



**W5**

**WEST WORLD**

HANGER LANE, LONDON W5

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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 and Lewis Trust Group.

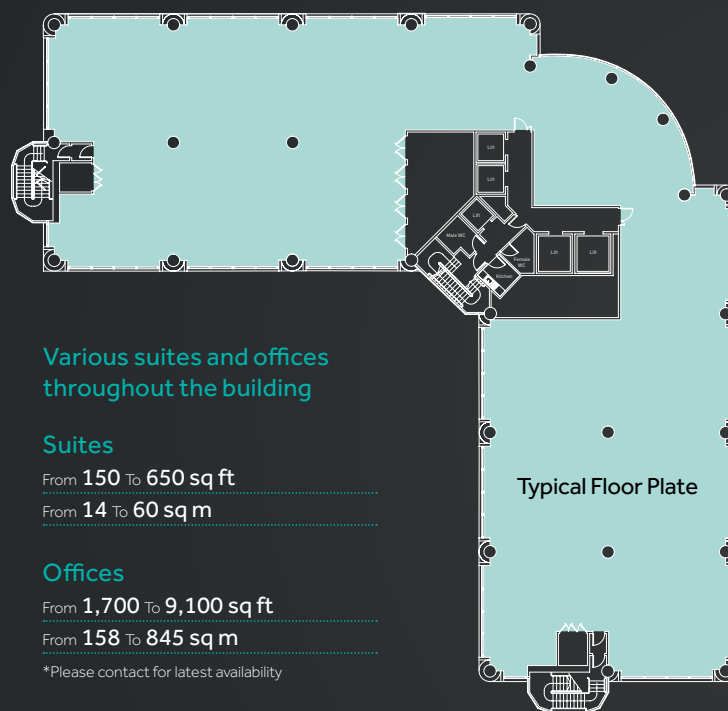


24 hour access and security

## Amenities

West World offers a range of amenities and services. This includes a café on the 7th floor, which provides a range of food, 24 hours a day. Additionally, there is a refurbished lobby and reception area, outside seating, 24/7 access and security and bike storage allowing occupants to take advantage of the local cycle routes.

- Raised floors
- Suspended ceilings with category II lighting
- 4 x 12 person lifts
- Kitchenette
- 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



Various suites and offices throughout the building

### Suites

From 150 To 650 sq ft

From 14 To 60 sq m

### Offices

From 1,700 To 9,100 sq ft

From 158 To 845 sq m

\*Please contact for latest availability

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

Indicative floor plan. Not to scale.

Hanger Lane currently offers superior value for office space compared to other locations in West London and the West End. Rents are two thirds lower than the West End, and a third of surrounding markets.

The arrival of the Elizabeth Line in 2019 will encourage more office occupiers to West London, as connectivity to Central London will be greatly improved, making Hanger Lane a well connected and affordable office location.

**Hanger Lane**  
**£4,700.00**  
(cost per desk p.a.)

**West End**  
**£13,000.00**  
(cost per desk p.a.)

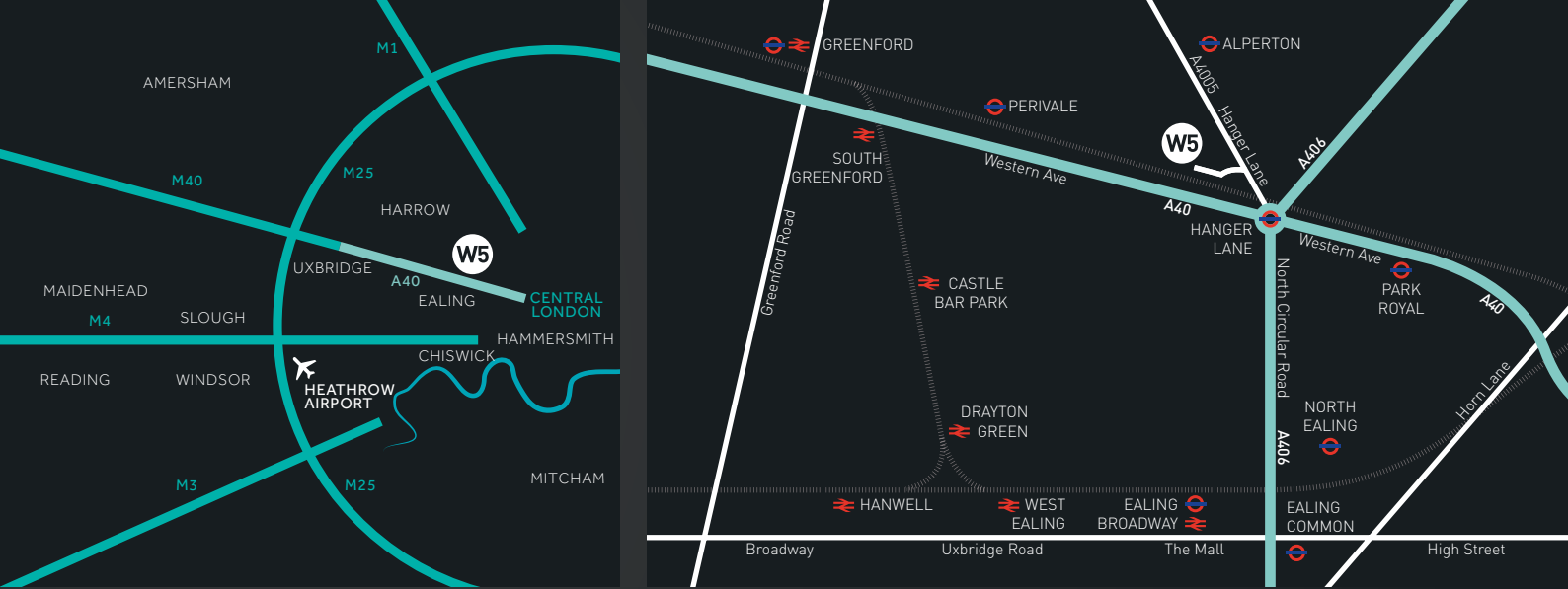
**Ealing Broadway**  
**£6,400.00**  
(cost per desk p.a.)

