence



Typical Floor

Indicative floor plan. Not to scale.



Fourth Floor East

Indicative floor plan. Not to scale.