**Chiswick**  
**£7,200.00**  
(cost per desk p.a.)

**Hammersmith**  
**£8,100.00**  
(cost per desk p.a.)



Typical refurbished floorplate



### Location

The building is close to the Hanger Lane Gyratory System (A40, A406 intersection) and Hanger Lane Underground Station (Central Line) is a short walk away. Park Royal Underground Station (Piccadilly Line) is situated within easy reach and provides access to North and West London. Additionally, multiple cycle routes can be found including along the Grand Union Canal, which runs nearby. These provide excellent alternatives for commuting.

### By Bus

|                    |        |
|--------------------|--------|
| Ealing Broadway    | 18mins |
| Shepherd's Bush    | 26mins |
| Willesden Junction | 29mins |
| Brent Cross        | 23mins |

Source: Google maps

### By Underground

|                                     |        |
|-------------------------------------|--------|
| Hammersmith (Piccadilly Line)       | 14mins |
| Bond Street (Central Line)          | 21mins |
| Piccadilly Circus (Piccadilly Line) | 29mins |
| Bank (Central Line)                 | 31mins |
| Heathrow (Piccadilly Line)          | 44mins |

Source: TFL

### By Road

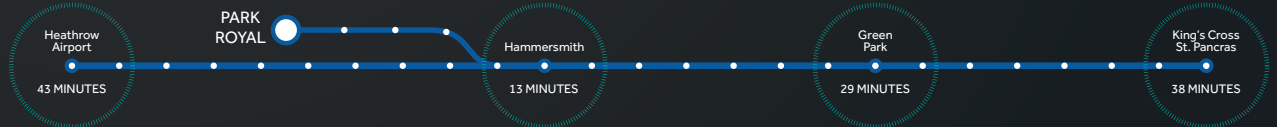
|                  |        |
|------------------|--------|
| London, West End | 15mins |
| M25, Junction 16 | 18mins |
| Heathrow Airport | 20mins |
| Luton            | 50mins |
| Stansted         | 70mins |

Source: Google maps

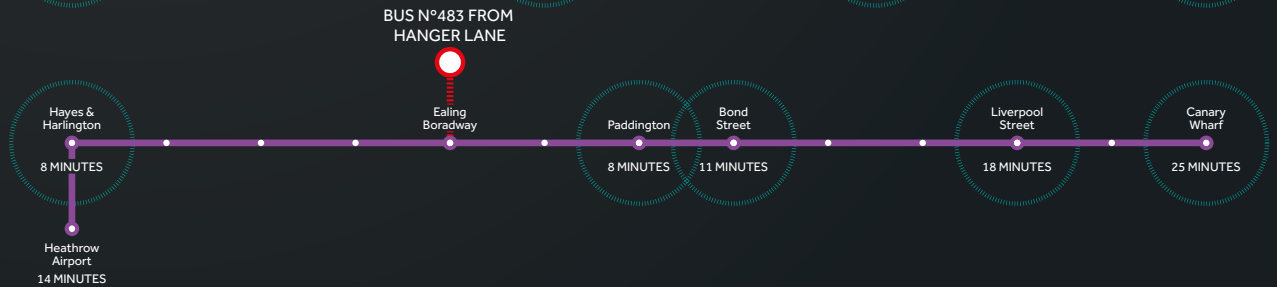
### Central Line



### Piccadilly Line



### Elizabeth Line (from Q4 2019)



The local area benefits from a number of amenities, including several restaurants and cafés immediately around Hanger Lane. Royale Leisure Park is approximately 10 minutes away by car, which includes a Pure Gym and VUE cinema. Ealing Broadway is a short drive away, which also benefits from numerous restaurants and cafés. Additionally, Westfield London, White City shopping centre and Ikea Wembley are both within a 20 minute drive.

### Local Amenities

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

### Viewing



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